

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is entered into so as to be effective on the last date of signature below by a party hereto (the "Effective Date"), by and between the **CITY OF GAHANNA**, an Ohio municipal corporation ("City"), the **GAHANNA COMMUNITY IMPROVEMENT CORPORATION**, an Ohio community improvement corporation organized and existing under Chapter 1724 of the Ohio Revised Code ("CIC"), and **MILL STREET INVESTORS LLC**, an Ohio limited liability company ("Developer"). City, CIC, and Developer may be referred to herein individually as a "Party" and collectively as the "Parties".

WITNESSETH:

WHEREAS, Developer intends to acquire certain real property located in the Olde Gahanna area of the City, a portion of which is presently owned by Homestead Development LLC and is known on the Effective Date as Franklin County Auditor Parcel Numbers 025-000051, 025-000101, 025-000130, and 025-000036, another portion of which is owned by MHM Investment Co. LLC and is known on the Effective Date as Franklin County Auditor Parcel Number 025-000089, and a portion of which is owned by MJM Investment Co. LLC and is known on the Effective Date as Franklin County Auditor Parcel Number 025-000114 (all of the foregoing parcels are generally depicted in Exhibit A, which is attached hereto and incorporated herein by reference, and are referred to collectively as the "Property"); and

WHEREAS, Developer intends to develop a project on the Property consisting of approximately 128 apartment units and potentially including in the same building as the apartment units one or more non-residential units consisting of no more than approximately 3,000 square feet, all as generally shown in Exhibit B (attached hereto and incorporated herein by reference) (the "Project"), subject to final review and approval by the City of applications for a development plan and certificate of appropriateness for the Project; and

WHEREAS, because the Project is classified as a residential project under the City's zoning regulations, the Project is classified as a residential/dwelling project under the Ohio Community Reinvestment Area Act (i.e., Sections 3735.65 - .70 of the Ohio Revised Code); and

WHEREAS, the Project is an "infill" redevelopment, meaning that it will serve to redevelop blighted and underutilized real property within the core of the City; and

WHEREAS, there are certain financial challenges and public infrastructure issues that are unique to such redevelopments and therefore require a public-private partnership in order to allow them to become reality; and

WHEREAS, City and the CIC have found and determined, and hereby find and determine, that such challenges and issues are present with the proposed Project, that the commercial and economic welfare of the City will be benefited by the development and operation of the Project,

and that it is in the best interest of City and the CIC to take certain steps as described and provided for in this Agreement in order to facilitate the Project and enhance the character and economic vitality of Olde Gahanna.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements hereinafter set forth, the Parties hereby agree as follows:

1. **Community Reinvestment Area Eligibility.** The Property is located in the City's Community Reinvestment Area #5 (the "CRA"). City acknowledges and agrees that the Project, as proposed, is eligible for a 15-year, 100% abatement of real property taxes that otherwise would be applicable thereto, and the Developer need not enter into an agreement with the City with respect to the Project. Developer anticipates that it will file an application with the City to secure the abatement for the Project and will identify the commencement year for the abatement therein, and City agrees to certify the CRA abatement to the Franklin County Auditor once the application is filed. City acknowledges that the Project's participation in the CRA and the abatement that it provides is of material significance to Developer's decision to undertake the Project, and represents and warrants to Developer that the CRA and the related tax abatement will take priority over any exemptions that apply to the Property based on its location in the TIF District (as such term is later defined herein).

2. **Public Infrastructure Improvements.** City, the CIC, and Developer agree that certain public infrastructure improvements as detailed in **Exhibit C** (attached hereto and incorporated herein by reference) (the "**New Public Infrastructure**") are necessary to be installed and constructed to serve the Project as well as the Olde Gahanna area at large. Developer shall install and construct the New Public Infrastructure in conjunction with its development of the Project, provided that reimbursement of the costs of the New Public Infrastructure shall be made in accordance with Section 3 below. For any New Public Infrastructure for which Developer seek reimbursement of costs from the City, the Developer shall (i) if the Developer serves as general contractor, charge no more than the market rate for its services as general contractor, solicit at least three (3) bids for each subcontract worth more than \$50,000, and award each such subcontract to the bidder determined by the Developer in the Developer's reasonable discretion to be the lowest and best, (ii) if the Developer does not serve as the general contractor, solicit at least three (3) bids for each contract or subcontract worth more than \$50,000 and award each such contract or subcontract to the bidder determined by the Developer in the Developer's reasonable discretion to be the lowest and best. The development of the Project may (but is not required to) occur in up to two phases, with the actual phasing to be agreed upon by Developer and City as part of the permitting process for the Project.

Commented [AU1]: Note to City: In the ordinance or resolution approving this Development Agreement, please include this language (modifying any defined terms as appropriate): "This [ordinance/resolution] constitutes the City's duly authorized written consent pursuant to R.C. Section 5709.911(B) to the CRA exemption described in the Development Agreement."

The Developer and the City acknowledge and agree that the construction of New Public Infrastructure owned or to be owned by the City or another "public authority" (as defined in Section 4115.03(A) of the Ohio Revised Code) that is not excepted from prevailing wage requirements under Section 4115.04(B) or otherwise excepted from prevailing wage requirements may be subject to the prevailing wage requirements of Ohio Revised Code Chapter 4115, and if those requirements apply, all wages paid to laborers and mechanics employed to construct the New Public Infrastructure must

be paid at not less than the prevailing rates of wages of laborers and mechanics for the classes of work called for by the New Public Infrastructure, which wages must be determined in accordance with the requirements of that Chapter 4115, if so required. The City and the Developer have or will comply, and the Developer has or will require compliance by all contractors working on any such New Public Infrastructure, with all applicable requirements of that Chapter 4115, including, without limitation, (i) obtaining the determination required by that Chapter 4115 of the prevailing rates of wages to be paid for all classes of work called for by the New Public Infrastructure, (ii) obtaining the designation of a prevailing wage coordinator, who shall be appointed by the City, for the New Public Infrastructure, and (iii) insuring that all subcontractors receive notification of changes in prevailing wage rates as required by that Chapter 4115.

3. **Reimbursement of Public Infrastructure Costs.** City has previously created the Olde and West Gahanna Tax Increment Financing District (the “TIF District”) pursuant to City Council Ordinance 0214-2005. City represents and warrants to Developer that the TIF District continues to exist and encompasses the Property and other real property and that the costs of installing and constructing the New Public Infrastructure legally can be paid for and/or reimbursed from service payments in lieu of taxes paid by relevant property owners (“TIF PILOTS”) which are deposited into a fund that holds the same for disbursement (the “TIF Fund”). City warrants and represents to Developer that, on the Effective Date, at least \$ _____ of TIF PILOTS remain on deposit in the TIF Fund which have not been specifically appropriated for paying the costs of other public infrastructure improvements, and therefore these funds are available to reimburse Developer for the costs of the New Public Infrastructure.

The CIC holds funds in its [_____] fund (the “CIC Fund”) which are permitted to be used, among other things, for the purpose of promoting and facilitating development within the City. The CIC agrees that it will reimburse Developer, from the CIC Fund, for the costs of the New Public Infrastructure Improvements in an amount not to exceed Three Hundred Thousand and 00/100 Dollars (\$300,000.00) (the “CIC Maximum Reimbursement”). The CIC warrants and represents to Developer that, on the Effective Date, an amount of funds equal to or exceeding the amount of the CIC Maximum Reimbursement is on deposit in the CIC Fund which have not been specifically appropriated for other purpose, and therefore these funds are available to reimburse Developer for the costs of the New Public Infrastructure.

Developer shall be responsible for the initial payment of the Costs of the New Public Infrastructure as such Costs are incurred but shall be reimbursed for such Costs no later than thirty (30) days after submitting each Cost Certification to City as contemplated in Section 7. For purposes of this Agreement, the term “Costs” shall mean “the costs of: acquiring, constructing, installing, enlarging, equipping, furnishing, or otherwise improving the New Public Infrastructure; site clearance, improvement, and preparation of property on which the New Public Infrastructure is or will be constructed; acquisition of real or personal property necessary to install the New Public Infrastructure; indemnity and surety bonds and premiums on insurance relating to the installation and construction of the New Public Infrastructure; all related direct administrative expenses and allocable portions of direct costs related to the New Public Infrastructure; engineering, architectural, legal, and other consulting and professional services; designs, plans, specifications, feasibility or rate studies, appraisals, surveys, and estimates of cost relating to the

Commented [AU2]: Note to City: Please provide this number

Commented [AU3]: Note to City: Please provide a copy of the ordinance and any amendments, as well as any agreements that pertain to the TIF District. Also, please advise as to whether or not Developer’s parcels have been the subject of a DTE Form 24 filing, a Final Determination issuance, or anything filed of record.

Commented [AU4]: Note to City: Please provide this number

New Public Infrastructure; the reimbursement of moneys advanced or applied by or borrowed from any person, whether to or by the subdivision or others, from whatever source provided, for the payment of any item or items of cost of the New Public Infrastructure; all other expenses necessary or incidental to planning or determining feasibility or practicability with respect to the New Public Infrastructure or necessary or incidental to the acquisition, construction, reconstruction, rehabilitation, installation, remodeling, renovating, enlargement, equipping, furnishing, or other improvement of the New Public Infrastructure, and the placing of the New Public Infrastructure in condition for use and operation, and all like or related costs, and interest and financing costs in respect of such costs.” The estimated Costs of the New Public Infrastructure as determined on the Effective Date are set forth in Exhibit C, but City, the CIC, and Developer acknowledge that the actual costs of the New Public Infrastructure will vary depending on many factors such as, but not limited to, the date when such improvements are made, market conditions, and inflation. Each reimbursement of the Costs of New Public Infrastructure shall be made by City and/or the CIC to Developer only from funds which are on deposit with and are not otherwise appropriated or earmarked from the TIF Fund and the CIC Fund, and/or from bonds or loans serviced and/or secured by funds on deposit with the TIF Fund or the CIC Fund.

Reimbursements shall be made by City and/or the CIC to Developer no more frequently than twice per calendar year and within thirty (30) days following each such request. Reimbursements shall be made to the Developer by first using monies from the CIC Fund until an amount equal to the CIC Maximum Reimbursement has been paid to Developer. Thereafter, funds which are on deposit in the TIF Fund shall be used by the City to pay the balance of any such reimbursements. Should City determine that it is unable to make any requested reimbursement payment to Developer, either in whole or in part, because an inadequate amount of funds are on deposit in the TIF Fund at the time that the reimbursement request is made (each such deficient amount being referred to herein as a “Deficiency”), then such Deficiency shall be reimbursed by the CIC to Developer from the CIC Fund even if the CIC Maximum Reimbursement has been paid by CIC to Developer, but only to the extent that the CIC Fund has an adequate balance to pay the entirety of the Deficiency. Should the CIC Fund have an adequate balance in this regard, City shall reimburse the CIC for the Deficiency from funds deposited in the TIF Fund as they become available in the future, plus interest that shall accrue on the Deficiency at the annual rate of nine percent (9.0%) until the Deficiency is reimbursed by City in full. In the alternative, if the CIC Fund does not have an adequate balance to pay the entirety of the Deficiency, then City shall reimburse Developer for the Deficiency in part as funds become available in the TIF Fund until such time as the Deficiency is reimbursed in full, with such unreimbursed portions of the Deficiency to accrue interest at the annual rate of nine percent (9.0%).

A list of public infrastructure improvement projects which are outside of the definition of “New Public Infrastructure” and for which monies from the TIF Fund have already been appropriated or earmarked as of the Effective Date, along with the Costs of such infrastructure and the years during which such funds have been appropriated or earmarked, is attached hereto and incorporated herein by reference as Exhibit D (such public infrastructure projects other than the New Public Infrastructure to be referred to herein as the “Other Public Infrastructure”). City shall not cause any other costs to be paid or reimbursed from the TIF Fund other than the costs associated

Commented [A5]: Note to City: Please provide this list and amounts

with the Other Public Infrastructure (as such costs are identified in **Exhibit D**) or the New Public Infrastructure until all of the Costs of the New Public Infrastructure (and any interest that has accrued thereon) have been reimbursed to Developer in full. City is not pledging, nor shall it have any obligation to use monies from its general fund to reimburse Developer for the Costs of the New Public Infrastructure.

4. **Easements; Vacation of Right-of-Way; Waiver of Fees.** City agrees that, at the same meeting where City Council takes action with respect to the approval of this Agreement, it shall take all necessary action to:

(a) Vacate existing right-of-way within that portion of North Street which is generally identified in **Exhibit E**, which is attached hereto and incorporated herein by reference (the "North Street ROW"), with the legal effect being that one-half of such vacated right-of-way shall then be owned by the owner of Franklin County Auditor Parcel Number 025-000114 and the other half shall then be owned by the owner of Franklin County Auditor Parcel Number 025-000101. Such action to vacate the North Street ROW may be conditioned upon the City's Planning Commission later approving one or more applications for a development plan and certificate of appropriateness for the Project (the "Applications"), and it is agreed by Developer that written evidence of the vacation shall be recorded with the Office of the Recorder of Franklin County, Ohio (the "Recorder") only after such time as the Applications have been approved and become legally effective. NO traffic study shall be required to be submitted or reviewed in order for the North Street ROW to be vacated; and

(b) Grant, to the owner(s) of the portions of the Property located on the west side of Mill Street at no charge or cost, certain easements ("New Easements") for vehicular and pedestrian access and for parking for the Project on, over, through, and across real property owned by City which is known on the Effective Date as Franklin County Auditor Parcel Number 025-000051, with the real property to be burdened by such New Easements being generally identified as the "Easement Area" in **Exhibit E**. The grant of such easements may be conditioned upon the City's Planning Commission later approving the Applications, and it is agreed by Developer that it shall not record with the Recorder any instruments granting the New Easements until such time as the Applications have been so approved and are legally effective; and

(c) Release a limited portion of an existing bike path easement which is of record with the Recorder as Instrument Number 200807080104459 (the "Existing Easement"), with the portion of the easement being released being generally identified in **Exhibit E** as the "Released Area". The authorization to release the Existing Easement may be conditioned upon the City's Planning Commission later approving the Applications, and it is agreed by Developer that it shall not record with the Recorder the instrument which serves to provide such release until such time as the Applications have been so approved and are legally effective; and

(d) Provide for the waiver of the fees which are detailed in **Exhibit F**, which is attached hereto and incorporated herein by reference (the "Waived Fees").

No later than seven (7) days following the first date when the Applications have been approved by the City's Planning Commission and are legally effective, City shall deliver any necessary executed and duly acknowledged instruments to be recorded with the Recorder in order to effectuate the vacation of the North Street ROW, create the New Easements, and to release the Released Area from the Existing Easement. Developer shall then cause these instruments to be recorded with the Recorder at its sole cost and expense. The reasonable costs of creating the legal descriptions and surveys relating to the vacation of the North Street ROW, the New Easements, and the Released Area shall be treated as Costs and reimbursed to Developer in the same manner as (and in addition to) the Costs of the New Public Infrastructure. Developer and City shall work cooperatively and in good faith to negotiate the forms of all such instruments prior to such time as City completes the required actions in subsection (a) through (c) above.

5. **Optional Relocation of Telecommunications Line.** City may elect, by delivering written notice to Developer prior to the first date when the actions to approve both the development plan and certificate of appropriateness have become legally effective, to deliver written notice to Developer that City elects to have an existing overhead telecommunications line that is generally identified in **Exhibit E** as the "**Existing Line Location**" to a new location which is generally identified as the "**New Line Location**" in that same exhibit. Under such a circumstance, Developer agrees that it will cooperate with City and the holder of the easement for the Existing Line to relocate the existing line to the New Line Location as part of its development of the Project. Notwithstanding the foregoing, any such relocation shall be completed at no cost or expense to Developer and in accordance with a separate written agreement between Development, City, and the relevant utility provider.

6. **Contingencies to Performance.** The obligations of Developer hereunder shall be expressly conditioned upon the occurrence of all of the following:

(a) City shall have taken all required actions to approve this Agreement and shall have executed the same on or before September 1, 2019;

(b) City shall have taken all required actions to approve the development plan and certificate of appropriateness for the Project on or before the date that is four (4) calendar months after the first date when both applications have been filed with City;

(c) City shall have timely performed all of its obligations under Section 4 hereof;

(d) City shall have taken all actions necessary to confirm, to Developer's reasonable satisfaction, that the Project will receive the maximum benefits of the tax abatement afforded by the CRA and to subject the Project thereto; and

(e) Developer shall have closed on its acquisition of the Property on or before October 31, 2020.

7. Reporting and Payment.

(a) Cost Certification. Along with each request for reimbursement of the costs of the New Public Infrastructure, detailed invoices for the costs for which reimbursement is being requested shall be delivered by Developer to City and the CIC along with a written certification from Developer which certifies that the costs as detailed are true and correct (all such invoices and the certification to be referred to herein as the "Cost Certification"). City shall review the same and shall deliver to the CIC and Developer any written objections that it may have to the same no later than fifteen (15) days after its receipt of detailed invoices. City and Developer shall then work cooperatively and in good faith to resolve the objection(s) within ten (10) days of delivery of such written objections to Developer. Each Party agrees to provide the other with such other written information, data, invoices, or similar documentation as reasonably requested by the other to effectuate the purposes of this Agreement and to verify the Parties' compliance with the terms hereof. The CIC agrees that it shall accept each Cost Certification that is deemed to be acceptable to City.

(b) City Cost Contingencies. There are certain costs that are outside of the Developer's control which are not included in the total costs subject to this Agreement and would need to be paid for by the City ("City Cost Contingencies"). This could cause the total Costs to be higher than the amounts subject to this Agreement, and City agrees to provide reimbursement to Developer of these costs if they are incurred, regardless of whether or not these costs exceed any reimbursement limitations other provided herein. These specific costs are as follows:

ITEM	EXPLANATION/ EXAMPLES
1) Material differing conditions	A major utility line not previously marked in the field or shown on any record drawings with the city is uncovered and is either broken or requires relocation. Costs associated with inadequate condition of existing utility lines.
2) Unknown subsurface conditions	unsuitable soils and/ or subsurface conditions that are in the city rights of way that require additional costs to remedy

8. Miscellaneous.

(a) Amendment; Waiver. No amendment or waiver of any provision of this Agreement shall be effective against any Party hereto unless in writing and signed by that Party.

(b) Enforceability. If any provision of this Agreement is or becomes invalid, illegal or unenforceable for any reason, such invalidity, illegality or unenforceability shall not affect the remainder of this Agreement and the remainder of this Agreement shall be construed and enforced as if such invalid, illegal or unenforceable portion were not contained herein, provided and to the

extent such construction would not materially and adversely frustrate the original intent of the Parties hereto as expressed herein.

(c) Successors and Assigns. This Agreement shall inure to the benefit of, and be binding upon, each of City, the CIC, and Developer and their respective successors and assigns. None of City, the CIC, or Developer may assign its rights and obligations under this Agreement to an unaffiliated third party without the other Parties' prior written consent, not to be unreasonably withheld, conditioned, or delayed. Developer shall be permitted to assign its rights and obligations hereunder to another business entity in which it or its principals holds a controlling ownership interest.

(d) Warranties and Representations. Each Party to this Agreement represents and warrants to each other Parties as follows:

(i) It has the full right, power and authority to enter into this Agreement and to carry out its obligations hereunder, and the execution and delivery of this Agreement and the performance of its obligations hereunder have been duly and validly authorized by all necessary action.

(ii) This Agreement has been duly executed and delivered by it, and it constitutes a valid and binding obligation, enforceable against it in accordance with its terms.

(e) Notices. All notices and other communications hereunder shall be sufficiently given and shall be deemed given when personally delivered, when mailed by registered or certified mail, postage prepaid, or by e-mail, addressed the appropriate Party at its address indicated as follows:

If to Developer: Mill Street Investors LLC
c/o Metropolitan Holdings
1433 Grandview Avenue
Columbus, Ohio 43212
Attn: Matthew R. Vekasy and Andrew Lemmon
mvekasy@metropolitanholdings.com
alemmon@metropolitanholdings.com

If to City: City of Gahanna
200 South Hamilton Road
Gahanna, Ohio 43230
Attn: City Attorney
Email: _____

If to the CIC: Gahanna Community Improvement Corporation
200 South Hamilton Road

Gahanna, Ohio 43230

Attn: _____

Email: _____

or such different addresses of which notice shall have been given in accordance with this Agreement.

(f) This Agreement will be governed by the laws of the State of Ohio without regard to conflicts of laws principles.

(g) Dispute Resolution. Each Party acknowledges and agrees that in the event any alleged defaults under or breaches of this Agreement are alleged against another Party (the "Claims") and are not resolved through mediation as set forth herein, the Claims shall be determined by arbitration as set forth herein and that the award of the arbitrators shall be determinative of the merit of the claims.

(i) The Parties agree that their respective Claims shall be submitted first to mediation as hereinafter described and prior to any Claims being filed in a court of law:

(A) The Parties agree to select a mutually agreeable mediator within 14 days of the date when requested by a Party making a Claim.

(B) The costs and expenses of the mediator and the mediation shall be shared equally by the Parties.

(C) The Parties agree that the mediation shall be conducted at a mutually-agreeable place in Franklin County, Ohio.

(D) The mediation shall be conducted in accordance with the rules and procedures established by the selected mediator.

(E) The Parties shall each submit to the others, as well as the mediator, a complete Statement of Claims, which identifies with reasonable particularity the factual basis of each Claim asserted by that Party and the quantum thereof, or such other relief sought. The Statement of Claims shall be exchanged by the Parties and submitted to the mediator on or before a date selected by the mediator.

(ii) In the event that the Claims are not resolved through mediation as set forth above, the Parties agree to submit their respective claims to binding arbitration as hereinafter described:

(A) The Parties agree to submit their Claims to binding arbitration before a panel of three (3) arbitrators. The arbitration process shall be commenced by either party submitting a written demand therefore to the other Parties.

(B) The Parties agree that one arbitrator shall be selected by the Claimant and one arbitrator shall be selected by the respondents. The claimant and respondents shall identify to the others the identity of their appointed arbitrator within thirty (30) days of the execution of this Agreement. The Parties shall, subject to the final award of the panel, be responsible for the compensation and expenses of their respective Party-appointed arbitrators. The Party-appointed arbitrators shall be subject to challenge for good cause, including but not limited to the current or past representation of the Parties, or other business dealings, in matters adverse to the other Parties or their respective counsel. The Party-appointed arbitrators shall disclose any matter or relationship which may give rise to a challenge for cause. Prior service of a Party-appointed arbitrator as a mediator or arbitrator in a matter involving the Parties or their respective counsel, shall not be grounds for a challenge for cause.

(C) The Parties shall attempt to agree upon the third arbitrator, who will serve as the chair of the arbitration panel. In the event that the Parties are unable to agree upon the identity of the third arbitrator within fourteen (14) days of the selection of the two Party-appointed arbitrators, they shall so notify the two Party-appointed arbitrators, who shall then select the third arbitrator. The third arbitrator selected by the two Party-appointed arbitrators shall be an attorney that is a member of the American Arbitration Association Large Complex Case Panel. The Parties shall, subject to the award of the panel, share equally the compensation and expenses of the third arbitrator.

(D) The Parties agree that the arbitration shall be conducted in general conformity with applicable Rules of the American Arbitration Association, but shall not be administered by, or be filed with, the American Arbitration Association. The Parties also agree to be subject to, and conduct the arbitration in accordance with, any rules prescribed by the arbitration panel. The award of the panel shall be final and binding upon the Parties and may be enforced in any court of competent jurisdiction in Ohio.

(E) The Parties agree that the exchange of information and documents, and the recording of testimony prior to arbitration, shall be consistent with the Rules identified in paragraph (d) above and that in the event of disagreement between the Parties, such dispute shall be determined by the Arbitrators.

(F) The arbitration panel shall decide each of the Claims asserted by the Parties and shall set forth its reasoned decision, in writing, signed by a majority of the arbitrators. The arbitration panel shall be specifically authorized to include as part of any award amounts due and/or paid as compensation to the arbitrators and any other arbitration fees, costs or expenses incurred.

The arbitration shall take place in Franklin County, Ohio, at a time and place agreed to by the Parties and the arbitration panel.

(h) Counterparts. This Agreement may be executed in any number of counterparts and each of such counterparts shall, for all purposes, be deemed to be an original, and all such counterparts shall together constitute but one and the same agreement.

(i) Default and Remedies. If any Party hereto fails to comply with any obligation, term, covenant, warranty or agreement to be kept, honored, observed or performed by that Party pursuant to the terms and provisions of this Agreement (a "Default"), and such Default is not cured within fifteen (15) days after written notice thereof from the other Party and the other Party does not expressly waive such Default, then the non-defaulting Party may pursue the remedy of specific performance of the obligations under this Agreement from the other Party but may not pursue any remedies available at law.

(j) Force Majeure. Each Party hereto shall be excused from performing any obligation or undertaking provided in this Agreement, except any obligation to pay any sums of money under the applicable provisions hereof, in the event that, and only for as long as, the performance of any such obligation is prevented, delayed, retarded or hindered by an act of God, fire, earthquake, flood, explosion, extraordinary action of the elements, war, invasion, insurrection, terrorism, riot, mob violence, sabotage, general shortage of materials or supplies in the open market, condemnation, requisition, order of government or civil, military or naval authorities, all of which are not within the reasonable control of such Party (the "Force Majeure Event"). Such Party shall provide notice to the other Party within five (5) business days following the onset of the Force Majeure Event, specifying the cause which prevents such Party's performance and estimating the period of expected delay.

(k) Term and Termination. This Agreement shall remain effective for so long as any Party hereto has remaining obligations as detailed in this Agreement that have not been completed or fulfilled, unless earlier terminated pursuant to a specific right provided hereunder or as otherwise ordered by a court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered as of the dates written below.

City:

CITY OF GAHANNA

By: _____

Print Name: _____

Title: _____

Date: _____

Approved at to Form:

By: _____
Shane Ewald, City Attorney

CIC:

**GAHANNA COMMUNITY IMPROVEMENT
CORPORATION,**
an Ohio community improvement corporations

By: _____

Print Name: _____

Title: _____

Date: _____

Developer:

MILL STREET INVESTORS LLC,
an Ohio limited liability company

By: _____
Matthew R. Vekasy, Manager

Date: _____

Exhibit A – Property

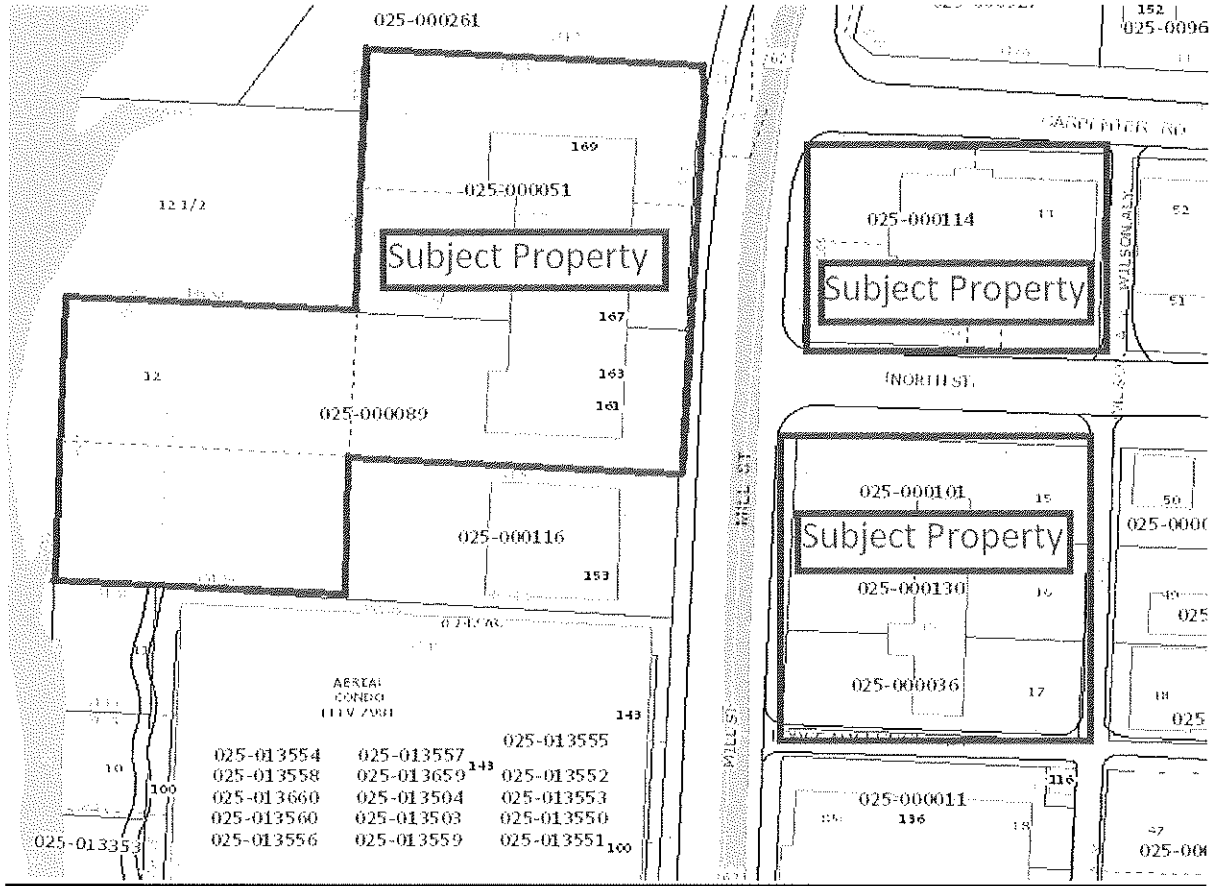
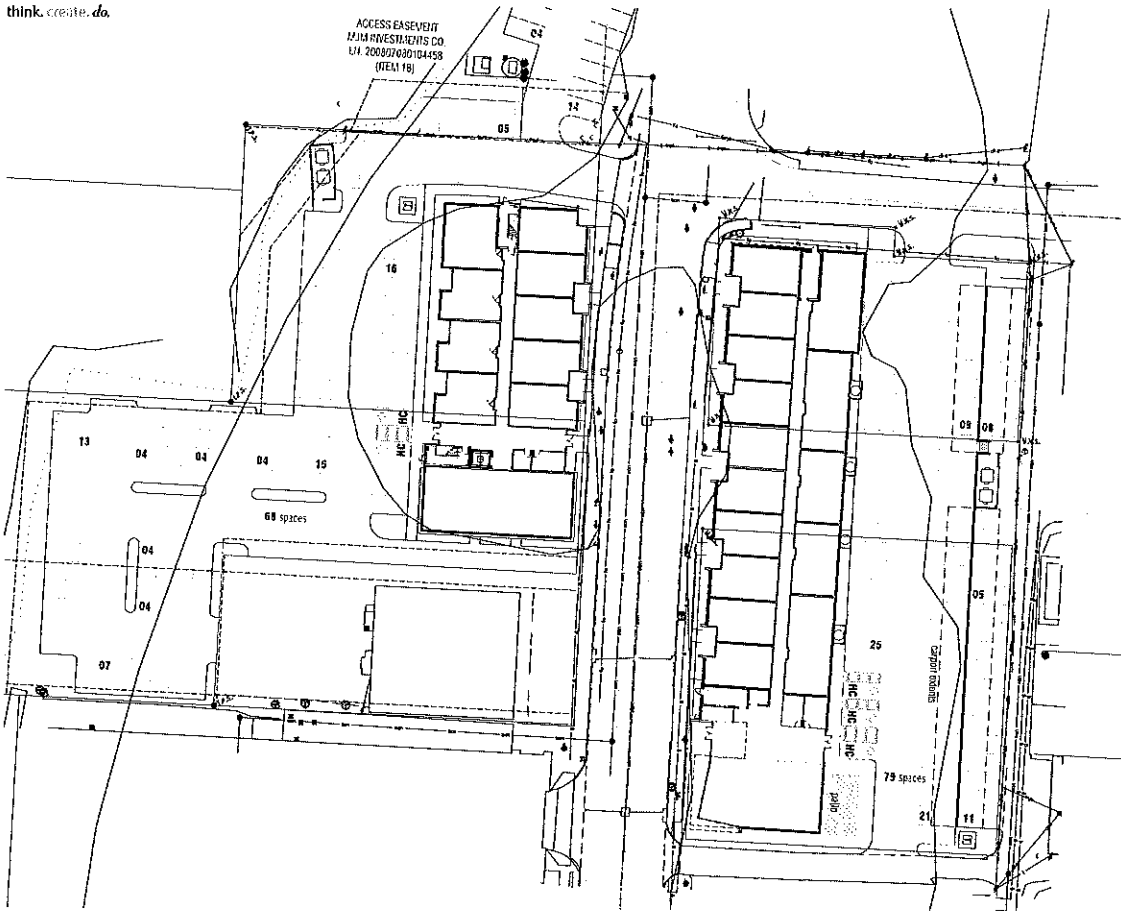


Exhibit B – Project

think.create.do.



proposed site plan
SCALE 1" = 22'-0"

MILL STREET DEVELOPMENT | METROPOLITAN | archall
PROPOSED SITE PLAN | JUNE 06, 2019

Exhibit C – Certain Public Infrastructure Improvements

MILL ST DEVELOPMENT., GAHANNA, OHIO		PROBABLE OFF SITE CONSTRUCTION COSTS - ESTIMATED				
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	COST PER APT UNIT	TOTAL
201	CLEARING AND GRUBBING	1	LUMP SUM	\$5,000	\$ 39.06	\$5,000
202	CURB REMOVED	135	LF	\$10	\$ 10.55	\$1,350
202	PAVEMENT REMOVED	176	SY	\$20	\$ 27.50	\$3,520
202	BRICK WALK REMOVED	365	SF	\$2	\$ 5.70	\$730
202	BRICK DRIVE REMOVED	34	SY	\$20	\$ 5.31	\$680
202	CONCRETE DRIVE REMOVED	31	SY	\$20	\$ 4.84	\$620
202	STRUCTURE REMOVED (CURB INLETS TO BE REPLACED)	2	EACH	\$500	\$ 7.81	\$1,000
204	SUBGRADE COMPACTION (WALK & DRIVES)	251	SY	\$5	\$ 9.80	\$1,255
207	EROSION CONTROL, COMPLETE	1	LUMP SUM	\$10,000	\$ 78.13	\$10,000
253	PAVEMENT REPAIR	203	CY	\$200	\$ 317.19	\$40,600
254	1.5" PAVEMENT PLANING	852	SY	\$8	\$ 53.25	\$6,816
441	1 1/2" ASPHALT CONCRETE SURFACE COURSE	36	CY	\$200	\$ 56.25	\$7,200
452	8" NON-REINFORCED CONCRETE (DRIVES)	85	SY	\$90	\$ 59.77	\$7,650
604	CURB INLET	2	EACH	\$2,500	\$ 39.06	\$5,000
614	MAINTAINING TRAFFIC	1	LUMP SUM	\$20,000	\$ 156.25	\$20,000
608	BRICK/CONCRETE WALK	1,490	SF	\$15	\$ 174.61	\$22,350
608	CURB RAMP	3	EACH	\$750	\$ 17.58	\$2,250
609	CURB, STRAIGHT 18"	190	LF	\$20	\$ 29.69	\$3,800
630	REMOVAL OF SIGN (STREET SIGNS)	2	EACH	\$30	\$ 0.47	\$60
630	GROUND MOUNTED SUPPORT	12	LF	\$20	\$ 1.88	\$240
630	SIGN, FLAT SHEET (NO PARKING SIGN)	4	SF	\$50	\$ 1.56	\$200
801	6" WATER PIPE	140	LF	\$75	\$ 82.03	\$10,500
803	6"X6" TAPPING SLEEVE & VALVE	1	EACH	\$2,500	\$ 19.53	\$2,500
816	4" WATER MAIN ABANDONED	1	EACH	\$1,000	\$ 7.81	\$1,000
SPEC	COLUMBIA GAS RELOCATIONS, COMPLETE	1	LUMP SUM	\$50,000	\$ 390.63	\$50,000
SPEC	TRAFFIC SIGNAL IMPROVEMENTS (ALLOWANCE)	1	LUMP SUM	\$10,000	\$ 78.13	\$10,000
BID	DEMOLITION OF 161-169 MILL STREET	1	LUMP SUM	\$58,130	\$ 454.14	\$58,130
BID	DEMOLITION OF CAR WASH BUILDING	1	LUMP SUM	\$18,112	\$ 141.50	\$18,112
BID	DEMOLITION OF 170 MILL STREET	1	LUMP SUM	\$33,287	\$ 260.05	\$33,287
COMPLETE	ENV. REMED & REMOVAL OF UG STORAGE TANKS - 170 MILL STREET	1	LUMP SUM	\$44,692	\$ 349.15	\$44,692
SPEC	SURFACE PARKING FACILITY	1	LUMP SUM	\$94,500	\$ 738.28	\$94,500
SUBTOTAL					\$3,618	\$463,042
10% CONTINGENCY					\$362	\$46,304
SUBTOTAL					\$3,979	\$509,346
GENERAL REQ/ OVERHEAD					\$279	\$35,654
PROFIT					\$318	\$40,748
TOTAL					\$4,576	\$585,747

MILL ST DEVELOPMENT., GAHANNA, OHIO		OPTIONAL UTILITY RELOCATION - CARPENTER ROAD				
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	COST PER APT UNIT	TOTAL
SPEC	CARPENTER ROAD UTILITY RELOCATIONS (IF CITY WANTS)	1	LUMP SUM	\$150,000	\$1,172	\$150,000
SUBTOTAL					\$1,172	\$150,000
10% CONTINGENCY					\$117	\$15,000
SUBTOTAL					\$1,289	\$165,000
GENERAL REQ/ OVERHEAD					\$90	\$11,550
PROFIT					\$103	\$13,200
TOTAL					\$1,482	\$189,750

Exhibit D – Other Public Infrastructure

To be provided by City of Gahanna

Commented [A1]: Note to City:
Please provide this list and amounts

Exhibit E – Easements, Vacation of Right of Way

**DESCRIPTION OF A 0.172 ACRE
RIGHT-OF-WAY PORTION OF NORTH STREET
IN THE CITY OF GAHANNA, OHIO**

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 1, Township 1, Range 17, United States Military Lands, and being all of that part of North Street (50 feet wide) located between Mill Street (60 feet wide) and the 16-foot wide alley located 150 feet east of Mill Street, said streets and alley depicted on the Incorporation Plat of Gahanna, of record in Plat Book 3, Page 178 and numbered in Plat Book 3, Page 213, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at a MAG set at the intersection of the north right-of-way line for said North Street and the east right-of-way line for said Mill Street, being at the southwest corner of Lot 14 of said Incorporation Plat, Lot 14 being described in a deed to M.J.M. Investment Co., of record in Official Record 139 D09;

Thence **South 87 degrees 08 minutes 55 seconds East**, along the north right-of-way line for said North Street, along the south line of said Lot 14, a distance of **150.00 feet** to a MAG nail set at the intersection with the west right-of-way line for said 16-foot wide alley as dedicated in Plat Book 2, Page 53, being at the southeast corner of said Lot 14;

Thence **South 02 degrees 52 minutes 06 seconds West**, along the projected west right-of-way line for said 16-foot wide alley, a distance of **50.00 feet** to the intersection of the south right-of-way line for said North Street and the west right-of-way line for said 16-foot wide alley, being at the northeast corner of Lot 15 of said Incorporation Plat, Lot 15 being described in a deed to Homestead Development Company, LLC, of record in Instrument Number 201607210093671, (reference a $\frac{3}{4}$ inch iron pipe found North 87 degrees 08 minutes 55 seconds West, a distance of 1.31 feet from said corner);

Thence **North 87 degrees 08 minutes 55 seconds West**, along the south right-of-way line for said North Street, along the north line of said Lot 15, a distance of **150.00 feet** to a MAG nail set at the intersection with the east right-of-way line for said Mill Street, being at the northwest corner of said Lot 15;

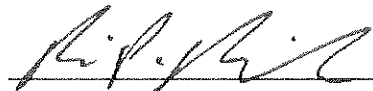
Thence **North 02 degrees 52 minutes 06 seconds East**, along the projection of the east right-of-way line for said Mill Street, a distance of **50.00 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total of **0.172 acres** located entirely with the present road occupied for North Street, and being adjacent to Franklin County Auditor's Parcel Number 025-000114 on the north side and Franklin County Auditor's Parcel Number 025-000101 on the south side.

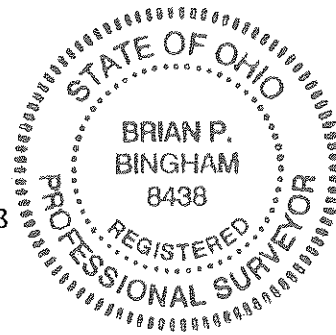
Bearings described herein are based on the bearing of North 02 degrees 52 minutes 06 seconds East for the centerline of Mill Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey and NGS OPUS solution.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual field survey of the premises performed under my direction in March of 2018 and is true and correct to the best of my knowledge and belief.

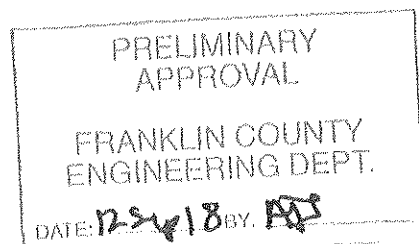
American Structurepoint, Inc.



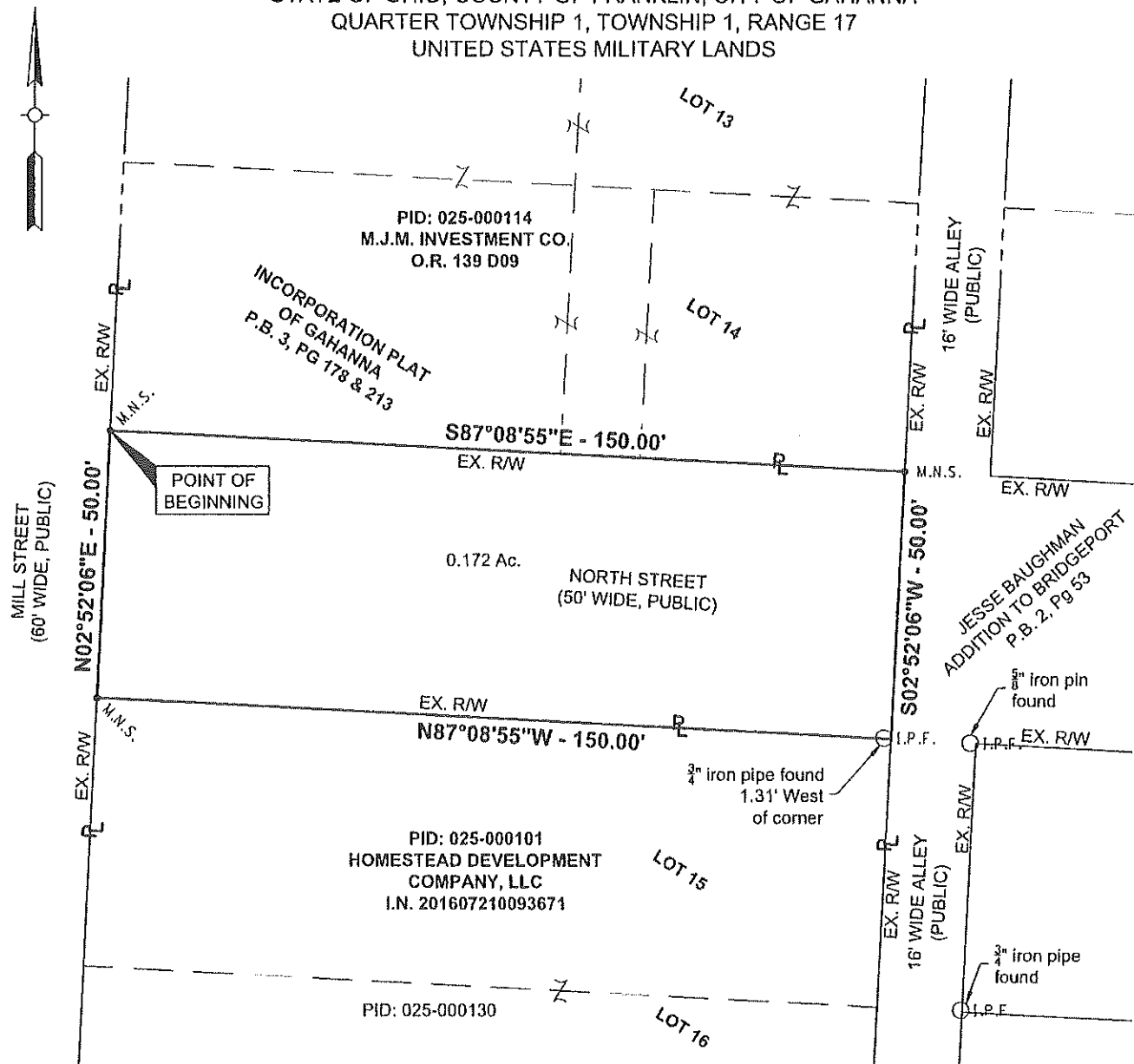
Brian P. Bingham
Registered Professional Surveyor No. 8438



9/11/2018
Date



STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA
 QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17
 UNITED STATES MILITARY LANDS



Basis of Bearings

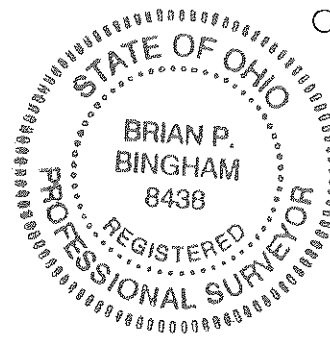
Bearings shown hereon are based on a bearing of N02° 52' 06"E for the centerline of Mill Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (south zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey tied to the ODOT VRS Network.

This exhibit was prepared based on an actual field of the premises performed in March of 2018 and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
 Brian P. Bingham
 Registered Professional Surveyor No. 8438
 Date: 9/11/2018

- M.N.S. MAG Nail Set
- I.P.F. Iron Pin/Pipe Found



DRAWING FILE: 0-0001702248.DWG, Drawn: Brian P. Bingham, SV: 2018-09-06, North Street, Vercator.com
 PLOT DATE: 9/11/2018 1:59 PM
 PLOT SCALE: 1:1
 EDIT DATE: 9/5/2018
 ENTERED BY: BINGHAM

	 2350 Corporate Exchange Drive Suite 309 Columbus, Ohio 43231 TEL 614.901.2235 FAX 614.951.2238 www.structurepoint.com	RIGHT-OF-WAY EXHIBIT FOR MILL STREET REDEVELOPMENT GAHANNA, FRANKLIN COUNTY, OH O	<table border="1"> <tr> <td>DATE:</td> <td>09/06/2018</td> </tr> <tr> <td>DRAWN BY:</td> <td>BPB</td> </tr> <tr> <td>CHECKED BY:</td> <td>BPB</td> </tr> <tr> <td>JOB NUMBER:</td> <td>2017.02248</td> </tr> </table> <p style="text-align: center; font-size: 24pt; font-weight: bold;">1 OF 1</p>	DATE:	09/06/2018	DRAWN BY:	BPB	CHECKED BY:	BPB	JOB NUMBER:	2017.02248
DATE:	09/06/2018										
DRAWN BY:	BPB										
CHECKED BY:	BPB										
JOB NUMBER:	2017.02248										

**DESCRIPTION OF A 0.289 ACRE
PARKING & ACCESS EASEMENT
IN THE CITY OF GAHANNA, OHIO**

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 1, Township 1, Range 17, United States Military Lands, and being a part of that tract of land known as "Park" on E.R. Lintner's Addition, of record in Plat Book 21, Page 14, as described in a deed to Village of Gahanna, of record in Deed Book 2731, Page 52, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at a southeast corner of said "Park", being the northeast corner of that 0.37 acre tract of land described in a deed to Homestead Development Company LLC, of record in Instrument Number 201401090003549;

Thence **North 87 degrees 10 minutes 47 seconds West**, along the south line of said "Park", along the north line of said 0.37 acre tract, a distance of **69.36 feet** to a point on a curve;

Thence along the arc of a non-tangent curve to the right, across said "Park", being parallel to and 75.00 feet as measured radially from the west right-of-way for Mill Street, said curve having a radius of **678.70 feet**, a central angle of **15 degrees 24 minutes 02 seconds**, and an arc length of **182.43 feet** to a point, said curve being subtended by a long chord bearing **North 20 degrees 31 minutes 00 seconds East** and having a chord length of **181.88 feet**;

Thence **South 61 degrees 46 minutes 59 seconds East**, continuing across said "Park", along a radial line from the previous course, a distance of **75.00 feet** to a point on the west right-of-way for Mill Street, as delineated in said Plat Book 21, Page 14, being on the east line of said "Park";

Thence along the arc of a curve to the left, along the west right-of-way for said Mill Street, along the east line of said "Park", said curve having a radius of **603.70 feet**, a central angle of **18 degrees 17 minutes 59 seconds**, and an arc length of **192.82 feet** to a point on the east line of said 0.37 acre Homestead Development Company tract, said curve being subtended by a long chord bearing **South 19 degrees 04 minutes 02 seconds West** and having a chord length of **192.00 feet**;


Thence **North 02 degrees 52 minutes 06 seconds East**, leaving the right-of-way for said Mill Street, along a west line of said "Park", along the east line of said 0.37 acre tract, a distance of **43.22 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **0.289 acres** located within Franklin County Auditor's parcel number 025-000261.

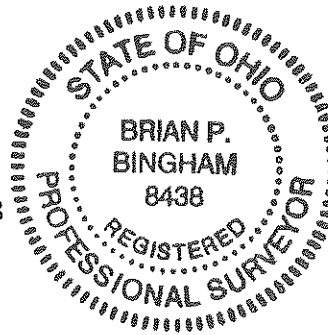
Bearings described herein are based on the bearing of North 02 degrees 52 minutes 06 seconds East for the centerline of Mill Street south of Carpenter Road, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey and NGS OPUS solution.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual field survey of the premises performed under my direction in March of 2018 and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



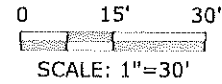
Brian P. Bingham
Registered Professional Surveyor No. 8438



5/7/2019
Date

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA
 QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17
 UNITED STATES MILITARY LANDS

PID: 025-000261
 VILLAGE OF GAHANNA
 D.B. 2731, PG. 52
 "PARK"
 E.R. LINTNER'S ADDITION
 P.B. 21, PG 14



Basis of Bearings

Bearings shown hereon are based on a bearing of N02° 52' 06"E for the centerline of Mill Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (south zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey tied to the ODOT VRS Network.

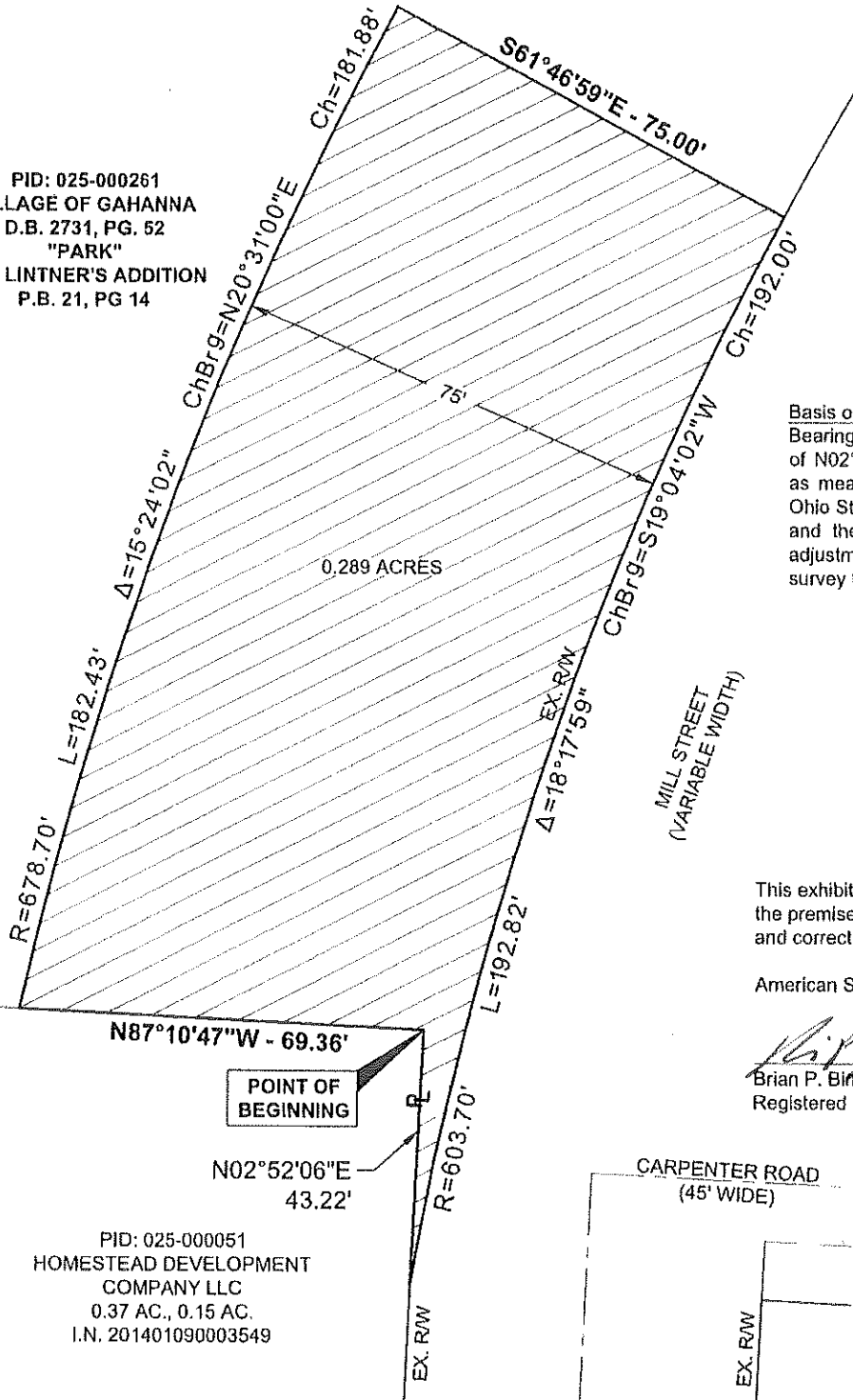
0.289 ACRES

MILL STREET
 (VARIABLE WIDTH)

This exhibit was prepared based on an actual field of the premises performed in March of 2018 and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham 5/7/2019
 Brian P. Bingham Date
 Registered Professional Surveyor No. 8438



N87°10'47"W - 69.36'

POINT OF BEGINNING

N02°52'06"E
 43.22'

PID: 025-000051
 HOMESTEAD DEVELOPMENT
 COMPANY LLC
 0.37 AC., 0.15 AC.
 I.N. 201401090003549

CARPENTER ROAD
 (45' WIDE)

PARKING & ACCESS EASEMENT
 FOR
 MILL STREET REDEVELOPMENT
 GAHANNA, FRANKLIN COUNTY, OHIO

DATE:	05/06/2019
DRAWN BY:	BPB
CHECKED BY:	BPB
JOB NUMBER:	2017.02248

1 of 1



AMERICAN STRUCTUREPOINT INC.
 2550 Corporate Exchange Drive | Suite 300
 Columbus, Ohio 43221
 TEL 614.901.2255 | FAX 614.901.2238
 www.structurepoint.com

PLOT DATE: 5/7/2019 10:45 AM
 PLOT SCALE: 1"=30'
 DRAWN BY: B. BINGHAM
 CHECKED BY: B. BINGHAM
 DATE: 5/7/2019

**DESCRIPTION OF A 0.050 ACRE
EASEMENT VACATION
IN THE CITY OF GAHANNA, OHIO**

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 1, Township 1, Range 17, United States Military Lands, being all of that part of the easement described in a deed to City of Gahanna in Instrument Number 200807080104459 located within that 0.37 acre tract of land and that 0.15 acre tract of land, both as described in a deed to Homestead Development Company LLC, of record in Instrument Number 201401090003549, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the southwest corner of said 0.15 acre tract, being at the southeast corner of that original 7.915 acre tract of land described in a deed to City of Gahanna, of record in Official Record 32024 F06, being on the north line of that 0.794 acre tract described in a deed to MHM Investments Company LLC, of record in Instrument Number 201102010016648, and being at a northwest corner of said easement;

Thence **North 02 degrees 52 minutes 06 seconds East**, along the west lines of said 0.15 acre tract and said 0.37 acre tract, along the east line of said original 7.915 acre tract, and along a west line of said easement, a distance of **80.12 feet** to a westerly corner of said easement;

Thence **North 38 degrees 03 minutes 26 seconds East**, across said 0.37 acre tract, along a northwest line of said easement, a distance of **65.85 feet** to a point on the north line of said 0.37 acre tract, and being on the south line of the "Park" as delineated in E.R. Lintner's Addition, of record in Plat Book 21, Page 14, as conveyed in a deed to Village of Gahanna, of record in Deed Book 2731, Page 52, and being at a northwest corner of said easement;

Thence **South 87 degrees 10 minutes 47 seconds East**, along the north line of said 0.37 acre tract, along the south line of said "Park", and along the north line of said easement, a distance of **18.36 feet** to a northeast corner of said easement;

Thence **South 38 degrees 03 minutes 26 seconds West**, across said 0.37 acre tract, along a southeast line of said easement, a distance of **71.68 feet** to an easterly corner of said easement;

Thence **South 02 degrees 52 minutes 06 seconds West**, continuing across said 0.37 acre tract and across said 0.15 acre tract, along an east line of said easement, a distance of **75.35 feet** to a point on the south line of said 0.37 acre tract, being on the north line of said 0.794 acre MHM Investments Company tract;


Thence **North 87 degrees 10 minutes 47 seconds West**, along the south line of said 0.37 acre tract, along the north line of said 0.794 acre tract, and across said easement, a distance of **15.00 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **0.050 acres**, being all of that portion of the easement described in a deed to City of Gahanna in Instrument Number 200807080104459 located within Franklin County Auditor's parcel number 025-000051.

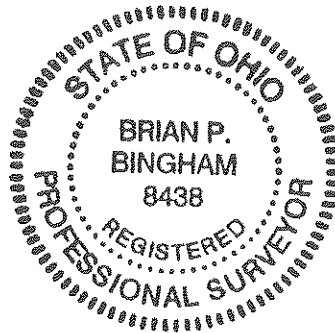
Bearings described herein are based on the bearing of North 02 degrees 52 minutes 06 seconds East for the centerline of Mill Street south of Carpenter Road, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey and NGS OPUS solution.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual field survey of the premises performed under my direction in March of 2018 and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Brian P. Bingham
Registered Professional Surveyor No. 8438

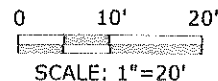


5/7/2019
Date

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA
 QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17
 UNITED STATES MILITARY LANDS

"PARK"
 E.R. LINTNER'S
 ADDITION
 P.B. 21, PG 14

PID: 025-000261
 VILLAGE OF GAHANNA
 D.B. 2731, PG. 52



Basis of Bearings

Bearings shown hereon are based on a bearing of N02° 52' 06"E for the centerline of Mill Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (south zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey tied to the ODOT VRS Network.

EASEMENT
 CITY OF GAHANNA
 I.N. 200807080104459

PID: 025-000051
 HOMESTEAD DEVELOPMENT
 COMPANY LLC
 0.37 AC., 0.15 AC.
 I.N. 201401090003549

PID: 025-000046
 CITY OF GAHANNA
 7.915 AC. (ORIGINAL)
 O.R. 32024 F06

0.050 ACRES

N02°52'06"E - 80.12'

S02°52'06"W - 75.35'

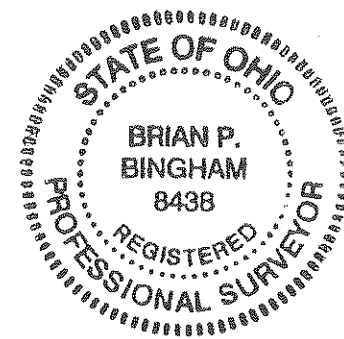
POINT OF
 BEGINNING

15.00'

N87°10'47"W

EASEMENT
 CITY OF GAHANNA
 I.N. 200807080104459

PID: 025-000089
 MHM INVESTMENTS
 COMPANY LLC
 0.794 AC.
 I.N. 201102010016648



This exhibit was prepared based on an actual field of the premises performed in March of 2018 and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham 5/12/2019
 Brian P. Bingham Date
 Registered Professional Surveyor No. 8438

PLOT DATE 5/12/2019 10:45 AM
 PLOT SCALE 1" = 20'



AMERICAN STRUCTUREPOINT INC.
 2559 Corporate Exchange Drive | Suite 369
 Columbus, Ohio 43231
 TEL 614.901.2238 | FAX 614.901.2238
 www.structurepoint.com

EASEMENT VACATION EXHIBIT
 FOR
 MILL STREET REDEVELOPMENT
 GAHANNA, FRANKLIN COUNTY, OHIO

DATE:	05/06/2019
DRAWN BY:	BPB
CHECKED BY:	BPB
JOB NUMBER:	2017.02248

1 of 1

**DESCRIPTION OF A 0.063 ACRE
EASEMENT VACATION
IN THE CITY OF GAHANNA, OHIO**

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 1, Township 1, Range 17, United States Military Lands, being all of that part of the easement described in a deed to City of Gahanna in Instrument Number 200807080104459 located within that 0.794 acre tract of land as described in a deed to MHM Investments Company LLC, of record in Instrument Number 201102010016648, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at a point on the north line of said 0.794 acre tract, being the southwest corner of that 0.15 acre tract described in a deed to Homestead Development Company LLC, of record in Instrument Number 201401090003549, being at the southeast corner of that original 7.915 acre tract of land described in a deed to City of Gahanna, of record in Official Record 32024 F06, and being at a northwest corner of said easement;

Thence **South 87 degrees 10 minutes 47 seconds East**, along the north line of said 0.794 acre tract, along the south line of said 0.15 acre tract, and across said easement, a distance of **15.00 feet** to a point on an east line of said easement;

Thence across said 0.794 acre tract along the following three (3) described courses:

1. **South 02 degrees 52 minutes 06 seconds West**, along an east line of said easement, a distance of **5.00 feet** to a southeast corner of said easement;
2. **North 87 degrees 10 minutes 47 seconds West**, along a south line of said easement, a distance of **112.46 feet** to a southeast corner of said easement;
3. **South 04 degrees 02 minutes 45 seconds West**, along an east line of said easement, a distance of **141.63 feet** to the south line of said 0.74 acre tract, being the north line of that 0.212 acre tract described in a deed to City of Gahanna, of record in Instrument Number 200512190266300, and being a southeast corner of said easement;

Thence **North 87 degrees 10 minutes 47 seconds West**, along the south line of said 0.794 acre tract, along the north line of said 0.212 acre tract, and along the south line of said easement, a distance of **15.00 feet** to a southwest corner of said easement;

Thence **North 04 degrees 02 minutes 45 seconds East**, across said 0.794 acre tract, along a west line of said easement, a distance of **146.63 feet** to a point on the north line of said 0.794 acre tract, being on the south line of said original 7.915 acre tract, and being at a northwest corner of said easement;


Thence **South 87 degrees 10 minutes 47 seconds East**, along the north line of said 0.794 acre tract, along the south line of said original 7.915 acre tract, and along a north line of said easement, a distance of **112.36 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **0.063 acres**, being all of that portion of the easement described in a deed to City of Gahanna in Instrument Number 200807080104459 located within Franklin County Auditor's parcel number 025-000051.

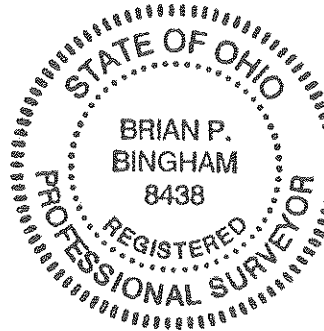
Bearings described herein are based on the bearing of North 02 degrees 52 minutes 06 seconds East for the centerline of Mill Street south of Carpenter Road, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey and NGS OPUS solution.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual field survey of the premises performed under my direction in March of 2018 and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



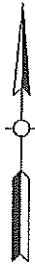
Brian P. Bingham
Registered Professional Surveyor No. 8438



5/7/2019
Date

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA
 QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17
 UNITED STATES MILITARY LANDS

0 15' 30'
 SCALE: 1"=30'



EASEMENT
 CITY OF GAHANNA
 I.N. 200807080104459

PID: 025-000051
 HOMESTEAD DEVELOPMENT
 COMPANY LLC
 0.37 AC., 0.15 AC.
 I.N. 201401090003549

PID: 025-000046
 CITY OF GAHANNA
 7.915 AC. (ORIGINAL)
 O.R. 32024 F06

POINT OF BEGINNING

S87°10'47"E - 112.36'

S87°10'47"E
 15.00'

N87°10'47"W - 112.46'

S02°52'06"W
 5.00'

PID: 025-000089
 MHM INVESTMENTS
 COMPANY LLC
 0.794 AC.
 I.N. 201102010016648

EASEMENT
 CITY OF GAHANNA
 I.N. 200807080104459

Basis of Bearings

Bearings shown hereon are based on a bearing of N02° 52' 06"E for the centerline of Mill Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (south zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey tied to the ODOT VRS Network.

N04°02'45"E - 146.63'

0.063 ACRES
 S04°02'45"W - 141.63'

N87°10'47"W
 15.00'



PID: 025-013351
 CITY OF GAHANNA
 0.212 AC.
 I.N. 200512190266300

LOFTS AT CREEKSIDE
 CONDOMINIUM
 C.P.B 168, PG. 13

This exhibit was prepared based on an actual field of the premises performed in March of 2018 and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
 Brian P. Bingham Date
 Registered Professional Surveyor No. 8438

PLOT DATE: 5/7/2019 10:44 AM
 SCALE: 1"=30'
 DRAWING FILE: C:\Users\Bingham\Documents\Structurepoint\Drawings\2019\2019-05-06\Blk Plan Easement Vacation No. 2.dwg
 ENTERED BY: BPHUGHAM
 EVD DATE: 5/7/2019



AMERICAN STRUCTUREPOINT INC.
 2550 Corporate Exchange Drive | Suite 303
 Columbus, Ohio 43231
 TEL 614.801.2235 | FAX 614.901.2276
 www.structurepoint.com

EASEMENT VACATION EXHIBIT
 FOR
 MILL STREET REDEVELOPMENT
 GAHANNA, FRANKLIN COUNTY, OHIO

DATE:	05/06/2019
DRAWN BY:	BPB
CHECKED BY:	BPB
JOB NUMBER:	2017.02248

1 of 1

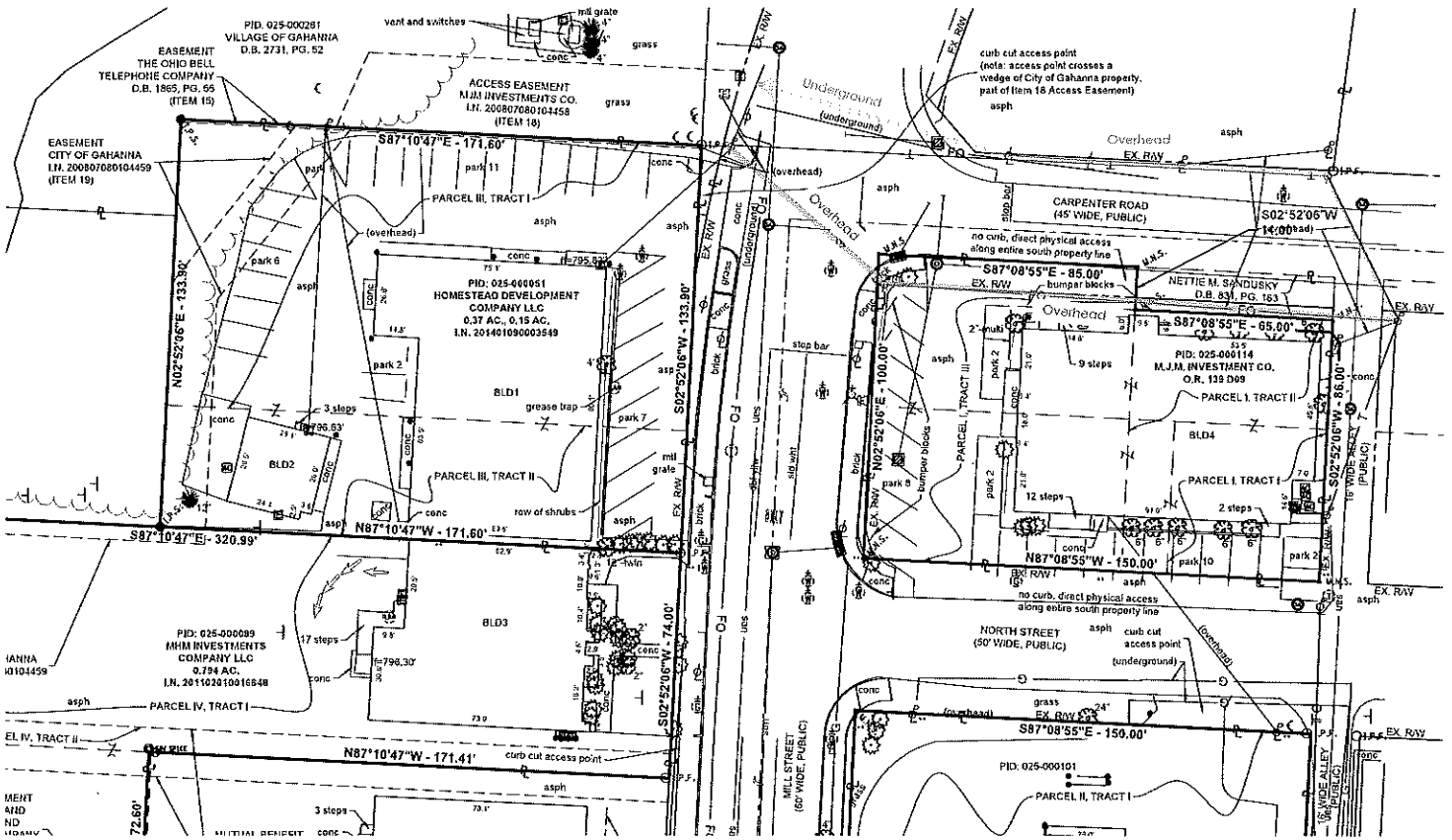


Exhibit E
Potential Telecom/Electric Utility Relocation

Existing
Potential Future Location

Exhibit F – Waiver Fees

MILL ST DEVELOPMENT., GAHANNA, OHIO		PROPOSED FEE WAIVERS - ESTIMATED				
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	COST PER APT UNIT	TOTAL
SPEC	FRONTAGE FEES - PROPOSED FOR CITY TO WAIVE	1	LUMP SUM	\$19,740	\$154	\$19,740
SPEC	PARK FEES - PROPOSED FOR CITY TO WAIVE	128	EACH	\$500	\$500	\$64,000
SPEC	NET WATER/SEWER/FIRE TAP FEES * - PROPOSED FOR CITY TO WAIVE	1	LUMP SUM	\$44,319	\$346	\$44,319
					TOTAL	\$128,059

* Estimated water/sewer/fire tap fees that are not passed through to the City of Columbus and/or covered by tap credits