



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-061-2020

File Number: ORD-061-2020

AN ORDINANCE CREATING A DESIGNATED OUTDOOR REFRESHMENT AREA IN THE CREEKSIDE DISTRICT AND ENACTING REGULATIONS; AND DECLARING IT AN EMERGENCY.

WHEREAS, pursuant to the provisions of Ohio Revised Code §4301.82, the City of Gahanna is permitted to create a Designated Outdoor Refreshment Area ("DORA"); and

WHEREAS, on June 24, 2020, Mayor Jadwin, in partnership with the Creekside District Alliance, submitted an application to City Council pursuant to Ohio Rev. Code Sec. 4301.82(B) to establish a DORA in a specified section of the Creekside District; and

WHEREAS, pursuant to §4301.82(C), notice of the filing of the DORA Application and the date of a public hearing thereon was published in a newspaper of general circulation in the City on July 2, 2020 and July 9, 2020; and

WHEREAS, the public hearing on the application was held on August 3, 2020 during which public testimony was held; and

WHEREAS, the DORA Application as submitted meets the requirements of Ohio Revised Code Section 4301.82; and

WHEREAS, Council finds that creating the DORA is in the best interests of the City, its residents and its businesses, and will further the City's goal of enhancing the downtown Creekside District as a destination area for entertainment and recreation activities, as recommended in the City's Go Forward Gahanna plan"; and

WHEREAS, it is imperative to proceed with this Ordinance for the preservation of the public peace, property, health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, FRANKLIN COUNTY, STATE OF OHIO, THAT:

Section 1: City Council finds that the DORA application as submitted meets the requirements of the Ohio Revised Code Section 4301.82 and hereby accepts the application as submitted.

Section 2. City Council approves the creation of a Designated Outdoor Refreshment Area within the boundary areas, including street addresses, as depicted and described on Exhibit "A", attached hereto and incorporated herein (the "Creekside Outdoor Refreshment Area").

Section 3: City Council finds that the Creekside Outdoor Refreshment Area will encompass no fewer than four (4) qualified permit holders, as identified in Exhibit "A", attached hereto and incorporated herein.

Section 4: To ensure public health and safety, City Council finds, pursuant to R.C. 4301.82(F)(b)-(f), that the City will adopt DORA rules and regulations which will address at a minimum: the number, spacing, and type of signage needed to designate the DORA's geographic area; the dates and hours of operation; the number of personnel needed to ensure public safety; the sanitation plan required to maintain the appearance and public health of the designated area; and the number of personnel needed to execute the sanitation plan. Said rules

and regulations are set forth in Exhibit "A".

Section 5: City Council finds that all beer and intoxicating liquor served by a participating establishment that are to leave the premises shall be served solely in a designated plastic container to readily identify such alcoholic beverages as being permitted in the DORA during the dates and times specified here under.

Section 6: Pursuant to R.C. 4301.82(G)(I), in five years, City Council shall conduct a review of the Creekside Outdoor Refreshment Area (CORA) and either approve the continued operation of the CORA or dissolve the area.

Section 7: City Council may, at any time, amend or dissolve all or part of the Creekside Outdoor Refreshment Area (CORA).

Section 8: City Council finds and determines that all requirements of R.C. 4301.82(C) and R.C. 4301.82(F)(2) as to noticing the receipt of the DORA application, the date and time of a public hearing, and this Council's proposed action on this Ordinance have been met.

Section 9: The Clerk of Council, in accordance with R.C. 4301.82(C) and R.C. 4301.82(F)(3), shall immediately forward a certified copy of this Ordinance, along with all exhibits, to the Division of Liquor Control and the Investigative Unit of the Department of Public Safety.

Section 10: That, for the reasons set forth in the preamble hereinabove, this Ordinance is declared emergency legislation and shall be in full force and effect immediately upon passage by this Council and on date of signature approval by the Mayor.

Yes: 7 Leeseberg, Renner, Schnetzer, Larick, McGregor, Angelou and Bowers

President _____ Date _____
Jamie Leeseberg

Attest by April Beggerow Date 8/19/2020
April Beggerow, MPA, CMC
Clerk

Approved by the Mayor Laurie A. Jadwin Date 8-18-2020
Laurie A. Jadwin

Approved as to Form Raymond J. Mularski Date 8-19-2020
Raymond J. Mularski
City Attorney

APPLICATION TO THE GAHANNA CITY COUNCIL

- for the establishment of a -

DESIGNATED OUTDOOR REFRESHMENT AREA

Ohio Rev. Code §4301.82



The Office of the Mayor of the City of Gahanna and the Creekside District Alliance, a 501(c)(3) non-profit organization, respectfully submit the following application to the Gahanna City Council to approve and enact a Designated Outdoor Refreshment Area, in accordance with Ohio Rev. Code §4301.82.

Submitted June 23, 2020

By: Mayor Laurie A. Jadwin

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I. INTRODUCTION AND SUBMITTAL OF APPLICATION

On February 10, 2020, the Creekside District Alliance (“CDA”) presented to the Gahanna City Council the concept of establishing a Designated Outdoor Refreshment Area (commonly referred to as a “DORA”) in downtown Gahanna, specifically within the area known as the Creekside District. The CDA maintains that the enactment of such legislation would serve the cultural and economic betterment of the businesses, residents and property owners in the Creekside District, as well as the whole of Gahanna, by enhancing outdoor dining and special events, and by further establishing the Creekside District as a vibrant destination for entertainment, culture and activity.

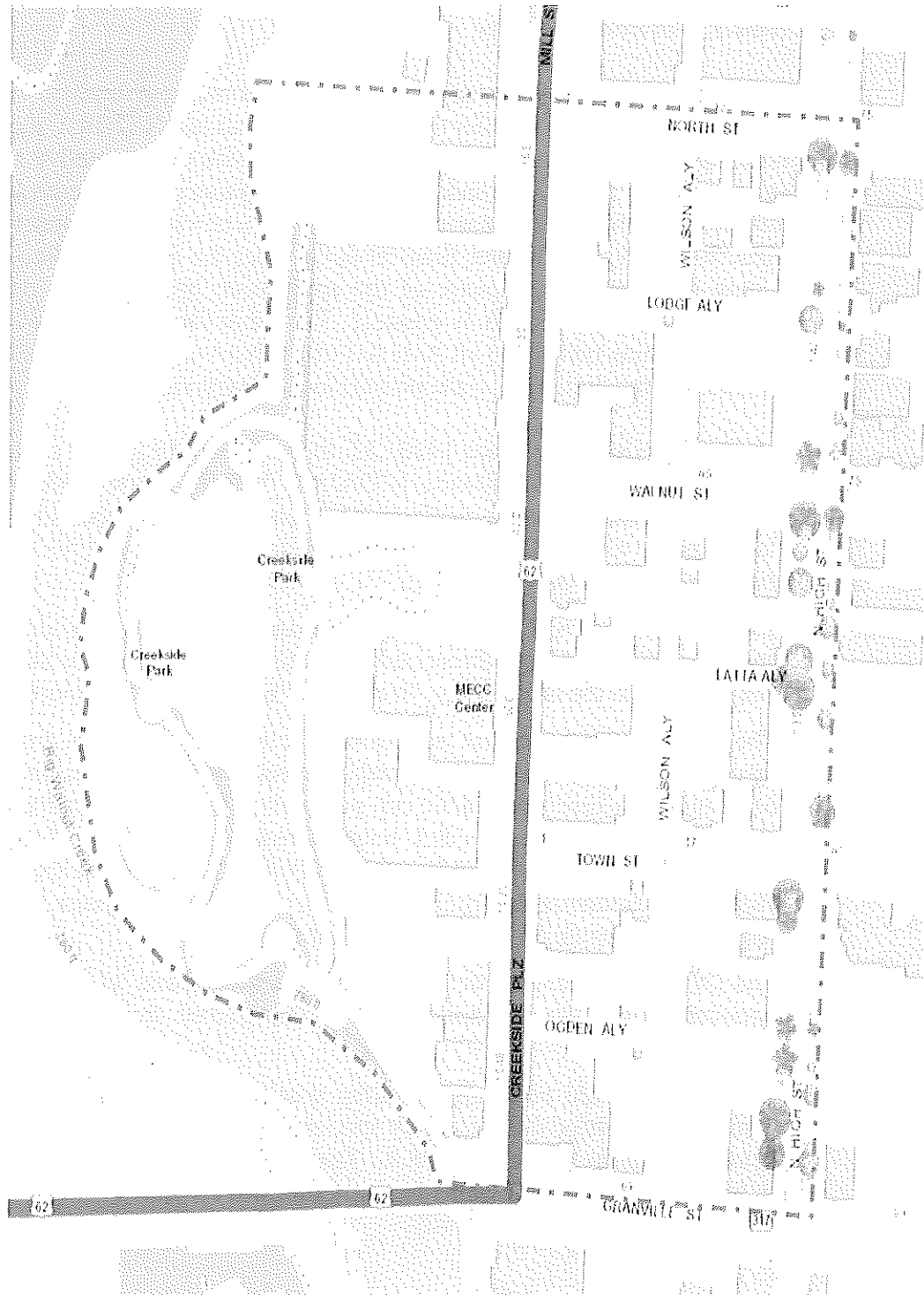
Section 4301.82 of the Ohio Revised Code authorizes municipalities to create a Designated Outdoor Refreshment Area. In order to consider the creation of a DORA, the Executive Officer of the municipal corporation must file an application with the legislative body that identifies operational details of the DORA and meets specified statutory requirements. The application filing must be advertised for two consecutive weeks in a newspaper of general circulation. Not earlier than 30 days (but not later than 60 days) after the initial publication of the Notice, Council may approve or disapprove of the application by ordinance or resolution. Upon approval by Council, the DORA is created. The Ohio Division of Liquor Control then is responsible for issuing permits to all A-1, A-1-A, A-1c, A-2, A-2f, or D liquor permit holders (except a D8 class that holds a C class permit) located within the DORA boundaries.

In accordance with Ohio Rev. Code §4301.82, the Office of the Mayor of the City of Gahanna and the Creekside District Alliance (CDA), a 501(c)(3) non-profit organization, now respectfully submit the following application to Gahanna City Council to approve and enact a DORA to be known as the “Creekside Outdoor Refreshment Area” (“CORA”). In summary, this application proposes the following:

- The creation of a DORA in downtown Gahanna, between Big Walnut Creek to the west and the east side of High Street (sidewalk) to the east, Granville Street to the south and North Street to the north. (See, Section II, “Boundaries,” for more detail.)
- The DORA would increase accessibility to outdoor dining in front of liquor permit holding establishments, as such establishments would be permitted to serve alcoholic beverages in a specified plastic cup pursuant to the law within the designated DORA area, during designated DORA hours. Creation of the DORA and the subsequent amendment of the City's Outdoor Dining Policy would relieve these establishments of current requirements for fencing around a dining area. Signage, sanitation and safety requirements would be established by permit.
- The DORA would provide the ability for individuals to walk within the DORA boundaries with an alcoholic beverage purchased from a liquor permit holding establishment.
- The DORA would be in effect during specified hours on specific days; however, it would be suspended during certain special events that historically take place within the boundaries of the proposed DORA. These special events include the Creekside Blues & Jazz Festival, Taste of Gahanna, and Creekside Hops & Vines Festival, and any other events that Council may identify.

II. BOUNDARIES OF PROPOSED DORA

The City of Gahanna is a municipal corporation with a population of more than thirty-five thousand, which allows the creation of an outdoor refreshment area as outlined in Ohio Rev. Code §4301.82(D). In accordance with Ohio Rev. Code §4301.82(B)(1), the boundaries of the proposed DORA are depicted below:



DESCRIPTION OF BOUNDARY

Commencing at the northwest corner of the intersection of Granville Street and Mill Street, traveling westerly to the eastern boundary of the Big Walnut Creek; continuing north along the Big Walnut Creek to 167 Mill Street; continuing easterly along north side of North Street to 158 North High Street; continuing south along the eastern sidewalk of North High Street to the intersection of Granville Street and North High Street; continuing westerly along north side of Granville Street to the northwestern corner of the intersection of Granville Street and Mill Street. Said description contains approximately twenty-four (24) acres.

PARCELS

Pursuant to Ohio Rev. Code §4301.82(F)(1)(a), the parcels in the attached "Exhibit A" are included within the proposed DORA boundary.

III. NATURE AND TYPE OF ESTABLISHMENTS

Pursuant to Ohio Rev. Code §4301.82(B)(2), the following lists examples of the nature and types of establishments located within the proposed DORA. These businesses, which primarily are in the retail, dining, and services sectors, include:

Establishment Name	Address
Retail	
Be Social Dress Boutique	121 Mill St.
Bicycle One	82 Mill St.
Gahanna Hardware	73 N. High St.
Ohio Herb Center	110 Mill St.
Dining	
Arepazo Tapas & Grill	93 N. High St.
Barrel & Boar Creekside	121 N. Mill St., Ste 130
Cold Stone Creamery	101 Mill St, Ste. 108
Gahanna Grill	82 Granville St.
Local Cantina Creekside	101 Mill St., Ste. 100
Nostalgia Brewing	81 Mill St., Ste. 150
Old Bag of Nails Pub	63 Mill St.
Signatures Mill Stone Tavern	94 Mill St.
Upper Cup Coffee	121 Mill St.
Services	
C Suites	81 Mill St.
Creekside Chiropractic Center	136 Mill St., Ste 120
Dot X Technologies	136 Mill St., Ste. 220
Fox & Fox Co., LPA	140 N. High St.
Greystone Tattoo	69 Mill St.
Lew Griffin Insurance/Griffin Gallery	77 Mill St.
Mug & Brush Barber Shop	153 N. High St.
ReMax Connection Realtors	130 Mill St.
Shampooch	155 Mill St.
Schneider Insurance Agency	120 Mill St.
U Break I Fix	121 Mill St., Ste. 116
YUDO Salons	101 Mill St., Ste. 210
Other	
Creekside Conference & Events Center	101 Mill St., Ste. 300
Gahanna Area Arts Council	116 Mill St.
Residences at Creekside	151 Mill St.
Visit Gahanna	167 Mill St.

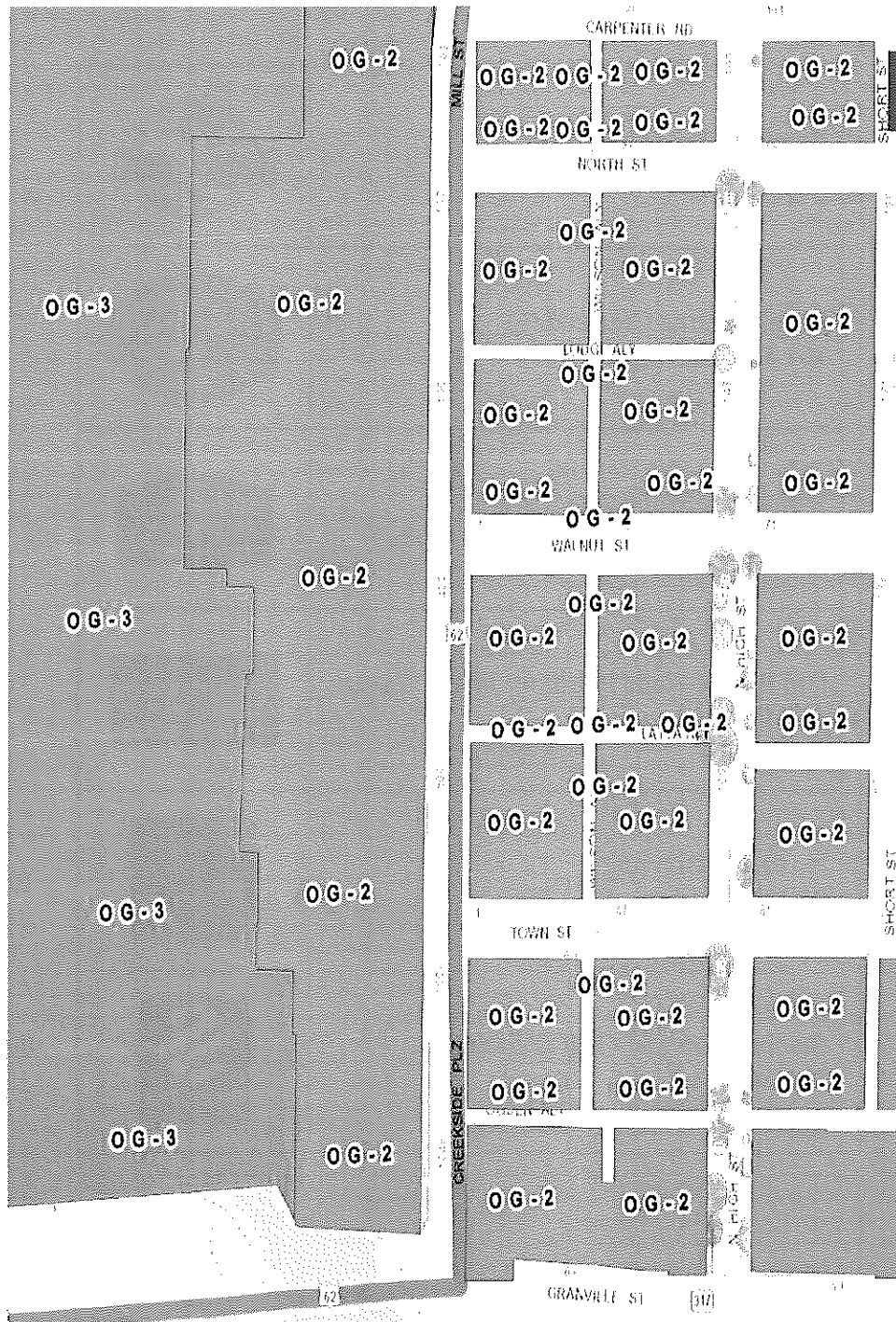
IV. QUALIFYING PERMIT HOLDERS

In accordance with Ohio Rev. Code §4301.82(B)(3), the DORA will encompass not fewer than four (4) qualified permit holders. The following establishments are D permit holders under Ohio Rev. Code §4303 and have committed to participating in the DORA:

<p>Barrel & Boar Creekside 121 Mill St.</p>	
<p>Local Cantina Creekside 101 Mill St.</p>	
<p>Signatures Mill Stone Tavern 94 Mill St.</p>	
<p>Old Bag of Nails Pub/Pour House Tavern 63 Mill St.</p>	
<p>Nostalgia Brewing 81 Mill St.</p>	
<p>Stadium Bar and Grill (Pending) 101 Mill St.</p>	

V. LAND USE & ZONING

In accordance with Ohio Rev. Code §4301.82(B)(4), the uses of the land within the DORA are zoned OG-2 (Olde Gahanna Mixed Use Neighborhood) or OG-3 (Olde Gahanna Recreation) and are in accord with Gahanna's Land Use Plan.



VI. PUBLIC SAFETY & HEALTH

In accordance with Ohio Rev. Code §§4301.82(B)(5), 4301.82(F)(1)(d), 4301.82(F)(1)(e) and 4301.82(F)(1)(f), the requirements for ensuring public safety and maintaining the appearance and public health of the area within the DORA are outlined below.

A. Safety Plan

The Safety Plan will help to ensure public safety within the DORA and will designate the number of personnel needed to execute the Safety Plan as follows:

- i. The Gahanna Division of Police (“GPD”) has multiple resources to maintain public safety within the DORA to include the downtown core business district. GPD has flexibility when deploying resources and has strong experience in dealing with large crowds in the Creekside District.
- ii. Given the potential for high pedestrian traffic and increased vehicular traffic within the DORA during the times it is in effect, directed staffing shall be applied by the GPD to ensure public safety. This will consist of a minimum of one police officer who will patrol the DORA district as a part of his/her assigned patrol responsibility.
- iii. The on-duty GPD supervisor will ensure that appropriate measures are taken for adequate staffing and supervision of activities occurring during DORA operational hours, based upon attendance and nature of events.
- iv. The Chief of Police may assign additional officers to events occurring within the DORA or establish other staffing mandates based upon activities that are expected to occur. To help supplement the regularly-scheduled GPD officer(s) on peak weekdays and/or weekends, extra dedicated officers may be assigned to the DORA either by the GPD, or may be contracted for service through the City of Gahanna by liquor permit businesses within the DORA who shall pay to the City the special duty cost for providing the extra officer(s). The primary responsibility of the contracted officer(s) will be the DORA district. If extra dedicated officers are required to be assigned to the DORA due to a special event that is being presented by an organization, the presenting organization also will be required to share equally in the special duty cost of the extra duty officer(s).
- v. Beginning with the commencement of the DORA and continuing for a period of twelve (12) consecutive months, the Chief of Police and other members of the City of Gahanna's staff, as directed by the Mayor, shall meet monthly to review the Safety Plan herein to determine whether updates, modifications, or supplementation may be advisable or required. The Chief of Police and/or Mayor may invite other City department staff members or DORA

stakeholders to the meetings to determine if the Safety Plan should be changed. In the event it is determined that the safety plan should be changed, such changes shall be presented to City Council for consideration and implementation. The Chief of Police has determined that the Safety Plan described herein is sufficient to maintain public safety within the DORA. This Safety Plan can be executed with the existing personnel of the City of Gahanna.

B. Sanitation Plan

Initially, the City intends to use a combination of the existing relevant provisions of the Sidewalk Dining Code, Park Conduct Policy, and Littering Policy (Chapters 908, 563 and 521 of the Gahanna City Code, respectively) to maintain the appearance and health of the downtown Gahanna area and to ensure that the area is not adversely impacted by the DORA.

i. Trash Receptacles:

Each qualified liquor permit holder will be required to provide and maintain trash receptacles at all entrance/exit points at their individual establishments. The permit holders shall each be responsible for collecting litter near or around each of their occupied premises.

Trash receptacles will be distributed and serviced throughout the DORA area by the City of Gahanna Parks & Recreation Department. The Department will regularly empty the receptacles, dispose of trash, and install heavy duty trash bags into the trash receptacles on a weekly basis, or as needed based upon activities and events occurring in the area.

Upon approval of the Director of Public Services for the City, additional receptacles may be added by the City or any qualified permit holder, and the servicing of such receptacles shall remain the responsibility of the installing entity.

ii. Street Sweeping:

The Director of Public Services shall evaluate the need for, and frequency of, street sweeping and servicing of trash receptacles, and, if needed or advisable, shall implement changes or modifications to the Sanitation Plan from the commencement of the DORA until its dissolution.

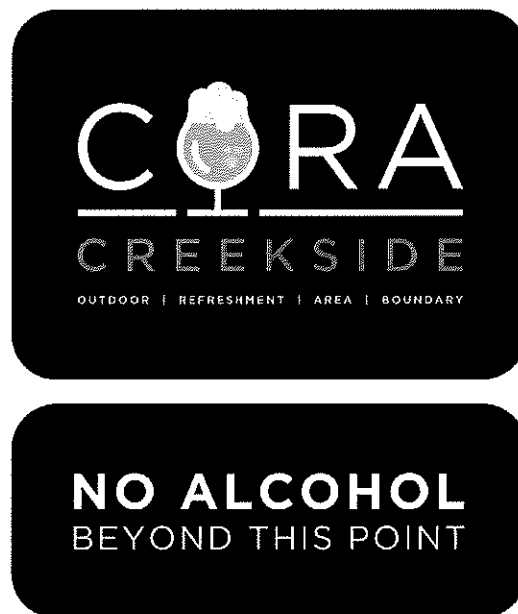
The Directors of the Gahanna Parks & Recreation Department and the Department of Public Services have determined that the Sanitation Plan described herein is sufficient to help maintain the appearance and public health within the DORA. This Sanitation Plan can be executed with the existing personnel of the City of Gahanna.

VII. ADDITIONAL INFORMATION

The following sections provide additional information regarding the proposed operations and logistical arrangements for the proposed DORA in the Creekside District.

A. Proposed Signage

In accordance with the Ohio Rev. Code §4301.82 F(1)(b), signage will be placed to designate the boundaries of the DORA. The location and spacing of the signs are shown on attached Exhibit B. The signs will be mounted and located at street intersections, streets, and exit points along the boundary of the DORA. The content and style of this artwork shall, in sum or substance, consist of the following:



B. Rules of the Area

i. Proposed Hours of Operation of the DORA

The DORA will be in operation from 3 p.m. to 11 p.m. Monday through Wednesday, and 11 a.m. to 11 p.m. Thursday through Sunday. Extended times for special events may be established by the Mayor with the concurrence by a vote of City Council. Such concurrence would be made by motion.

The DORA shall remain in effect during these identified hours of operation but shall be temporarily suspended on during certain special events that regularly take place in the Creekside District. These events include the Creekside Blues & Jazz Festival, Taste of Gahanna, Creekside Hops & Vines Festival, and any other events identified by City Council.

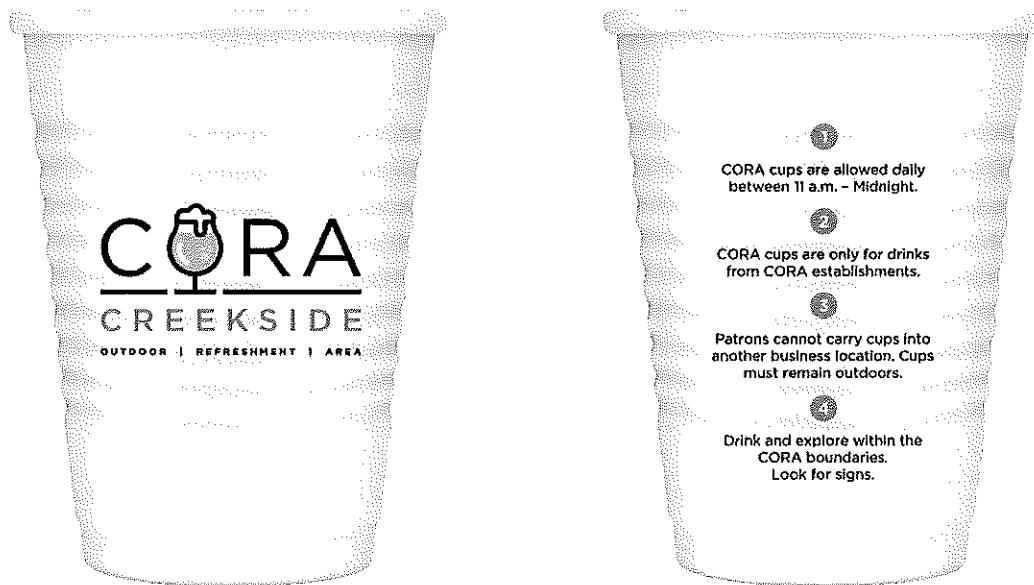
ii. Official DORA Cup & Wristband

Pursuant to Ohio Rev. Code §4301.82(F)(1)(g), all beer, wine, or intoxicating liquor that leaves an establishment under the DORA must be served solely in a plastic container and used within the DORA. In compliance with this provision, all DORA beverages must be served in a new, unused Official DORA Cup. No other container will be permitted.

Used official cups from one liquor permit holder establishment shall not be carried into the establishment of another liquor permit holder and must be disposed of before entering that establishment. Other businesses within the DORA that are not a liquor permit holder have the option to determine whether to permit a DORA beverage within their establishment. In that event, the business shall post a sign at its entrance, specifying that DORA beverages are/are not permitted to be carried inside.

The participating qualified liquor permit holders will include a “to go” charge on every DORA beverage sold with the Official DORA Cup. The “to go” charges will be used to fund the costs associated with the enforcement and implementation of the DORA, including costs of cups and wristbands, and any additional costs incurred as a result of the Safety and/or Sanitation Plans outlined herein.

The CDA will supply each of the qualified liquor permit holders who are participating in the DORA with an initial supply of the Official DORA Cups. The Official DORA Cup will be able to hold no more than sixteen (16) fluid ounces and will be composed of plastic. (A sample copy of the proposed Official DORA Cup for the Creekside District is below.)



iii. Official DORA Wristband

The CDA also will provide the qualified liquor permit holders within the DORA with customized wristbands to distribute to DORA participants upon leaving their establishments, identifying them as being legally of age and a DORA participant. DORA participants who carry a beverage within the DORA boundary must wear the wristband at all times while within the DORA area.

C. Public Enjoyment of DORA

A member of the public who elects to participate in the DORA can expect to enjoy the DORA without legal restrictions as long as that DORA participant correctly follows all of the rules of the DORA area and maintains a decorum of good behavior, free of public drunkenness, property destruction, or any action that disrupts the enjoyment of another DORA participant, or disrupts any establishment, property owner, resident, or patron within the DORA.

Violation of any of these Rules of the DORA shall be considered a minor misdemeanor and violators face warnings and/or fines up to \$150.00 in accordance with O.R.C. §4301.62.

D. Positive Economic Impacts

The DORA is presented and supported by the members of the Creekside District Alliance (CDA), business establishments, and residents within the defined district. The Creekside Outdoor Refreshment Area (CORA) is the name of the proposed DORA in the Creekside District. CORA is an economic attraction to draw shoppers, diners and other foot traffic to the Creekside District.

The CORA will distinguish the Creekside District and enhance the experiences of patrons of business establishments as well as attendees of events held in the Creekside District. It will increase the economic impact, value, and visibility for restaurants and merchants. The CORA will encourage full-service outdoor dining and therefore reduce the need for restrictive fencing.

EXHIBIT "A" PARCEL ID

PID	OWNER	ADDRESS	PID	OWNER	ADDRESS
25000001	RICHARDSON WALTER E TR	110 N HIGH ST	25000103	MILANO JOSEPH	98 -110 GRANVILLE ST
25000005	M & M MANAGEMENT CO	120 N HIGH ST	25000104	CITY OF GAHANNA OHIO	98 N HIGH ST
25000011	MILL STREET PARTNERS LLC	MILL ST	25000108	79 MILL LLC	79 MILL ST
25000012	SHARONS BEAUTY WORKS LLC	82 TOWN ST	25000115	BROOKS STACEY L	158 N HIGH ST
25000020	MILL ST INVESTMENT CO LLC	57 MILL ST	25000116	BLANKENSHIP REBECCA R	153 - 155 MILL ST
25000025	DSA ARCHITECTS LLC	72 - 74 N MILL ST	25000119	CARLEY PROPERTIES LLC	104 N MILL ST
25000026	CITY OF GAHANNA OHIO	137 N MILL ST	25000120	CITY OF GAHANNA	117 N MILL ST
25000029	ALMAC PROPERTIES LLC	148 N HIGH ST	25000127	APPELBAUM PROPERTIES LLC	116 MILL ST
25000031	SEITZINGER MARK P	69 N MILL ST	25000128	SANDEL WALTER P & KATHRYN	152 N HIGH ST
25000034	CITY OF GAHANNA	121 MILL ST	25000129	STONEHENGE OFFICES LTD	147 N HIGH ST
25000036	HOMESTEAD DEVELOPMENT COMPANY LLC	152 MILL ST	25000130	HOMESTEAD DEVELOPMENT COMPANY LLC	152 MILL ST
25000038	MILL STREET PARTNERS LLC	130 - 140 MILL ST	25000131	LGI BUILDING LLC	73 - 75 N MILL ST
25000046	CITY OF GAHANNA	MILL ST REAR	25000135	3KC HOLDING COMPANY LLC	140 N HIGH ST
25000047	CORDER DONALD J & BETTE J	73 N HIGH ST	25000139	THE STATE BANK AND TRUST COMPANY	94 GRANVILLE ST
25000050	CITY OF GAHANNA	94 N HIGH ST	25000140	SCHNEIDER PROPERTIES	HIGH ST
25000051	HOMESTEAD DEVELOPMENT COMPANY LLC	169 MILL ST	25000141	NORRIS SCOTT A	73 WALNUT ST
25000052	BLUE 7 LLC	132 N HIGH ST	25000142	CARLEY PROPERTIES LLC	104 N MILL ST
25000058	SCHNEIDER PROPERTIES	120 MILL ST	25000143	DANDD LLC	94 MILL ST
25000059	ROBY JEFFREY A	77 TOWN ST	25000194	CITY OF GAHANNA	N MILL ST
25000061	MURRAY BERNARD M TOD	66 N MILL ST	25000203	CITY OF GAHANNA OHIO	125 N MILL ST
25000064	MILL STREET PARTNERS LLC	HIGH ST	25000208	CITY OF GAHANNA	N MILL ST
25000065	OLDE GAHANNA SANCTUARY	72 N HIGH ST	25000209	COLUMBIA GAS OF OHIO INC	116 MILL ST
25000066	OLDE GAHANNA SANCTUARY	82 N HIGH ST	25000217	N R ROGERS & CO LLC	116 N HIGH ST
25000069	CITY OF GAHANNA	111 N MILL ST	25000218	FIROBEN THOMAS & PATRICIA	131 N HIGH ST
25000071	DACHENBACH LLC	159 N HIGH ST	25000325	MORRIS JAMES P	153 N HIGH ST
25000072	MILANO JOSEPH	98 - 104 GRANVILLE ST	25000329	DINEEN PATRICK J	117 N HIGH ST
25000074	STEVENS RESIDENTIAL LLC	101 N HIGH ST	25000858	SUGAR PROPERTIES II LLC	93 N HIGH ST
25000077	FRAZIER DONALD TR	82 N MILL ST	25000875	STATE OF OHIO	MILL ST
25000081	TENCZA PETER E	78 N MILL ST	25001101	STATE OF OHIO	GRANVILLE ST
25000082	SCHNEIDER PROPERTIES	109 N HIGH ST	25001898	CITY OF GAHANNA	JOHNSTOWN RD
25000083	MILL STREET PARTNERS LLC	140 MILL ST	25006460	R & M HALL PROPERTIES LLC	142 N HIGH ST
25000084	EQUITY TRUST COMPANY	62 N MILL ST	25006694	CITY OF GAHANNA	121 MILL ST
25000087	AVRADOPOULOS PETROS K	64 GRANVILLE ST	25012106	CITY OF GAHANNA	MILL ST
25000089	MHM INVESTMENT	161 - 167 MILL ST	25012107	CITY OF GAHANNA OHIO	59 - 63 MILL ST
25000090	CITY OF GAHANNA OHIO	110 N MILL ST	25012108	MILL ST INVESTMENT CO LLC	MILL ST
25000093	RAPPICH FAMILY L P	82 GRANVILLE ST	25012109	MILL ST INVESTMENT CO LLC	MILL ST
25000097	MILL ST INVESTMENT CO LLC	63 N MILL ST	25013003	MILL STREET INVESTMENT CO	MILL ST
25000100	MILL ST INVESTMENT CO LLC	59 - 63 MILL ST	25013351	CITY OF GAHANNA	MILL ST
25000101	HOMESTEAD DEVELOPMENT COMPANY LLC	152 MILL ST	25013352	CITY OF GAHANNA	MILL ST

PID	OWNER	ADDRESS	PID	OWNER	ADDRESS
25013353	CITY OF GAHANNA	MILL ST	25013518	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013393	COMM 2014-UBS2 MILL STREET LLC	101 MILL ST	25013519	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013394	COMM 2014-UBS2 MILL STREET LLC	101 MILL ST	25013520	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013395	COMM 2014-UBS2 MILL STREET LLC	101 MILL ST	25013521	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013396	COMM 2014-UBS2 MILL STREET LLC	81 MILL ST	25013522	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013397	COMM 2014-UBS2 MILL STREET LLC	81 MILL ST	25013523	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013398	COMM 2014-UBS2 MILL STREET LLC	81 MILL ST	25013524	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013479	COMM 2014-UBS2 MILL STREET LLC	121 MILL ST	25013525	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013480	COMM 2014-UBS2 MILL STREET LLC	121 MILL ST	25013529	ROHAN RAHI LLC	151 MILL ST
25013481	COMM 2014-UBS2 MILL STREET LLC	121 MILL ST	25013530	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013482	COMM 2014-UBS2 MILL STREET LLC	121 MILL ST	25013531	BERNIE COHEN VENTURE LTD	311 LOFTS CREEKSIDE
25013483	COMM 2014-UBS2 MILL STREET LLC	121 MILL ST	25013532	BERNIE COHEN VENTURE LTD	312 LOFTS CREEKSIDE
25013484	COMM 2014-UBS2 MILL STREET LLC	121 MILL ST	25013533	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013485	COMM 2014-UBS2 MILL STREET LLC	121 MILL ST	25013534	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013486	COMM 2014-UBS2 MILL STREET LLC	121 MILL ST	25013535	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013487	COMM 2014-UBS2 MILL STREET LLC	121 MILL ST	25013536	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013488	COMM 2014-UBS2 MILL STREET LLC	121 MILL ST	25013537	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013489	COMM 2014-UBS2 MILL STREET LLC	121 MILL ST	25013538	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013490	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013539	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013491	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013540	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013492	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013541	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013493	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013542	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013494	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013543	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013495	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013544	SCOTT GREGORY A	402 LOFTS CREEKSIDE
25013496	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013545	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013497	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013546	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013498	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013547	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013499	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013548	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013500	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013549	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013503	CLARK MARK W	151 MILL ST	25013550	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013504	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013551	MCLAUGHLIN JENNIFER	409 LOFTS CREEKSIDE
25013505	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013552	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013506	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013553	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013507	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013554	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013508	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013555	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013509	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013556	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013510	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013557	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013511	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013558	GOULD DWAIN E	416 LOFTS CREEKSIDE
25013512	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013559	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013513	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013560	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013514	OLON MARIE A	151 MILL ST	25013659	FANJIANG GARY	208 CREEKSIDE
25013515	BAILEY CYNTHIA A	221 LOFTS CREEKSIDE	25013660	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST
25013516	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST	25013661	COHEN BERNARD R	308 CREEKSIDE
25013517	COMM 2014-UBS2 MILL STREET LLC	151 MILL ST			

EXHIBIT "B" SIGNAGE

