

Zoning Report

Site Information

Address	840 MICHIGAN AVE APT 201, COLUMBUS, OH
Mailing Address	170 BRICKEL ST STE E COLUMBUS OH 43215-1508
Owner	840 MICHIGAN AVENUE LLC
Parcel Number	010140800
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Manufacturing, M, 2/27/1928, H-60
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	BZA15-084, Passed
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA17-143
Date Received: 12/18/17
Application Accepted by: D. Reiss
Fee: \$1,900.00
Commission/Civic: Harrison West
Existing Zoning: M1
Comments: 2/27/18

TYPE(S) OF ACTION REQUESTED (Check all that apply):

- [X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:
See Exhibit 'B'

LOCATION

Certified Address: 840 Michigan Avenue City: Columbus, Ohio Zip: 43215

Parcel Number (only one required): 010-140800

APPLICANT (If different from Owner):

Applicant Name: 840 Michigan Avenue, LLC
c/o Donald Plank
Address: Plank Law Firm, 411 East Town Street, 2nd Floor
City/State: Columbus, Ohio Zip: 43215
Email Address: dplank@planklaw.com

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

Name: 840 Michigan Avenue, LLC c/o Donald Plank
Plank Law Firm
Address: 411 East Town St., 2nd Floor
City/State: Columbus, OH Zip: 43215
Email Address: dplank@planklaw.com

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

Name: Donald Plank (Plank Law Firm)
Address: 411 East Town Street, 2nd Floor
City/State: Columbus, Ohio Zip: 43215
Email Address: dplank@planklaw.com

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

APPLICANT SIGNATURE: Donald Plank, attorney
PROPERTY OWNER SIGNATURE: Donald Plank, attorney
ATTORNEY / AGENT SIGNATURE: Donald Plank

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Dave Perry, Consultant



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank (Plank Law Firm)

of (1) MAILING ADDRESS 411 East Town Street, 2nd Floor, Columbus, Ohio 43215

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 840 Michigan Avenue, Columbus, Ohio 43215

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) 840 Michigan Avenue, LLC

c/o Chad Seiber

17 Brickel St., Suite E

Columbus, OH 43215

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

840 Michigan Avenue, LLC

c/o Donald Plank (Plank Law Firm) 614-947-8600

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

(5) Harrison West Society

c/o David Carey

PO Box 163442 Columbus, OH 43216

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) SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 18th day of December, in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

**EXHIBIT A, Public Notice
840 Michigan Avenue
BZA-_____
December 15, 2017**

APPLICANT

840 Michigan Avenue, LLC
c/o Donald Plank
Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215

PROPERTY OWNER

840 Michigan Avenue, LLC
c/o Donald Plank
Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 4321

ATTORNEY

Donald Plank
Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215

COMMUNITY GROUP:

Harrison West Society
c/o David Carey
PO Box 163442
Columbus, Ohio 43216

PROPERTY OWNERS WITHIN 125 FEET

Jack Jang Properties, LLC
(or current occupant)
870 Michigan Avenue
Columbus, Ohio 43215-1109

Ingleside & Buttles, LLC (or current
occupant)
88 E Broad Street, Suite 1750
Columbus, Ohio 43215-3552

City Pointe North, Ltd.
(or current occupant)
76 4th Street North, Suite 2058
St. Petersburg, FL 33731-7003

Everest Thurber Manor LP (or current
occupant)
c/o Corelogic Commercial
1500 Solana Blvd., Building 1
Roanoke, TX 76262-1720

Thurber Square Investment, LLC (or
current occupant)
PO Box 1026
Columbus, Ohio 43216-1026

Alexandria Colony, LLC (or current
occupant)
3333 Richmond Road, Suite 350
Beachwood, Ohio 44122-4196

800 HW, LLC (or current occupant)
c/o Bellwether Enterprise Real Estate
Attn: Michael Gruss
1360 E 9th Street, Suite 300
Cleveland, Ohio 44114-1730

Melmat, LLC (or current occupant)
839 Michigan Avenue
Columbus, Ohio 43215-1108

Elytra Properties, LLC
(or current occupant)
850 Michigan Avenue
Columbus, Ohio 43215-1920

ALSO NOTIFY

Mulberry Design-Build, LLC
c/o Chad Seiber
17 East Brickel Street, Suite E
Columbus, Ohio 43215

Dave Perry
David Perry Company, Inc.
411 East Town Street, 1st Floor
Columbus, Ohio 43215

840 Michigan Avenue, LLC
c/o Chad Seiber
17 East Brickel Street, Suite E
Columbus, Ohio 43215

**840 Michigan Avenue
BZA-_____, December 15, 2017
Exhibit A, Public Notice
Page 1 of 1**

Exhibit B
Statement in Support
BZA17-_____
840 Michigan Avenue, Columbus, OH 43215

The 0.62 +/- acre site (PID: 010-140800) is located at the northeast corner of Michigan Avenue and Buttles Avenue. The site is zoned M, Manufacturing and an extended stay hotel is under construction. The BZA approved certain variances with Board Order BZA15-084, including parking for the retail component, building setback lines and loading space. The Site Compliance Plan and building permit were subsequently approved.

The project, as initially planned, included 26 extended stay hotel units and 1,638 square feet of retail use on the first floor. Applicant has marketed the retail space and has had no interest in the space for retail purposes. A similar extended stay hotel development with a retail area near the site has been marketing the retail space for two (2) or more years with no success in leasing the space. There is strong demand for housing in the area, but no demand for small isolated retail commercial space.

Applicant proposes to change the use of the retail area approved with the 2015 Board Order to three (3) extended stay units and also proposes some redesign of the floor plans on the third and fifth floor of the building for three (3) additional extended stay hotel units. These changes will result in the deleting the retail area and a total 32 extended stay hotel units. The change of the retail space to three (3) extended stay hotel units is a less intense use and requires no change in parking. The three additional extended stay units require 4.5 additional spaces @1.5/unit or five (5) parking spaces. Two (2) new parking spaces are being provided on site, leaving a net difference of three (3) parking spaces.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. The requested variances are not substantial and are minor changes from the project supported by City staff and approved by the BZA in 2015. The retail component of the building isn't viable, while there is strong demand for housing in the area. The request won't cause any material change in the character of the neighborhood nor will it effect the delivery of government services. A new variance is the only means of addressing the revised proposed use of the building.

Applicant requests the following variances:

- 1). 3312.49(B), Minimum Numbers of Parking Spaces Required, to reduce code required parking for three (3) new extended stay hotel units from five (5) (3 extended stay units @ 1.5 = 4.5 parking spaces) to three (3) parking spaces with the addition of two (2) new on-site parking spaces, and from 45 to 42 for the total proposed use of the building with 32 extended stay units, while the change of use of the 1,638 SF retail area to three (3) extended stay hotel units is

less intense parking use and no new parking is required for the change of use of the retail area, and 42 parking spaces will be provided.

2). 3312.27, Parking Setback Line, to reduce the Michigan Avenue parking setback from 10' to 3.5' for one parking space and pavement located behind a screen wall.

3). 3312.29, Parking Space, to reduce the width of one (1) parking space from 9 feet to 8 feet, which space shall be posted "Small Car Space".

4). 3312.53, Minimum Number of Loading Spaces Required, to reduce the minimum number of loading spaces from 1 to 0. (This variance was approved with the 2015 BZA application).

5). 3363.24, Building Lines in an M, Manufacturing District, to reduce the required building setback along Buttles Avenue and West Thurber Avenue from 25 feet to 9 feet along both street frontages. (This variance was approved with the 2015 BZA application).

- CODED NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND SMOKE-CONTROL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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 29. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 30. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.



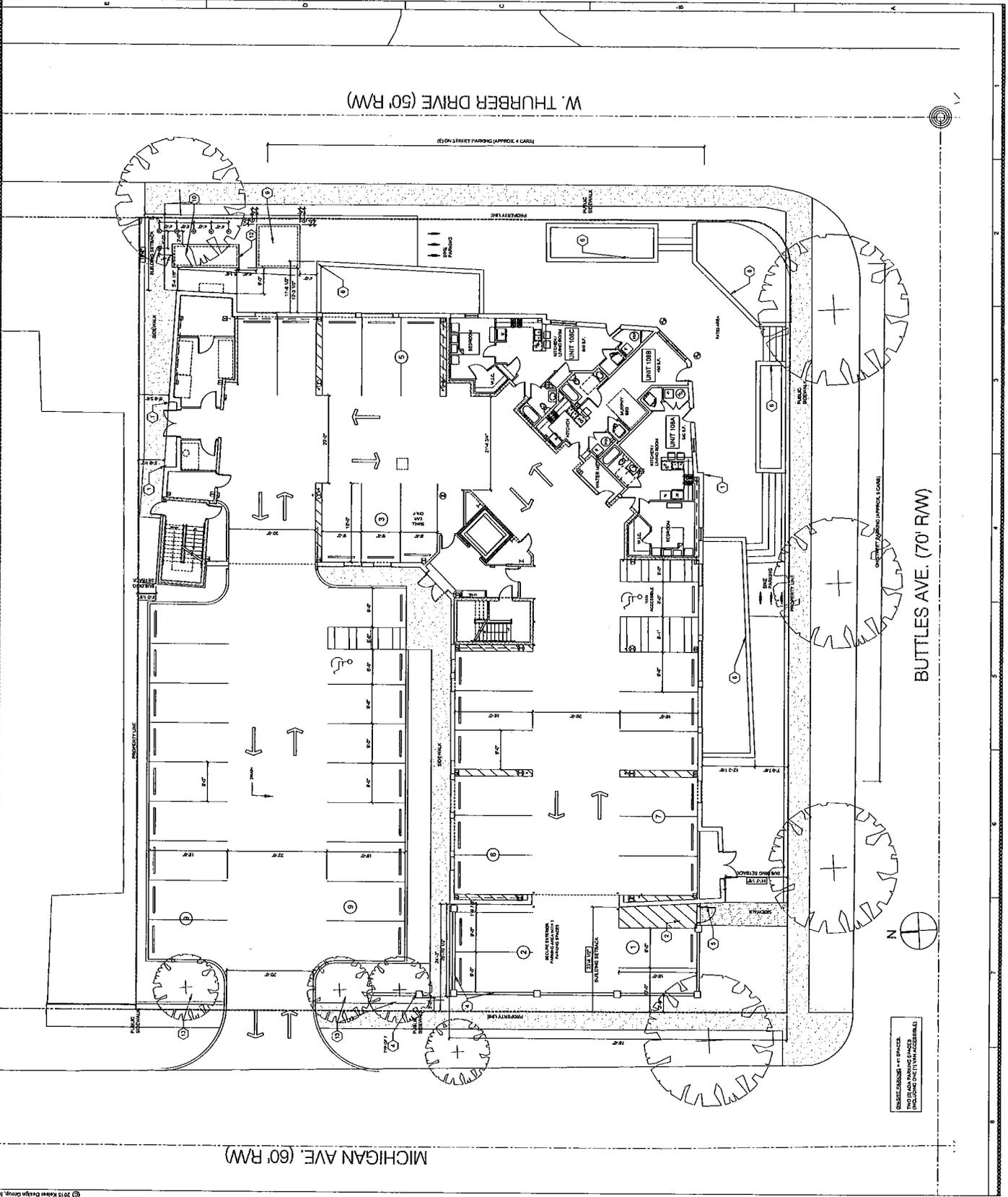
SITE PLAN
SCALE: 1/8" = 1'-0"

APPROVED FOR SUBMITTAL
DATE: 10/15/2014

NO.	DATE	ISSUE WITH CHANGE DESCRIPTION
1	10/15/2014	ISSUE WITH CHANGE DESCRIPTION



PROJECT NO.	DATE
AS-1723	10/13/2014



SHADED AREAS = UT SPACES
TWO (2) ADA PARKING SPACES
INCLUDING ONE (1) VAN ACCESSIBLE

Conveyance
Mandatory- 455.00 <i>TJB</i>
Permissive- 455.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

201507080092015
 Pgs: 2 \$28.00 T20150047905
 07/08/2015 2:01PM BXCARDINAL TI
 Terry J. Brown
 Franklin County Recorder

TRANSFERRED 13016

JUL 08 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

GENERAL WARRANTY DEED

COLUMBUS ENGINEERING CONSULTANTS, INC., an Ohio corporation ("Grantor"), for valuable consideration paid, grants with general warranty covenants to 840 MICHIGAN AVENUE, LLC, an Ohio limited liability company ("Grantee"), the following real property (the "Property");
 SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF

Tax Mailing Address: 17 E. Bickel Street, Suite E, Columbus, Ohio 43215

Prior Instrument Reference: OR 30554, PG C17, Recorder's Office, Franklin County, Ohio.
 Auditor's Parcel Number(s): 010-140800
 Known As: 840 Michigan Ave., Columbus, OH 43215

Subject to real estate taxes and assessments, zoning ordinances, public right-of-way, and restrictions, conditions, and easements, if any, of record.

Grantor has executed this Deed this 6th day of July, 2015.

GRANTOR:
 COLUMBUS ENGINEERING CONSULTANTS, INC.,
 an Ohio corporation

BY: *Jack Jang*
 Jack Jang
 Its: President

STATE OF OHIO)
)
 COUNTY OF FRANKLIN) SS:

Before me, personally appeared the above-named Jack Jang, President of Columbus Engineering Consultants, Inc., an Ohio corporation, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal on this 6th day of July, 2015.

Michelle Blum
 Notary Public



This instrument is the Deed of: HAVENS LTD., 141 E. TOWN STREET, SUITE 200, COLUMBUS, OHIO 43215
 Notary Public, State of Ohio
 My Commission Expires 11-08-2017

EXHIBIT "A"

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

Being all of Lots 421 through 425 and part of Lot 420 of R. E. Neils Eighth Addition as the plat of same is shown of record in Plat Book 2, Page 183, Recorder's Office, Franklin County, Ohio, together with part of a vacated alley (as said alley was vacated by Ordinance No. 627-62 of the City of Columbus, Ohio enacted May 7, 1962), within the above named subdivision lying adjacent to the north line of the above named lots, and being a part of Disposal Block "B-1" of the Goodale Slum Clearance Area and being more particularly bounded and described as follows:

Beginning at the southwesterly corner of said Lot 425, said southwesterly corner being the intersection of the easterly line of Michigan Avenue with the Northerly line of Buttles Avenue;

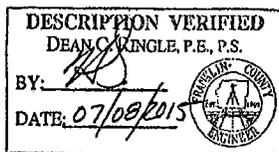
Thence along the easterly line of Michigan Avenue being the westerly line of Lot 425, North 2° 45' 27" East a distance of 150.00 feet to an iron pin;

Thence South 87° 11' 03" East a distance of 180.51 feet to an iron pin on the westerly line of Thurber Drive West;

Thence South 2° 45' 27" West along the westerly line of Thurber Drive West (which is a line parallel to, and 12.5 feet west of the east line of Lot 420) a distance of 140.00 feet to the point of curvature of the intersection curve connecting the westerly line of proposed Thurber Drive, west with the northerly line of Buttles Avenue;

Thence along the arc of said curve (radius 10 feet delta 90° 03' 30" tangent 10.01 feet) the chord of which bears south 47° 47' 10.5" west a distance of 14.15 feet to the point of tangency of said curve in the northerly line of Buttles Avenue;

Then along the northerly line of Buttles Avenue, being the southerly line of Lots 421 through 425 and part of Lot 420 North 87° 11' 03" west a distance of 170.50 feet to the place of beginning, containing approximately 27,000 square feet, more or less.



S-001
ALL OF
(010)
140800



Instrument Number: 201602260023019
Recorded Date: 02/26/2016 10:52:51 AM



Terry J. Brown
 Franklin County Recorder
 373 South High Street, 18th Floor
 Columbus, OH 43215
 (614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
 Recorder@FranklinCountyOhio.gov

FranklinCountyRecorderTerryBrown @RecorderBrown

Transaction Number: T20160011864
Document Type: DEED
Document Page Count: 4

Submitted By (Walk-In):
 CITY OF COLUMBUS - TRANSPORTATION DIVISION

Walk-In

Return To (Box):
 CITY OF COLUMBUS - TRANSPORTATION DIVISION

Box

First Grantor:
 840 MICHIGAN AVENUE LLC

First Grantee:
 COLUMBUS CITY OF

Fees:
 Document Recording Fee: \$28.00
 Additional Pages Fee: \$16.00

Instrument Number: 201602260023019
Recorded Date: 02/26/2016 10:52:51 AM

Total: \$44.00

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.
 COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFERRED

FEB 26 2016

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

9000 2244

CONVEYANCE TAX EXEMPT
A
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

90

GENERAL WARRANTY DEED

(R.C. § 5302.05)

840 Michigan Avenue, LLC, an Ohio limited liability company ("Grantor"), for good and valuable consideration, which Grantor acknowledges receipt and sufficiency, given by the **City of Columbus, Ohio**, an Ohio municipal corporation ("Grantee") whose tax mailing address is Real Estate Management Office (Mortgage Code 9000), 90 West Broad Street, Room 425, Columbus, Ohio 43215, does forever grant to Grantee and its successors and assigns the following described parcel of real property ("Property") in fee simple absolute with all general warranty covenants under Ohio Revised Code, Section 5302.06, but subject to all provisions described in this General Warranty Deed:

Property: 56.67 ft.² +/-*(i.e. Buttles Ave. & Thurber Dr. R/W)*

Property is situated in the state of Ohio, county of Franklin, city of Columbus, and being described and depicted in the two (2) page attachment, **Exhibit-A**, which is fully incorporated for reference as if rewritten.

Franklin County Tax Parcel(s): Split & R/W drop from 010-140800
Instrument Reference(s): Ins. 201507080092015;
 Recorder's Office, Franklin County, OH
Property Address(es): 840 Michigan Ave., Columbus, OH 43215

TERMS & CONDITIONS

- All rights, duties, obligations, terms, conditions, and provisions described in this General Warranty Deed are covenants forever (i) burdening, benefitting, and running with the land of the Property, and (ii) inuring and binding to the benefit and detriment of Grantor and Grantee and their respective successors, and assigns.
- Grantor forever releases and discharges Grantee from all just compensation claims under the Ohio Constitution, Article 1, Section 19, arising from granting the Property to Grantee pursuant to General Warranty Deed. Grantor agrees this section survives the termination of this General Warranty Deed or any reversion of the Property.
- Grantee (i) intends to immediately utilize the Property for public right-of-way purposes upon Grantor's execution of this General Warranty Deed, and (ii) will subsequently accept, dedicate, and name the Property as public right-of-way subject to the passage of an ordinance by Columbus City Council.

[REMAINDER OF PAGE INTENTIONALLY BLANK; GRANTOR'S EXECUTION ON NEXT PAGE]

840 MICHIGAN AVENUE

GRANTOR'S EXECUTION

In witness whereof, Grantor, 840 Michigan Avenue, LLC, an Ohio limited liability company, by its duly authorized representative, MARK INKS, MEMBER, who represents and warrants personally possessing legal authority and capacity to acknowledge this General Warranty Deed on behalf of Grantor, does voluntarily acknowledge this General Warranty Deed on behalf of Grantor on the effective date below.

840 Michigan Avenue, LLC,
an Ohio limited liability company

By: Mark Inks
Print Name: MARK INKS
Print Title: MEMBER
Effective Date: 2.22.16

State of OHIO)
County of FRANKLIN) SS:

Be it remembered on FEBRUARY 22nd, 2016, I affixed my seal evidencing this instrument was acknowledged before me by MARK INKS, MEMBER, on behalf of Grantor, 840 Michigan Avenue, LLC, an Ohio limited liability company.



Jennifer L. McKenna
Notary Public, State of Ohio
My Commission Expires 12-07-2020

Jennifer L. McKenna
Notary Public
Commission Expiration Date: 12-7-2020

THIS INSTRUMENT PREPARED BY:
COLUMBUS CITY ATTORNEY, REAL ESTATE DIVISION
BY: SAM ABDULLAH, ASSISTANT CITY ATTORNEY
DATE: JANUARY 29, 2016
FOR: DPS (JERRY RYSER)
RE: SITE COMPLIANCE 15345-595

[REMAINDER OF PAGE INTENTIONALLY BLANK; "EXHIBIT-A" BEGINS ON NEXT PAGE]

EXHIBIT - A (Pg 1/2)
Right of Way Description
56.67 Sq. Ft.
East of Michigan Avenue
North of Buttles Avenue

Situated in the State of Ohio, County of Franklin, City of Columbus and being part of that tract of land conveyed to 840 Michigan Avenue, LLC, of record in Instrument No. 201507080092015, said tract also being Parcel B-1 as shown upon the record plat for the Re-Subdivision of Goodale Urban Renewal Plat Number 1 of record in Plat Book 37, Page 19A and described as follows:

Beginning, for reference, at a 5/8" rebar found in concrete at the southwest corner of said Parcel B-1, said corner also being at the right-of-way intersection of the easterly right-of-way line of Michigan Avenue (60') and northerly right-of-way line of Buttles Avenue (70');

Thence with the southerly line of said Parcel B-1 and the northerly right-of-way line of said Buttles Avenue (70'), **S 86° 51' 03" E, 157.02 feet** to an iron pin set at the **True Point of Beginning**;

Thence across said Parcel B-1 the following five (5) courses and distances:

N 03° 08' 57" E, 0.22 feet to an iron pin set;

S 86° 49' 07" E, 6.97 feet to an iron pin set at a point of curvature;

with a curve to the left having a central angle of **90° 05' 03"** and a radius of **15.50 feet**, an arc length of **24.37 feet** and a chord bearing and distance of **N 48° 08' 22" E, 21.94 feet** to an iron pin set at a point of tangency;

N 03° 03' 58" E, 5.96 feet to an iron pin set;

S 86° 54' 33" E, 1.00 feet to an iron pin set in the easterly line of said Parcel B-1 and the westerly right-of-way line of Thurber Drive West (50');

Thence with the easterly and southerly lines of said Parcel B-1, the westerly right-of-way line of said Thurber Drive West (50') and the northerly right-of-way line of said Buttles Avenue (70') the following three (3) courses and distances:

S 03° 05' 27" W, 11.68 feet to an iron pin set at a point of curvature;

with a curve to the right having a central angle of **90° 03' 30"** and a radius of **10.00 feet**, an arc length of **15.72 feet** and a chord bearing and distance of **S 48° 07' 12" W, 14.15 feet** to an iron pin set at a point of tangency;

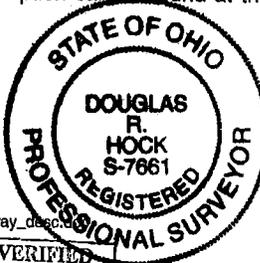
N 86° 51' 03" W, 13.48 feet to the **True Point of Beginning**.

Containing **56.67 Square Feet**, more or less. The above description was prepared by Advanced Civil Design on January 21, 2016 and is based on existing Franklin County records and an actual field survey performed in September of 2015. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the Ohio State Plane Coordinate System South Zone, NAD83 NSRS 2007. A bearing of S03°05'27"W was established by GPS for the easterly right-of-way line of Michigan Avenue (60' R/W) between two 5/8" rebar found in concrete.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

S-01
split
0.001 acre
out of
(010)
Z:\15-0004-688\survey\56.67 sq ft right of way_desc.dwg
140800



ADVANCED CIVIL DESIGN, INC.
Douglas R. Hock 1/25/16
Douglas R. Hock, P.S. 7661

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: *[Signature]*
DATE: *02/26/16*

h 20 h 2042

56.67 Sq. Ft. Right-of-Way Exhibit

City of Columbus, Franklin County, Ohio

CURVE TABLE				
NO.	DELTA	RADIUS	CHORD BEARING	CHORD DIST.
C1	090°05'03"	15.50'	N48°08'22"E	21.94'
C2	090°03'30"	10.00'	S48°07'12"W	14.15'

LINE TABLE	
LINE	BEARING DISTANCE
L1	N03°08'57"E 0.22'
L2	S86°49'07"E 6.97'
L3	N03°03'58"E 5.96'
L4	S86°54'33"E 1.00'
L5	S03°05'27"W 11.68'
L6	N86°51'03"W 13.48'



This survey is based on existing records and an actual field survey performed by Advanced Civil Design, Inc. in September 2015.

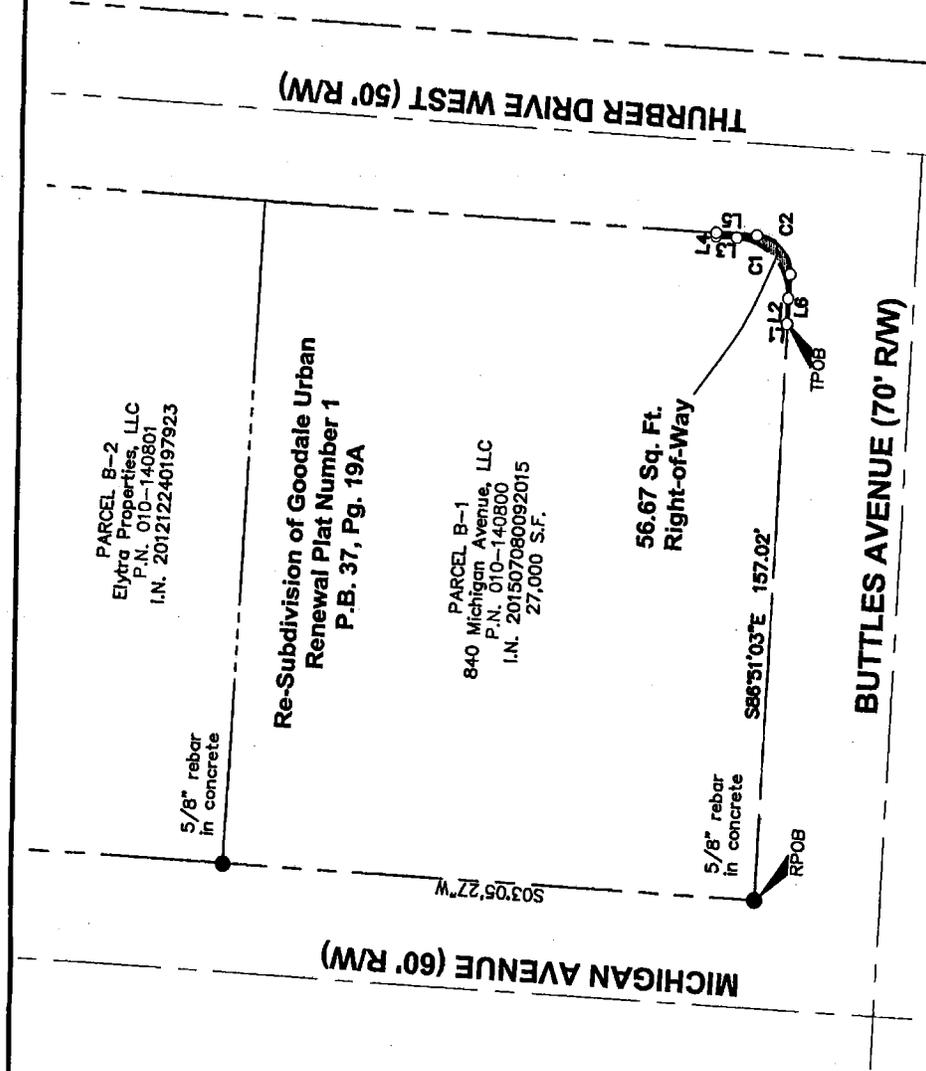
Douglas R. Hock
 Douglas R. Hock, P.S. 7661
 Date: 1/25/16

DRAWN BY: BCK JOB NO.: 15-0004-688
 DATE: 1/21/2016 CHECKED BY: DRB

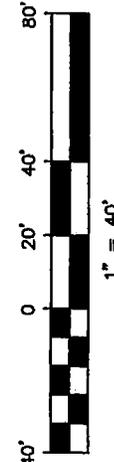
ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

- Iron Pipe Found
- Iron Rod Found
- ✕ PK Nail Found
- ▲ RR Spike Found
- Iron Pin Set
- ✕ PK Nail Set



Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 NSRS 2007. A bearing of S03°05'27"W was established by GPS for the easterly right-of-way line of Michigan Avenue (60' R/W) between two 5/8" rebar found in concrete.





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: 010140800

Zoning Number: 840

Street Name: MICHIGAN AVE

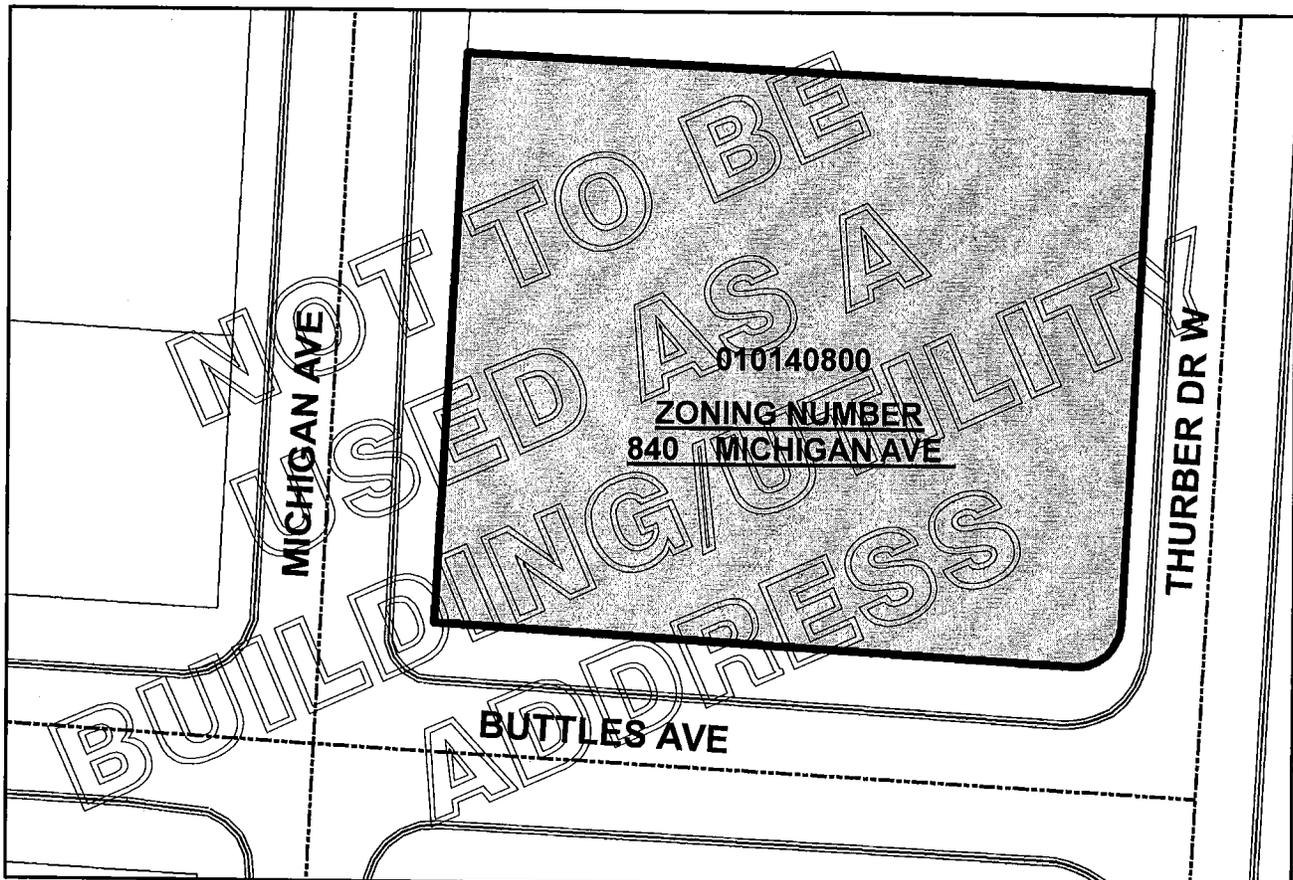
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Adyana Williams*

Date: 7/7/2015



SCALE: 1 inch = 50 feet

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 38516





Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, Ohio 43215

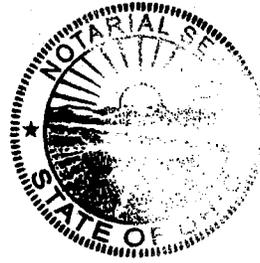
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
840 Michigan Avenue, LLC	17 East Brickel Street, Suite E
c/o Chad Seiber	Columbus, Ohio 43215
Mulberry Design-Build, LLC	17 East Brickel Street, Suite E
c/o Chad Seiber	Columbus, Ohio 43215

SIGNATURE OF AFFIANT *Donald Plank*

Sworn to before me and signed in my presence this 18th day of December, in the year 2017

Stacey L. Danza 11-5-2018 Notary Seal Here
SIGNATURE OF NOTARY PUBLIC My Commission Expires



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.