

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

OFFICE USE ONLY

Application Number: CV17-006 Date Received: 1/25/17
Application Accepted by: TD+mm Fee: \$7,000
Assigned Planner: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 2169 Performance Way, Columbus, Ohio Zip: 43207

Is this application being annexed into the City of Columbus? Select one: YES NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-215041, 010-112360, 010-112297 and 010-112272

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): M-1

Area Commission or Civic Association: Far South Columbus Area Commission

Proposed Use or reason for Council Variance request:

To allow the M-Manufacturing uses provided in C.C. 3363.16

Acreage: 38.49 +/-

APPLICANT:

Name: Preferred Living Phone Number: 614.901.2400 Ext.: _____

Address: 750 Communications Parkway City/State: Columbus, Ohio Zip: 43214

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: JBE Performance LLC Phone Number: _____ Ext.: _____

Address: 7817 Jonell Square City/State: New Albany, Ohio Zip: 43054

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: David Hodge, Underhill & Hodge LLC Phone Number: 614.335.9320 Ext.: _____

Address: 8000 Walton Parkway, Suite 260 City/State: New Albany, Ohio Zip: 43054

Email Address: david@uhlfirm.com Fax Number: 614.335.9329

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE By: [Signature]

PROPERTY OWNER SIGNATURE By: [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

Statement of Hardship

2169 Performance Way

The applicant submits this Council Variance application for property zoned in the M1 – Manufacturing District of the Columbus Zoning Code. The request is to allow the uses provided by 3363.16 or the M – Manufacturing District. The intended use of the property, subject to review and approval of a Special Permit by the Board of Zoning Adjustment, is for an asphalt plant with the capability of recycling asphalt. The property resides in a decidedly industrial district of the City of Columbus, all surrounding properties being zoned in Manufacturing districts, with much M zoned property to the north across SR 104, railroad right-of-way to the southwest, old railroad right-of-way nor privately owned to the west, and no residentially zoned or used property within 600' of the perimeter of the property to be used for the plant.

The variance requested is to C.C. 3365.01, to allow the uses of C.C. 3363.16 where they are not specifically permitted.

A variety of uses are allowed by right in the M-1 District, the applicant contends that among those uses are uses that are substantially similar to the use proposed here. Because of the nature of the property itself, the surrounding zonings and uses, and the distance from residentially zoned or used property, the use family proposed here will not adversely affect the surrounding property or surrounding neighborhood. A hardship exists for the applicant in many ways, in terms of locating appropriately zoned property suitable for its intended use, and also with reference to the application of the City Code for this use. The proposed asphalt plant will be used to create asphalt for both public and private marketplace, and will be the most efficient mechanism for recycling asphalt that exists in the entire county. The plant itself is being imported from Switzerland, and its use on this property will meet or exceed both the performance standards of the City Code, and all applicable regulations of the Ohio EPA.

The approval of this requested use variance will not impair an adequate supply of light and air to any adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of inhabitants of the City of Columbus.

The applicant respectfully requests approval of this reasonable and appropriate variance request.

Preferred Living

By:

Signature of Applicant:

David Hodge - Attorney

Date:

1/25/2017

CU17-006

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: 0017-0060

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 2169 Performance Way, Columbus, Ohio 43207

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) JBE Performance LLC
7817 Jonell Square
New Albany, Ohio 43054

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Preferred Living
614.901.2400

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Far South Columbus Area Commission
Becky Walcott
723 Ivorton Road South, Columbus, Ohio 43207

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List** or the **County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT David Hodge

Sworn to before me and signed in my presence this 25th day of January, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC Kimberly R. Grayson My Commission Expires 1-11-2021

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

PROPERTY OWNER:

JBE Performance LLC
7817 Jonell Square
New Albany, Ohio 43054

APPLICANT:

Preferred Living
750 Communications Parkway
Columbus, Ohio 43214

ATTORNEY:

David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

AREA COMMISSION:

Far South Columbus Area Commission
Becky Walcott
723 Ivorton Road South
Columbus, Ohio 43207

SURROUNDING PROPERTY OWNERS:

Viking Real Estate Ltd.
3663 Alum Creek Drive
Columbus, Ohio 43207

Harold and Mildred Mason
2753 South Cassady Avenue
Columbus, Ohio 43207

Regina Westbrook
2695 South Cassady Avenue
Columbus, Ohio 43207

CCG Crane Holdings LLC
2299 Performance Way
Columbus, Ohio 43207

TB Boyle LLC
6987 Feder Road
Galloway, Ohio 43119

Noble SR
7832 Oakland Hills Court
Pickerington, Ohio 43147

Ronald Roehrenbeck
8819 Terrace Ridge Court
Pickerington, Ohio 43147

ISG Columbus Coatings, Inc.
3250 Interstate Drive
Richfield, Ohio 44286

Shirley Adkins, Tr.
3858 Alum Creek Drive
Columbus, Ohio 43207

CV17-006



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010112297

Zoning Number: 2169

Street Name: PERFORMANCE WAY

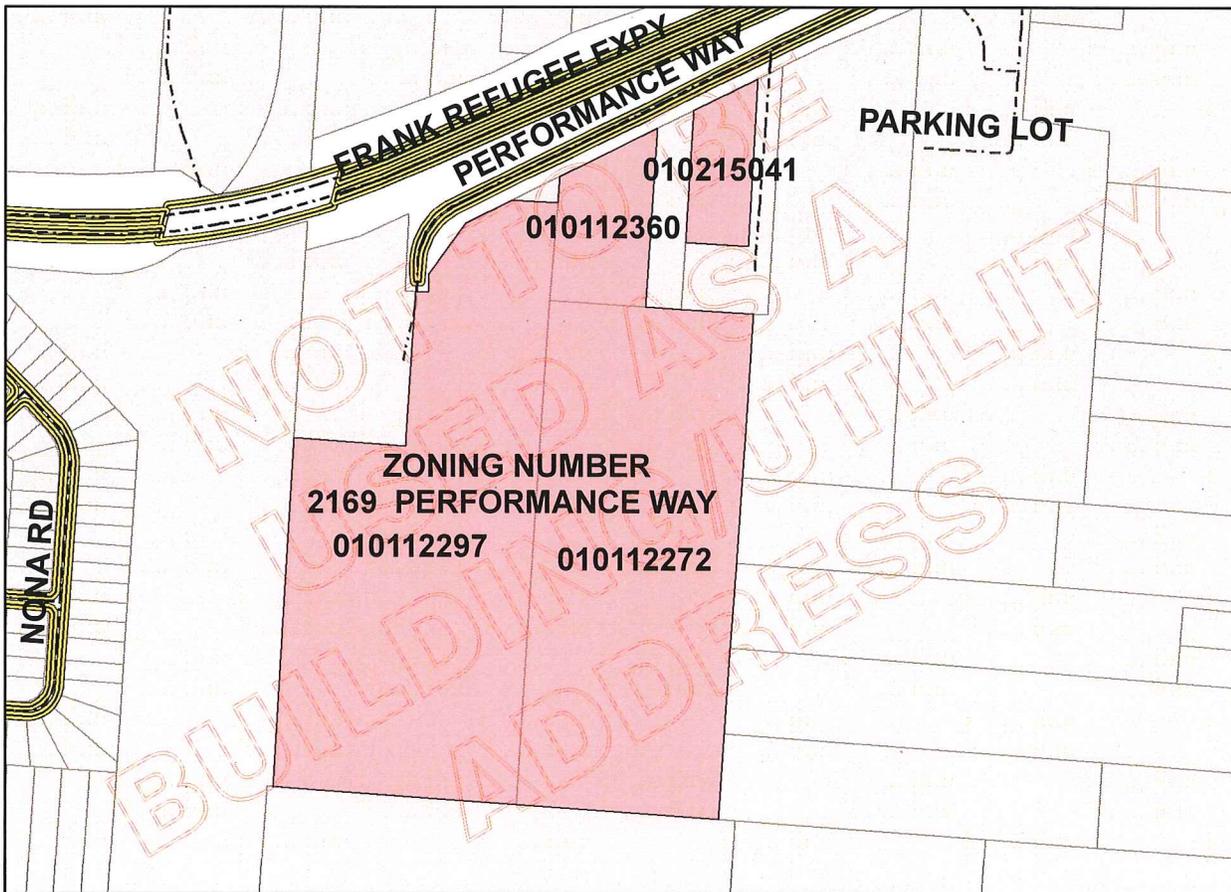
Lot Number: N/A

Subdivision: N/A

Requested By: UNDERHILL & HODGE LLC (DAVID HODGE)

Issued By: *Adyana Amarian*

Date: 1/24/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 500 feet

GIS FILE NUMBER: 104

CV17-006

distance of 49.55 feet to an iron pin (found); thence continuing along said right-of-way, N32°44'41"E, a distance of 149.55 feet to an iron pin (found); thence continuing along said right-of-way line N59°16'41"E, a distance of 144.61 feet to an iron pin (found), said iron pin being located at the westerly point of a tract of land belonging to Ronald J. Roehrenbeck of record in Official Record 15318, Page F11 at said Recorder's Office; thence along the said southerly boundary of Ronald J. Roehrenbeck lands, N88°32'22"E a distance of 118.69 feet to an iron pin (found), said iron pin being located at the southeasterly corner of said Roehrenbeck lands, said iron pin also being located at the northeasterly corner of said 12.304 acre tract; thence along the easterly boundary of said 12.304 acre tract, S00°41'37"E, a distance of 244.09 feet to a stone (found); thence continuing along said easterly boundary, S00°46'50"E, a distance of 1328.19 feet to a stone (found), said stone being located at the southeasterly corner of said 12.304 acre tract, said stone being located at the northerly boundary of a 75.512 acre tract belonging to L-S II Electro-Galvanizing Co. of record Official Record 13412, page G02 at said Recorder's Office; thence along said northerly boundary of said 75.512 acre tract, S89°11'41"W a distance of 355.27 feet to an iron pin (found), said iron pin being located at the southwest corner of said 12.304 acre tract, said iron pin also being located at the southeasterly corner of said 6.393 acre tract; thence continuing along said northerly boundary of said 75.512 acre tract S89°11'16"W a distance of 305.00 feet to a T-Rail (found), said T-rail being located at the southwest corner of said 6.393 acre tract, said T-Rail also being located at the easterly right-of-way of said Norfolk and Western Railroad; thence along said easterly right-of-way N00°43'51"W, a distance of 915.00 feet to the True Point of Beginning and containing 18.697 acres of land, more or less, and being subject to all easements, restrictions, and rights-of-way (if any) of previous record.

O-Ø54-C
ALL OF
(010)
112297

The above description prepared by Roger P. Arnold, Professional Surveyor No. 6065. Basis of bearing for this description is based on a centerline of survey plat Fra. 104-10.57, showing the centerline being N59°16'41"E as shown of record in Plat Book 44, Pages 9 and 10, Recorder's Office, Franklin County, Ohio.

Known as Auditor's Parcel No. 010-112297
2562 English Road, Columbus, Ohio
Source of Title: Official Record 33653, Page H11

C017-006

TRACT II: Situated in the State of Ohio, County of Franklin, City of Columbus and bounded and described as follows:

Beginning at a stone in the southwest corner of the 58 acre tract of the Joseph Burkey Farm known as the Woodland; thence N3°E with the west line of said tract, 20.10 chains to the northwest corner of said tract and to a stone; thence S87°E along the north line of said tract 8.19 chains to an iron stake in Hannah Rohr's northwest corner; thence S3°W along her west line 20.10 chains to an iron stake in the south line of the quarter section; thence N87°W 8.14 chains to the beginning, containing 16.42 acres of land and being part of the northwest quarter of Section 1, Township 4, and Range 22 Congress Lands.

0-054-C
ALL OF
(010)
112272

Known as Auditor's Parcel No. 010-112272

TRACT III: Situated in the State of Ohio, County of Franklin, City of Columbus, in the northwest quarter of Section 1, Township 4, Range 22, Congress Lands and being part of the original 7.00 acre tract conveyed to Clee Enterprises in Deed Book 3029, Page 162, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at the southwest corner of the said 7.00 acre tract (southeast corner of the G.C. Dunigan original 3.00 acre tract; thence N01°08'09"E along part of the west line of the said 7.00 acre tract and along part of the east line of the said Dunigan 3.00 acre tract, a distance of 172.00 feet to an iron pin, said iron pin being the True Point of Beginning of this description; thence N01°08'09"E, continuing along part of the west line of the said 7.00 acre tract and part of the east line of the said 3.00 acre tract, a distance of 335.39 feet to an iron pin in the south right of way line of Refugee Road South (80 feet wide) said line being the south line of the 0.479 acre tract conveyed to the City of Columbus in Deed Book 3782, Page 800; thence N60°29'35"E along the said south right of way, a distance of 191.11 feet to an iron pin; thence S01°08'09"W, across said 7.00 acre tract, along a line parallel with the west line of said tract, a distance of 432.84 feet to an iron pin; thence N88°50'5"W, across the said 7.00 acre tract, along a line parallel with the south line of the said 7.00 acre tract, a distance of 164.42 feet to the place of beginning; containing 1.450 acres. Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579" unless otherwise noted. Basis of bearings is bearing of Refugee Road (north location) from former deed. Myers Surveying Company, Inc., Alberto O. Myers, Jr. P.S. 3352.
Known as Auditor's Parcel No. 010-215041

0-054-C
ALL OF
(010)
215041

TRACT IV: Situated in the State of Ohio, County of Franklin, Township of Marion and being part of the northwest quarter of Section 1, Township 4, Range 22 Congress Lands:

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Beginning at a stake in the north line of said quarter section 79 poles east from the northwest corner of said section and in the northwest corner of Lambert Ruffing's 11 acre tract of land, running thence S2°W 82.75 poles to said Ruffing's west corner and to the north line of Joseph Durkey's land; thence N88°W 33.08 poles to the northwest corner of said Durkey's 55 acre tract of land; thence N2°E 82.75 poles to the north line of said quarter section and on a line parallel with the first described line thence S88°E 33.08 poles to the place of beginning, containing 17 acres of land, more or less. EXCEPTING THEREFROM THE FOLLOWING PARCELS:

Tract I: Being in and part of the northwest quarter of Section 1, Twp. 4, Range 22, Congress Lands, and being 7 acres off the entire east side of that certain 17 acres, more or less, tract conveyed by Charlotte M. Koebel, Administratrix of the Estate of Edward M. Koebel, deceased, to Earl Mallett and Edith Mallett, as same is shown of record in Volume of Deeds 1148, Page 26, Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at a railroad spike in the centerline of Refugee Road and in the north line of said quarter section and in the northeast corner of the above named 17 acre tract; thence with the east line of said 17 acre tract S2°00'W 1359.9 feet to an iron pin or pipe at the southeast corner of said 17 acre tract, passing an iron pin on the south side of Refugee Road at 30 feet and another iron pin or pipe on line at 1343.4 feet; thence with the south line of said 17 acre tract N87°57'W 224.41 feet to an angle iron; thence parallel to the east line of said tract N2°00'E 1357.6 feet to a railroad spike in the centerline of Refugee Road and the north line of said quarter section No. 1, passing an iron pipe on line 30 feet therefrom; thence with the centerline of Refugee Road and the north line of said 17 acre tract S88°33'E 224.42 feet to the place of beginning and containing 7 acres.

Tract II: Being in and part of the northwest quarter of Section No. 1, Twp. 4, Range 22, Congress Lands and being 3 acres out of the middle portion of that certain 17 acres, more or less, tract conveyed by Charlotte M. Koebel, Administratrix of the Estate of Edward J. Koebel, deceased, to Earl Mallett and Edith Mallett as the same is shown of record in Vol. of Deeds 1148, Page 26, Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at a railroad spike in the centerline of Refugee Road and in the north line of said quarter section, which said beginning point bears N88°33'W 224.42 feet from a railroad spike at the northeast corner of the above mentioned 17 acre tract; said beginning point being also the northwest corner of a 7 acre tract heretofore cut off of the east side of the above mentioned 17 acre tract; thence parallel to the east line of said 17 acre tract and along the west line of the above mentioned 7 acre tract, S2°00'W 1357.6 feet to an angle iron in the south line of said 17 acre tract (passing an iron pipe on line in the south side of

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Refugee Road at 30 feet); thence with the south line of said 17 acre tract N87°57'W 96.29 feet to an iron pin; thence parallel to the east line of the said 17 acre tract N2°00'E 1356.7 feet to a point in the centerline of Refugee Road (passing an iron pipe on line in the south side of Refugee Road at 1326.7 feet; thence with the centerline of Refugee Road and the north line of said quarter section #1 and the north line of said 17 acre tract, S88°33'E 96.29 feet to the place of beginning and containing 3 acres.

Tract III: (Parcel 174-WD) Situated in the State of Ohio, County of Franklin, City of Columbus and in Section 1, Twp. 4N, Range 22W and also lying on the right side of the centerline of a survey made by the City of Columbus and recorded in Book____, Page ____ of the records of Franklin County and being located within the following described points in the boundary thereof:

Commencing at a point in the northeast corner of Section 1, said point also being 275.32 feet right of Station 256 + 21.37 in the centerline of a survey made in 1977 by the City of Columbus of St. Rt. 104 Section 10.57; thence S89°08'36"W along the north line of Section 1 and the centerline of existing Refugee Road a distance of 942.94 feet to a point; thence continuing on the same line S89°22'44"W a distance of 2116.00 feet to a point in the centerline of St. Rt. 104, being St. Rt. 104 centerline Station 223 + 05.77; thence along the centerline of St. Rt. 104 S61°34'07"W a distance of 1539.24 feet to a point being St. Rt. 104 centerline Station 207 + 66.53; thence along a line perpendicular to the centerline of St. Rt. 104 S28°25'53"E a distance of 107.32 feet to a point on the grantors easterly property line, being 107.32 feet right of St. Rt. 104 centerline Station 207 + 66.53 and also being the true point of beginning; thence continuing with said property line S0°05'33"E for a distance of 92.97 feet to a point being 50.00 feet right of Refugee Road south centerline Station 17 + 19.81; thence S59°16'14"W along the southerly right of way line of Refugee Road south for a distance of 273.11 feet to a point being 50.00 feet right of Refugee Road south centerline Station 14 + 46.70; thence along the grantors westerly property line N0°43'52"W for a distance of 92.37 feet to a point being 118.28 feet right of St. Rt. 104 centerline Station 204 + 92.44; thence along the southerly limited access line of St. Rt. 104 N59°16'41"E for a distance of 274.31 feet to the place of beginning, containing 0.503 acre, more or less.

Tract IV: (Parcel 174-WL) Situated in the State of Ohio, County of Franklin, City of Columbus and in Section 1, Twp. 4N, Range 22W and also lying on both sides of the centerline of a survey made by the City of Columbus and recorded in Book____, Page ____ of the records of Franklin County and being located within the following described points in the boundary thereof:

Commencing at a point in the northeast corner of Section 1, said point also being 275.32 feet right of Station 256 + 21.37 in the centerline of a survey made in 1977 by the City of

CU17-006

Columbus of St. Rt. 104 Section 10.57; thence S89°08'36"W along the north line of Section 1 and the centerline of existing Refugee Road a distance of 942.94 feet to a point; thence continuing on the same line S89°22'44"W a distance of 2116.00 feet to a point in the centerline of St. Rt. 104, being St. Rt. 104 centerline Station 223 + 05.77; thence along the centerline of St. Rt. 104 S61°34'07"W a distance of 1539.24 feet to a point being St. Rt. 104 centerline Station 207+ 66.53; thence along a line perpendicular to the centerline of St. Rt. 104 S28°25'53"E a distance of 107.32 feet to a point on the grantors easterly property line being 107.32 feet right of St. Rt. 104 centerline Station 207 + 66.53 and also being the true place of beginning; thence S59°16'41"W along the southerly limited access line of St. Rt. 104 for a distance of 274.31 feet to a point being 118.28 feet right of St. Rt. 104 centerline Station 204 + 92.44; thence along the grantors westerly property line N0°43'52"W for a distance of 280.42 feet to a point being 130.00 feet left of St. Rt. 104 centerline Station 206 + 22.79; thence along the northerly limited access right of way line of St. Rt. 104 N66°21'36"E for a distance of 160.89 feet to a point, being 108.21 feet left of St. Rt. 104 centerline Station 208 + 82.76; thence S0°05'33"E along the grantors easterly property line for a distance of 244.87 feet to the place of beginning, containing 1.437 acres, more or less.

Tract V: Situated in the State of Ohio, County of Franklin, City of Columbus, in the northwest quarter of Section 1, Township 4, Range 22, Congress Lands and being part of the original 7.00 acre tract conveyed to Clara J. Kitchen shown of record in Deed Book 3111, Page 125, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a spike on the centerline of Refugee Road (60 feet wide) and on the Section line at the northwesterly corner of said original Seven (7) acre tract and the northeasterly corner of an original three (3) acre tract conveyed to Thomas L. Brown shown of record in deed Book 3735, Page 858, said point being N89°21'57"E along the centerline of Refugee Road and along the Section line, a distance of 738.44 feet from a point at the northwesterly corner of Section 1; thence N89°21'57"E along the centerline of said Refugee Road and along the Section line and along the northerly line of said 7 acre tract a distance of 245.94 feet to a spike at the northeasterly corner of said 7 acre tract and the northwesterly corner of an original 3 acre tract conveyed to Gladys C. Dunigan shown of record in Deed Book 1402, Page 526; thence S0°05'33"E along the easterly line of said 7 acre tract and along the westerly line of said 3 acre tract, passing an iron pin on the southerly right of way line of said Refugee Road at 30.00 feet, a total distance of 568.30 feet to an iron pin on the northerly limited access right of way line of St. Rt. 104 (FRA-104-10.57) (Frank-Refugee Road), and the northeasterly corner of a 1.437 acre tract (Parcel 174-WL) conveyed to the City of Columbus shown of record in Deed Book 3767, Pages 640 through 645;

0017-006

Thence S66°21'48"W across said 7 acre tract and along the northerly limited access right of way line of said St. Rt. 104 (FRA-104-10.57) (Frank-Refugee Road); and along the northerly line of said 1.437 acre tract (Parcel 174-WL) a distance of 260.67 feet to an iron pin on the westerly line of said 7 acre tract and on the easterly line of said 3 acre tract and on the northwesterly corner of said 1.437 acre tract (Parcel 174-WL); thence N0°41'16"W along the westerly line of said 7 acre tract and along the easterly line of said 3 acre tract, passing an iron pin on the southerly right of way line of said Refugee Road at 640.14 feet, a total distance of 670.14 feet to the place of beginning, containing 3.4506 acres, subject, however, to all highways and easements of record and of records, easements, and restrictions in the respective utility offices.

TOGETHER WITH a non-exclusive easement and right of way as reserved in Official Record 13875, Page D20 and confirmation and correct easement in Official Record 13905, Page D10, Franklin County records.

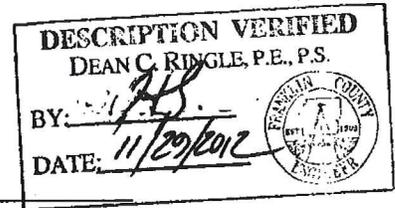
0-054-C
ALL OF
(010)
112360
* 5 EXCEPTIONS

Known as Auditor's Parcel No. 010-112360

Witness their hand this 5 day of Dec., 2012.

x Jack L. Evans
Jack L. Evans

x Bonnie L. Evans
Bonnie L. Evans

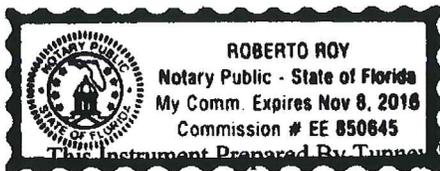


STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 5 day of December, 2012, before me the subscriber, a Notary Public in and for said County, personally came the above-named Jack L. Evans and Bonnie L. Evans, Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

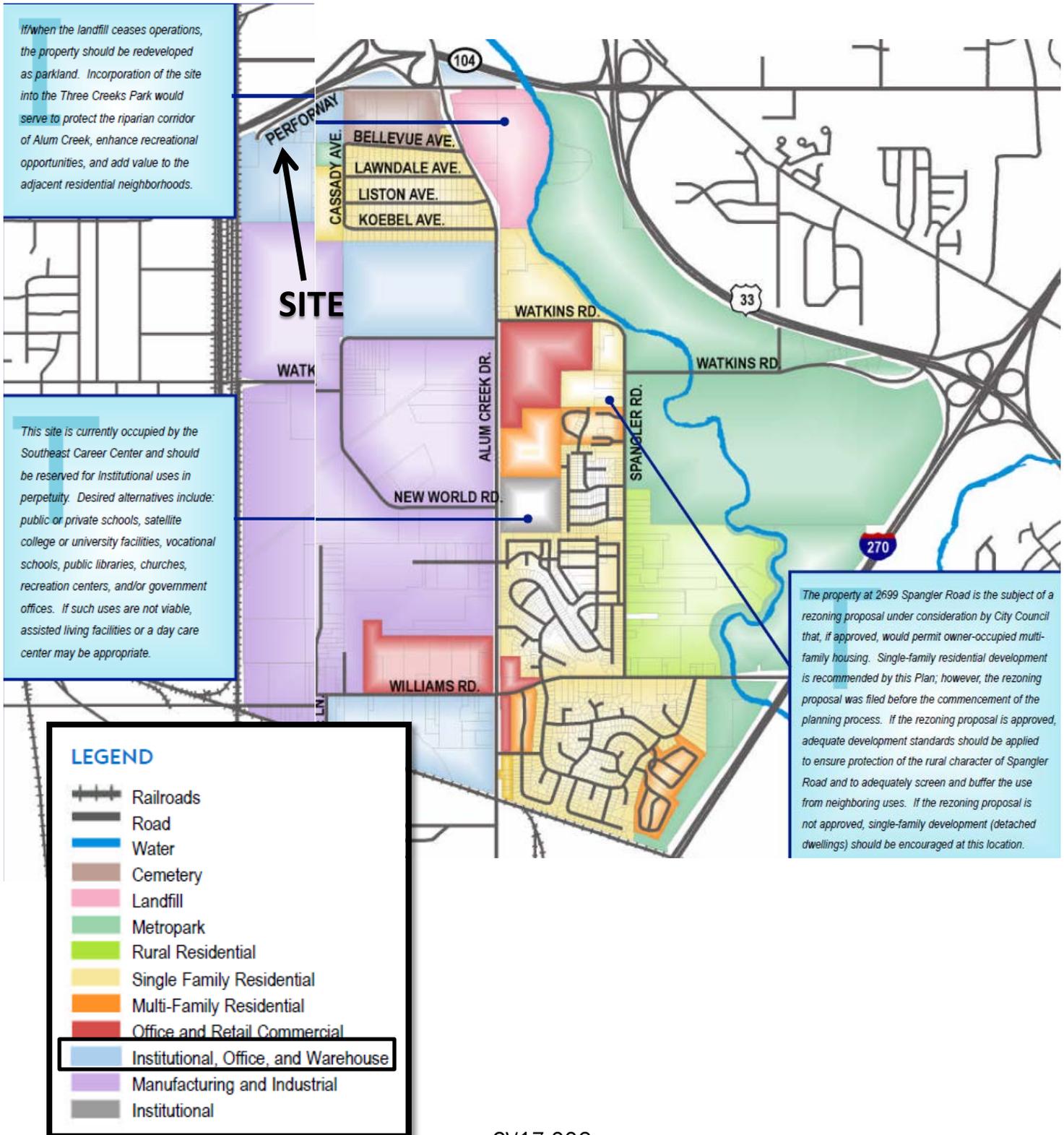
[Signature]
Notary Public



This Instrument Prepared By Tunney L. King, Attorney-at-Law, 380 S. Fifth St., Columbus, Ohio 43215
S:\OFFICE\WPWIN\WPDOS\BUSINESS\EVANS, Jack and Bonnie\JBE LAMB and JBE PERFORMANCE\Evans Deed.Performance properties.doc

CU17-006

South Alum Creek Neighborhood Plan
 "Institutional, Office, and Warehouse" Recommended



CV17-006
 2169 Performance Way
 Approximately 38.49 Acres



CV17-006
2169 Performance Way
Approximately 38.49 Acres