

Council Variance 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: CVIS-050 Date Received: 8/16/15
Application Accepted by: ET Fee: \$ 3680
Comments: Assigned to Shannon Pine 645-2208
Spine@columbus.ga

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1408 N. Grant Avenue Zip: 43201

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: 010-243508, 010-008498 (part), 010-000339, 010-044629, 010-292490

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

Current Zoning District(s): M, C-4

Area Commission or Civic Association: University Area Commission

Proposed Use or reason for Council Variance request:

Residential use in M, parking lot in C-4. See Exhibit B.

Acreage: 13.68 +/-

APPLICANT:

Name: Weinland Park Development, LLC c/o Donald Plank Phone Number: (614) 947-8600 Ext.:

Address: Plank Law Firm, 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

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

Name: Weinland Park Development, LLC c/o Donald Plank Phone Number: (614) 947-8600 Ext.:

Address: Plank Law Firm, 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

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

Name: Donald Plank Phone Number: (614) 947-8600 Ext.:

Address: Plank Law Firm, 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number:

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

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

Council Variance Application

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

STATEMENT OF HARDSHIP

CN15-050

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A.** Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B.** Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the 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 the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

See Exhibit B

Signature of Applicant

Donald Plank

Date

6/26/15

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

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Please make checks payable to the Columbus City Treasurer

EXHIBIT B

STATEMENT OF HARDSHIP

CV15- 050, 1408 N Grant Avenue, Columbus, OH 43201

The 13.68 +/- acre site is within the planning area of the recently adopted University District Plan (2015). The site is located generally on the east and west sides of N Grant Avenue, north of E 5th Avenue. The University District Plan recommends "Higher Intensity Residential" land use for the two proposed multi-family residential development areas (Areas A and B). The third proposed development area, Area C, off-site of Area B, is zoned C-4, and is proposed to be developed with a 16 space parking lot for Area B. The "Higher Intensity Residential" category recommends a FAR of up to 1.0, maximum building height of 45 feet, 8% of lot area in landscaping and parking of 0.75 spaces per bed for all residential (page 43). The University District Plan specifically anticipates "Higher Intensity Residential" development on this site (page 47). The three (3) development areas and uses are as noted below and as depicted on the submitted Site Plan. Area A, as designated on the Site Plan, will be developed with two types of residential development, consisting of "multi-family" and "townhomes".

	Area	Zoning	Use	Units	Parking
Area A	13.07 ac (569,590 SF)	M	multi-family and townhome	400	550 spaces
Area B	0.450 ac (19,627 SF)	M	multi-family area of the	50	25 (plus Area C, 16 spaces)
Area C	0.154 ac (6,734 SF)	C-4	parking lot for Area B	0	16 spaces

Applicant has a practical difficulty with compliance with the M and C-4 districts due to the anticipated multi-year build-out of the proposed development.

Applicant requests the following variances:

- 1) 3363.01, M, Manufacturing Districts, to permit residential development of up to 450 dwelling units in the M, Manufacturing District.
- 2) 3363.24, Building Lines in an M, Manufacturing District, to reduce the Grant Avenue building setback line from 25 feet to four (4) feet and to reduce the E Fifth Avenue building setback from 60 feet (Thoroughfare Plan) to zero (0) feet.

- 3) 3312.49, Minimum Numbers of Parking Spaces Required, to reduce code required parking for Area A from 1.5 spaces/unit to 1.25 spaces/unit, and for Area B from 1.5 spaces/unit to 0.50 spaces/unit on-site, subject to providing 16 parking spaces on Area C for parking for Area B, thereby providing an effective parking ratio of 0.82 spaces/unit.

06-25-15

Council Variance Application

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

AFFIDAVIT (See instruction sheet)

Application Number: CV15-050

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank
of (1) MAILING ADDRESS Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 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 1408 N. Grant Avenue
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) 8/6/15
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Weinland Park Development, LLC
c/o Donald Plank, Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

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

Weinland Park Development, LLC
c/o Donald Plank (614) 947-8600

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

(5) University Area Commission
c/o Susan Keeny
358 King Avenue
Columbus, OH 43201

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 fled, **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)

☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

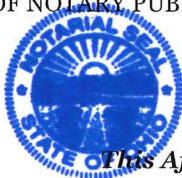
Donald Plank

Sworn to before me and signed in my presence this 26th day of JUNE, in the year 2015

Barbara A. Painter
(8) SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2015
My Commission Expires

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

This Affidavit expires six (6) months after the date of notarization.

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

EXHIBIT A, Public Notice
1408 N. Grant Avenue
CV15- 050
June 25, 2015

APPLICANT

Weinland Park Development LLC
c/o Donald Plank
Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

Weinland Park Development LLC
c/o Donald Plank
Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

ATTORNEY

Donald Plank, Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

University Area Commission
c/o Ms. Susan Keeny
358 King Avenue
Columbus, OH 43201

PROPERTY OWNERS WITHIN 125 FEET

Sultana N. Nahar
1430 N. 6th St.
Columbus, OH 43201

Jerry B. Boykins
April L. Boykins
1410 N. Sixth St.
Columbus, OH 43201

1404 North Sixth Street LLC
4272 Vista Walk Ln.
Powell, OH 43065

1376 North Sixth Street LLC
4272 Vista Walk Ln.
Powell, OH 43065

Weinland Park Development LLC
575 W. 1st Ave.
Columbus, OH 43215

Andrew H. Knoesel
C. Taylor Brian
1256 Michigan Ave.
Columbus, OH 43201

Robert S. McDonald
1370 Sixth St.
Columbus, OH 43201

Joseph S. Alaura
Janice M. Alaura
3331 County Road 172
Cardington, OH 43315

Tam Homes LLC
91 Colburn Court
Worthington, OH 43085

Pennsylvania Lines LLC
Norfolk Southern Railway Tax Department
110 Franklin Rd SE
Roanoke, VA 24042

Gabe Sturgess
3206 Kenny Road
Columbus, OH 43221

1408 N. Grant Avenue
CV15- 050
Exhibit A, Public Notice
Page 1 of 3, 6/25/15

American Legion –
Malcolm D. Jeffery Post 465
PO Box 8004
Columbus, OH 43201

Tana Rapp
1830 E. Broadway Blvd. #124
Tucson, AZ 85719

Thomas M. Fink, Jr.
1208 Sixth St.
Columbus, OH 43201

Hidden Tree House LLC
PO Box 10478
Columbus, OH 43201

Park Property Investments
4272 Vista Walk Ln.
Powell, OH 43065

George Skaff
497 W. 4th Ave.
Columbus, OH 43201

Dellabay LLC
4235 Oxford Dr.
Columbus, Oh 43220

Central Ohio Transit Authority
1600 McKinley Ave.
Columbus, OH 43222

Madelyn J. Sechler
4893 Lunar Dr.
Columbus, OH 43214

Omni Management Group Ltd.
3443 Agler Rd.
Columbus, OH 43219

Paul M. Collier
1191 N. Grant Ave.
Columbus, OH 43201

Robert A. Kelly
420 E. 5th Ave.
Columbus, OH 43201

New Victorians Inc.
455 W. 3rd Ave.
Columbus, OH 43201

Clark Grave Vault Co.
375 E. 5th Ave.
PO Box 8250
Columbus, OH 43201

Diallo Mamoudou
2485 Findley Ave.
Columbus, OH 43202

Chad M. Richards
300 5th Street W
Sonoma, CA 95476

SIJ Partnership LLC
Ira Nutis SU TR
3540 E. Fulton St.
Columbus, OH 43227

Robert H. Gebby, III
1392 N. 6th St.
Columbus, OH 43201

Alyssa D. Shaw
379 E. Eighth Ave.
Columbus, OH 43201

New York Central Lines LLC
Tax Dept.
500 Water St. (J-910)
Jacksonville, FL 32202

Grace Baptist Church of Columbus
c/o Marvin A. Sanders
455 Eldridge Ave.
Columbus, OH 43203

Anna M. Jones
306 E. 5th Ave.
Columbus, OH 43201

Delores Turner
1460 N. Sixth St.
Columbus, OH 43201

Mary A. Stewart
1362 N. Sixth St.
Columbus, OH 43201

Chatham Partners LLC
PO Box 1944
Powell, OH 43065

Rumpke & Rumpke LLC
10795 Hughes Rd.
Cincinnati, OH 45251

Grant Avenue Properties Ltd.
1454 N. Grant Ave.
Columbus, OH 43201

L&N-UP Alum Creek LLC
3540 E. Fulton St.
Columbus, OH 43227

Joyce A. Hughes
1196 Sixth St.
Columbus, OH 43201

CV15- 050
Exhibit A, Public Notice
Page 2 of 3, 6/25/15

Weinland Park Homes LLC
5309 Transportation Blvd.
Cleveland, OH 44125

Urban Revival LLC
Wagenbrenner Realty
575 W. 1st Avenue, Suite 100
Columbus, OH 43215

ALSO NOTIFY

David B. Perry
David Perry Company, Inc.
145 E. Rich Street, FL 3
Columbus, OH 43215

Mark Wagenbrenner
Weinland Park Development LLC
575 W. 1st Avenue, Suite 100
Columbus, OH 43215

Eric Wagenbrenner
Weinland Park Development LLC
575 W. 1st Avenue, Suite 100
Columbus, OH 43215

Joe Williams
Weinland Park Development LLC
575 W. 1st Avenue, Suite 100
Columbus, OH 43215

Steve Bollinger
Weinland Park Development LLC
575 W. 1st Avenue, Suite 100
Columbus, OH 43215

Council Variance Application

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 #

CV15-050

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 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 in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Weinland Park Development, LLC 575 W. 1st Avenue, Suite 100 Columbus, OH 43215 # Columbus based employees: 0 Contact: Mark Wagenbrenner (614) 545-3672	2. _____ _____ _____
3. _____ _____ _____	4. _____ _____ _____

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

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 26th day of JUNE, in the year 2015

Barbara A. Painter
SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2015
My Commission Expires

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

This Project Disclosure expires six (6) months after the date of notarization.

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

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Please make checks payable to the Columbus City Treasurer

University District Plan

COLUMBUS PLANNING DIVISION

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
DEVELOPMENT

Land Use Plan

The land use plan serves as a central element to this plan. New development should be consistent with the applicable recommended land use category. The land use plan consists of the land use plan map (Figure 3.2) and the associated standards from the land use category standards table (below) and the following plan text.

Table 3.1 | Land Use Category Standards

Land Use	Floor Area Ratio (FAR)		Building Height		Minimum Landscaped Area	Parking		
	MIN	MAX	MIN	MAX		MIN	MAX	Stacking
Lower Intensity Residential		0.4		35 feet	20% of lot size	2 spaces Per building	4 spaces Per building	No double stacking
Medium Intensity Residential		0.6		35 feet	12% of lot size	4 spaces Per building	8 spaces Per building	Double stacking allowed; No triple stacking
Higher Intensity Residential		0.6 PLUS FAR BONUS*		45 feet	8% of lot size	0.75 spaces per bed For all residential		Triple stacking allowed
Neighborhood Mixed Use	0.5	1.0 PLUS FAR BONUS* Bonus only for High Street and 5th Avenue		45 feet High Street and 5th Avenue		COMMERCIAL Existing zoning code		
				35 feet Elsewhere		RESIDENTIAL		0.5 spaces per bed High Street and 5th Avenue 0.75 spaces per bed All residential elsewhere
Regional Mixed Use	1.0		24 feet	72 feet [†]	45 feet [‡]	15-foot landscaped front yard setback for Lane Avenue [†]	COMMERCIAL Existing zoning code	
							RESIDENTIAL 0.375 spaces per bed	

Regional Mixed Use: † High Street; Lane Avenue from Neil Avenue to Olentangy River | ‡ Lane Avenue from High Street to Neil Avenue

NOTES: FAR standard would not apply to structured parking, thereby incentivizing construction of garages in the Regional Mixed Use area.

***FAR BONUS:** up to a 0.2 FAR bonus to incentivize rehabilitation or expansion of contributing buildings, and up to 0.4 FAR bonus replacement of non-contributing buildings with new construction.

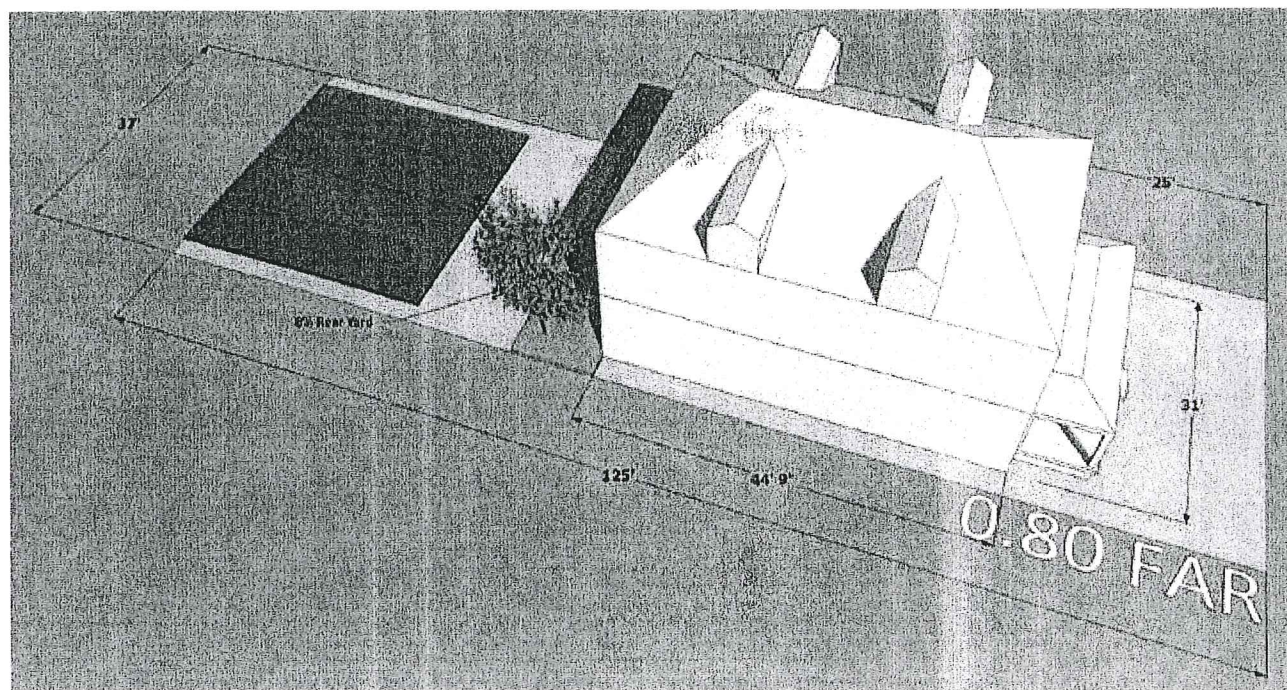


Higher Intensity Residential

The most intense category focusing on residential uses, Higher Intensity Residential is characterized by multifamily development, row-house style development, scattered site single and two-family dwellings, and, in the case of the Core area, a predominance of student residents. In general, these areas are located adjacent to the Ohio State University campus. A portion of the Tuttle Park area, adjacent to the park, is included. The multifamily being developed on the former Columbus Coated Fabric site, which is anticipated to be fairly high density is well removed from the traditional student housing market, but is included in this classification because of its future development character. Within areas designated as High Intensity Residential, the following provisions apply:

1. Designation is reserved for residential uses.
2. Priority is placed on preservation of existing contributing buildings.
3. Maximum floor area ratio (FAR) is 0.6.
4. A FAR bonus of 0.2 may be granted to projects that preserve an existing primary contributing structure.
5. A FAR bonus of 0.4 may be granted to projects that replace a non-contributing primary structure.
6. The proposed height limit is 45 feet.
7. Parking should be provided at a rate of 0.75 spaces per bed for all residential uses. Parking may be triple stacked. Structured parking solutions are encouraged (such facilities do not count toward FAR limits, but height limits apply).
8. A minimum of 8 percent of the total lot area should be preserved as landscaped open space behind the principle structure (backyard).

[SEE ALSO DESIGN GUIDELINES SECTION]



CN15-050

Property 3

QUIT-CLAIM DEED
(O.R.C. 5302.11)

KNOW ALL MEN BY THESE PRESENTS: Urban Revival, LLC, an Ohio limited liability company, for good and valuable consideration paid, grants to Weinland Park Development, LLC, an Ohio limited liability company, whose tax mailing address is 575 W. First Avenue, Columbus, Ohio 43215 the following real property:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number Twenty-nine (29) of Cornelia F. Davis, et al., Subdivision of part of Lot No. Five (5) of Stephenson Heirs Subdivision of part of Township 1, Range 18, U.S. Military Lands as said Lot No. 29 is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 171, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-000339

Property Address: 1185 Grant Avenue, Columbus, Ohio

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Instrument Number 200903260042419, Recorder's Office, Franklin County, Ohio.

IN WITNESS WHEREOF, Urban Revival, LLC, an Ohio limited liability company, the Grantor, has caused its name to be subscribed this 6 day of October, 2009.

Urban Revival, LLC


By: Elan Daniel, Manager

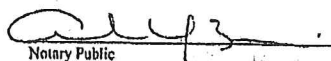
STATE OF OHIO)
) ss:
COUNTY OF Franklin)

BE IT REMEMBERED, that on the 6th day of October, 2009, before me, the subscriber, a Notary Public in and for said State and County, personally came Elan Daniel, the individual named in the foregoing instrument as Manager of Urban Revival, LLC, an Ohio limited liability company, which executed the foregoing instrument and acknowledged that he did sign the foregoing instrument as the authorized Manager and that such signing is the free act and deed of said limited liability company for the uses and purposes therein mentioned.

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



Angela J. Zeigler
Notary Public, State of Ohio
My Commission Expires 12-07-2013


Notary Public

Principle Title Agency, LLC- Wag Co.

Principle Title Agency, LLC

This instrument prepared by: Richard L. Mann, Esq.; 673 Mohawk Street, Suite 301; Columbus, Ohio 43206

Property 4

QUIT-CLAIM DEED
(O.R.C. 5302.11)

KNOW ALL MEN BY THESE PRESENTS: Urban Revival, LLC, an Ohio limited liability company, for good and valuable consideration paid, grants to Weinland Park Development, LLC, an Ohio limited liability company, whose tax mailing address is 575 W. First Avenue, Columbus, Ohio 43215 the following real property:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number Twenty-eight (28) of the AMENDED PLAT OF CORNELIA F. DAVIS AND OTHERS SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 171, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-044629

Property Address: 1179-1181 N. Grant Avenue, Columbus, Ohio

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Instrument Number 200809120138265, Recorder's Office, Franklin County, Ohio.

IN WITNESS WHEREOF, Urban Revival, LLC, an Ohio limited liability company, the Grantor, has caused its name to be subscribed this 6 day of October, 2009.

Urban Revival, LLC

[Signature]
By: Elan Daniel, Manager

STATE OF OHIO)

COUNTY OF Franklin) ss:

BE IT REMEMBERED, that on the 6th day of October, 2009, before me, the subscriber, a Notary Public in and for said State and County, personally came Elan Daniel, the individual named in the foregoing instrument as Manager of Urban Revival, LLC, an Ohio limited liability company, which executed the foregoing instrument and acknowledged that he did sign the foregoing instrument as the authorized Manager and that such signing is the free act and deed of said limited liability company for the uses and purposes therein mentioned.

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



Angela J. Zepfner
Notary Public, State of Ohio
My Commission Expires 12-07-2013

[Signature]
Notary Public

Principle Title Agency, LLC- Wag Co.

This instrument prepared by: Richard L. Mann, Esq.; 673 Mohawk Street, Suite 301; Columbus, Ohio 43206

Principle Title Agency, LLC

2

QUIT-CLAIM DEED
(O.R.C. 5302.11)



200810080150639
Pg: 5 \$52.00 T20080066542
10/08/2008 4:01PM 8XPRINCIPLE T
Robert G. Montgomery
Franklin County Recorder

KNOW ALL MEN BY THESE PRESENTS; Wagenbrenner Development, Inc., an Ohio corporation, for good and valuable consideration paid, grants to Weinland Park Development, LLC, an Ohio limited liability company, whose tax mailing address is 575 W. First Avenue, Columbus, Ohio 43215 the following real property:

See Exhibit "A" attached hereto and made a part hereof.

Property address: 1280 N. Grant Avenue


Parcel Numbers: 010-008498; 010-063845; 010-026326; 010-024601; 010-016248; 010-024102; 010-014747; 010-046760; 010-022252; 010-037181; 010-065026; 010-041775; 010-064768; 010-007096

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Instrument Number 2008010080150637, Recorder's Office, Franklin County, Ohio.

IN WITNESS WHEREOF, Wagenbrenner Development, Inc., an Ohio corporation, the Grantor, has caused its corporate name to be subscribed hereto by Eric Wagenbrenner, thereunto duly authorized by resolution of its Board of Directors, this 8th day of October 2008.


Wagenbrenner Development, Inc.


Eric Wagenbrenner, Authorized Shareholder and Director

STATE OF OHIO)
) ss:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, that on this 8th day of October, 2008, before me, the subscriber, a Notary Public in and for said County and State, personally came Eric Wagenbrenner, being the authorized Shareholder and Director of Wagenbrenner Development, Inc., an Ohio corporation, Grantor in the foregoing Deed, and acknowledged the signing thereof to be the free act and deed of said corporation, pursuant to authority of its Board of Directors, and his voluntary act and deed personally and as such officer.

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


Notary Public

File #20080090

This instrument prepared by: Richard L. Mann, Esq.; 673 Mohawk Street, Suite 301; Columbus, Ohio 43206

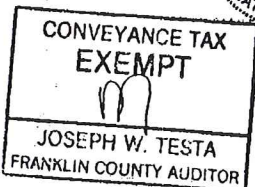


ANGELA J. ZEIGLER
Notary Public, State of Ohio
My Commission Expires 10-28-09

TRANSFERRED

OCT 08 2008

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



Principle Title Agency, LLC 20080090

EXHIBIT "A"
(Page 1 of 4)

PARCEL 1 (Parcel No. 010-008498)

Being a certain tract of land situate in the City of Columbus, County of Franklin, State of Ohio, and bounded and described as follows:

Beginning at a point where the Northerly right-of-way line of Fifth Avenue intersects with the Easterly right-of-way line of Grant Avenue;

Thence along the right-of-way of Grant Avenue North 01°30' 23" West, a distance of 852.09 feet to a point;

Thence North 00° 00' 00" West, a distance of 701.78 feet to a point on the dividing line of Tract 20 and 32 as shown on a survey prepared by Bock & Clark;

Thence along said dividing line South 90° 00' 00" East, a distance of 262.23 feet to a point on the Westerly right-of-way line of the Cleveland, Columbus, Cincinnati & Industrial Railroad;

Thence along said right-of-way South 06° 13' 39" East, a distance of 702.04 feet to a point;

Thence South 06° 01' 32" East, a distance of 860.86 feet to a point on the Northerly right-of-way line of Fifth Avenue;

Thence along said right-of-way of Fifth Avenue, North 89° 56' 23" West, a distance of 406.35 feet to the point of beginning.

The above described parcel is part of Parcel 1 shown on a survey entitled "ALTA/ACSM LAND TITLE SURVEY for Borden97 Project for Borden, Inc." prepared by Bock & Clark having a final revision date of 10-16-97.

TOGETHER WITH any and all interest the Grantor may have in that portion of right-of-way as vacated by The City of Columbus by Ordinance Nos. 29384, 38619, 104-35, 533-40, 183-46, 278-55, 279-55, 1616-57, 870-62 and 1230-65.

PARCEL 2 (Parcel No. 010-063845)

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

Being Lot 24 in ANNA M. ERB'S AND JOSEPH ERB'S SUBDIVISION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 151, Recorder's Office, Franklin County, Ohio.

PARCEL 3 (Parcel No. 010-026326)

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

Being Lot 26 in ANNA M. ERB'S AND JOSEPH ERB'S SUBDIVISION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 151, Recorder's Office, Franklin County, Ohio.

C-013
ALL OF
(010)
008498

C-013
ALL OF
(010)
063845

C-013
ALL OF
(010)
026326

EXHIBIT "A" CONTINUED
(Page 2 of 3)

PARCEL 4 (Parcel No. 010-024601)

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

Being Lots 27, 28 and 31 in ANNA M. ERB'S AND JOSEPH ERB'S SUBDIVISION as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 151, Recorder's Office, Franklin County, Ohio.

and

Lots 316 and 317 in the NEW INDIANOLA ADDITION to the City of Columbus as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 12, Page 35, Recorder's Office, Franklin County, Ohio; also described as Lots 29 and 30 in ANNA M. ERB'S AND JOSEPH ERB'S SUBDIVISION as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 151, Recorder's Office, Franklin County, Ohio.

PARCEL 5 (Parcel No. 010-016248)

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

Being Lot 33 in ANNA M. ERB'S AND JOSEPH ERB'S SUBDIVISION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 151, Recorder's Office, Franklin County, Ohio.

PARCEL 6 (Parcel No. 010-024102)

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

Being forty-nine (49) feet off of the east side of Lot 34 and all of Lots 35 through 38, inclusive, in ANNA M. ERB'S AND JOSEPH ERB'S SUBDIVISION as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 151, Recorder's Office, Franklin County, Ohio.

and

Lot 118 of F. A. JACOBS' SUBDIVISION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 168, Recorder's Office, Franklin County, Ohio.

and

Lots 318 and 319 in the NEW INDIANOLA ADDITION to the City of Columbus as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 12, Page 35, Recorder's Office, Franklin County, Ohio.

TOGETHER WITH any and all interest the Grantor may have in that portion of right-of-way as vacated by The City of Columbus by Ordinance No. 1271-71.

C-013
ALL OF
(010)
024601

C-013
ALL OF
(010)
016248

C-023
ALL OF
(010)
024102

EXHIBIT "A" CONTINUED
(Page 3 of 4)

PARCEL 7 (Parcel No. 010-014747)

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

Being Lot Numbers 102 and 103 of FELIX A. JACOBS' SUBDIVISION as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 168, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM the following described real property conveyed to the City of Columbus by a certain Quit Claim Deed filed August 3, 1971 and recorded in Deed Book 3162, Page 120, Recorder's Office, Franklin County, Ohio as accepted for dedication by The City of Columbus by Ordinance No. 1273-71 and more particularly described as follows:

An alley 16 feet wide, the centerline of which being 11 feet South of and parallel to the entire Northerly line of Lot 102 of FELIX A. JACOBS' SUBDIVISION as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Pages 168 and 169, Recorder's Office, Franklin County, Ohio.

TOGETHER WITH any and all interest the Grantor may have in that portion of right-of-way as vacated by The City of Columbus by Ordinance No. 1271-71 and 1593-65.

PARCEL 8 (Parcel No. 010-046760; North of Seventh Avenue)

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

Being Lot Numbers 104 through 112, inclusive, and Lots 121 through 129, inclusive, of FELIX A. JACOBS' SUBDIVISION as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 168, Recorder's Office, Franklin County, Ohio.

TOGETHER WITH any and all interest the Grantor may have in that portion of right-of-way as vacated by The City of Columbus by Ordinance Nos. 471-48, 1271-71 and 1593-65.

PARCEL 9 (Parcel No. 010-046760; South of Seventh Avenue)

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

Being Lot Numbers 130 through 134, inclusive, of FELIX A. JACOBS' SUBDIVISION as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 168, Recorder's Office, Franklin County, Ohio.

and

Lot Numbers 36 through 43, inclusive, of CORNELIA F. DAVIS AND OTHERS' AMENDED SUBDIVISION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 171, Recorder's Office, Franklin County, Ohio.

TOGETHER WITH any and all interest the Grantor may have in that portion of right-of-way as vacated by The City of Columbus by Ordinance No. 900-59 and 932-63.

C-023
ALL OF
(010)
014747

PARCELS 8 & 9

C-023
ALL OF
(010)
046760

EXHIBIT "A" CONTINUED
(Page 4 of 4)

PARCEL 10 (Parcel No. 010-022252)

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

Being Lot Numbers 113 through 117, inclusive, of FELIX A. JACOBS' SUBDIVISION as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 168, Recorder's Office, Franklin County, Ohio.

TOGETHER WITH any and all interest the Grantor may have in that portion of right-of-way as vacated by The City of Columbus by Ordinance No. 932-63.

PARCEL 11 (Parcel No. 010-037181)

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

Being Lot Numbers 44 through 51, inclusive, of CORNELIA F. DAVIS AND OTHERS' AMENDED SUBDIVISION as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 171, Recorder's Office, Franklin County, Ohio.

TOGETHER WITH any and all interest the Grantor may have in that portion of right-of-way as vacated by The City of Columbus by Ordinance No. 932-63.

PARCEL 12 (Parcel Nos. 010-065026 and 010-041775)

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

Being Lot Numbers 52 and 53 of CORNELIA F. DAVIS AND OTHERS' AMENDED SUBDIVISION as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 171, Recorder's Office, Franklin County, Ohio.

PARCEL 13 (Parcel Nos. 010-064768 and 010-007096)

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

Being Lot Numbers 34 and 35 of CORNELIA F. DAVIS AND OTHERS' AMENDED SUBDIVISION as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 171, Recorder's Office, Franklin County, Ohio.

PARCEL 14

TOGETHER WITH rights of grantor as set forth in Deed of Easement (Storm Piping) filed of record November 14, 2000 and recorded as Instrument No. 200011140231215, Recorder's Office, Franklin County, Ohio.

C-033
ALL OF
(010)
022252

C-033
ALL OF
(010)
037181

C-033
ALL OF
(010)
065026
&
(010)
041775

C-033
ALL OF
(010)
064768
&
(010)
007096



A

Units = 400

Parking = 550

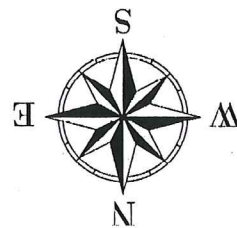
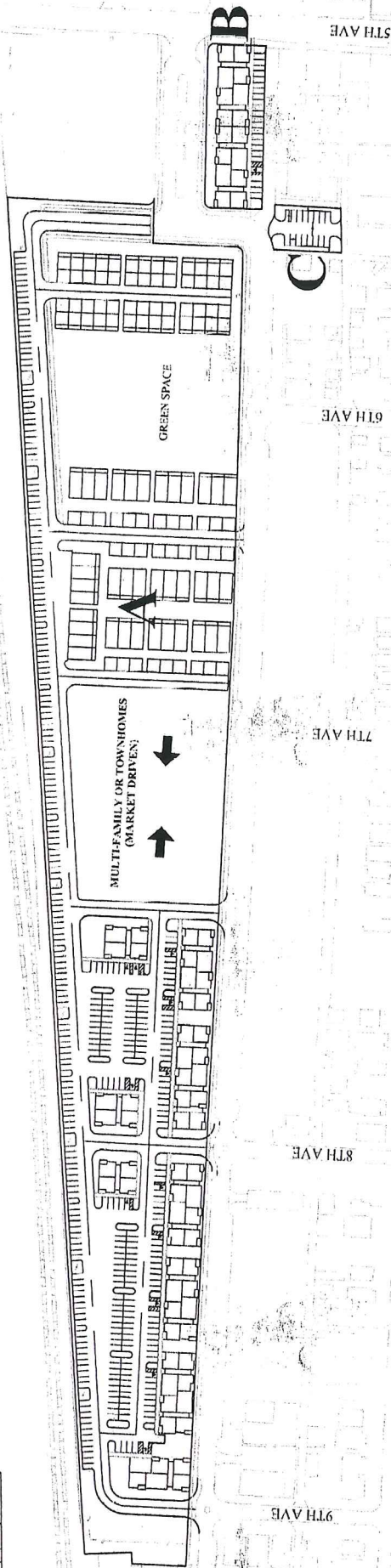
B

Units = 50

Parking = 25

C

Parking = 16



Grant Park Development
Multi-Family

June 01, 2015
Columbus, Ohio 43201



wagenbrenner
DEVELOPMENT

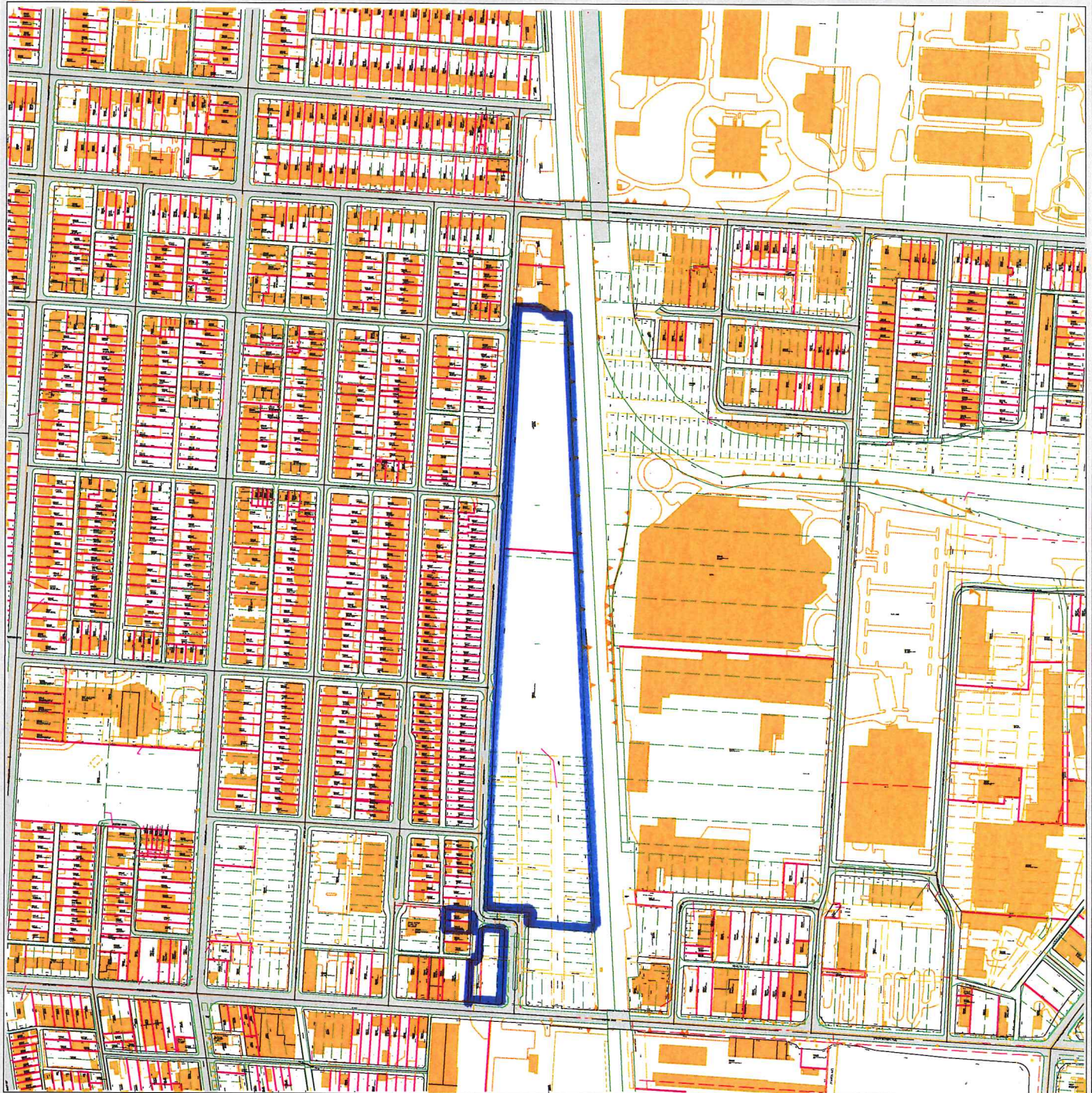
CV15-050



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 5/7/15



Disclaimer

Scale = 500



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

CV15-090



City of Columbus Zoning Plat

CV15050



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: 010243508

Zoning Number: 1408

Street Name: N GRANT AVE

Lot Number: N/A

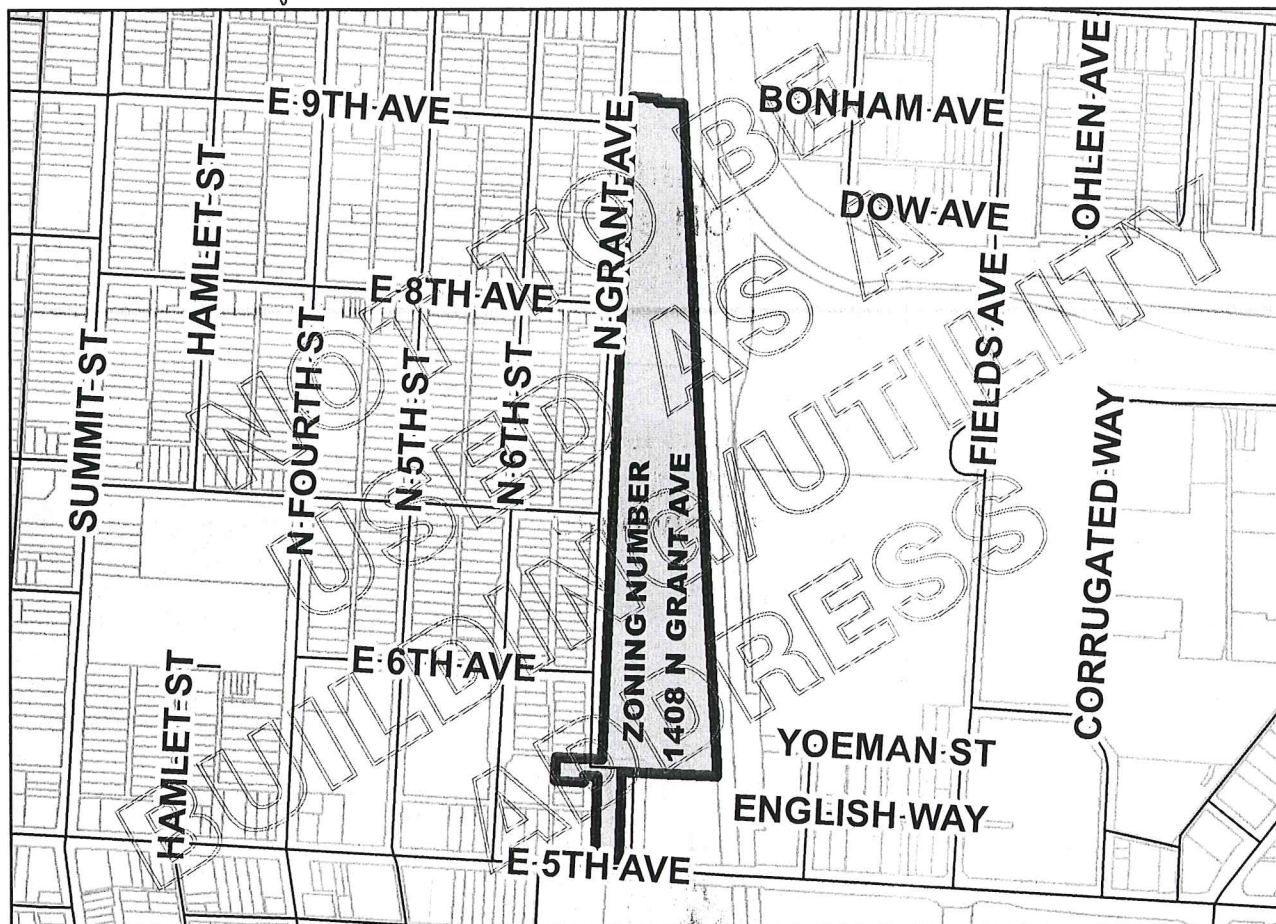
Subdivision: N/A

Requested By: DAVE PERRY COMPANY INC

Issued By:

Alfred Carmona

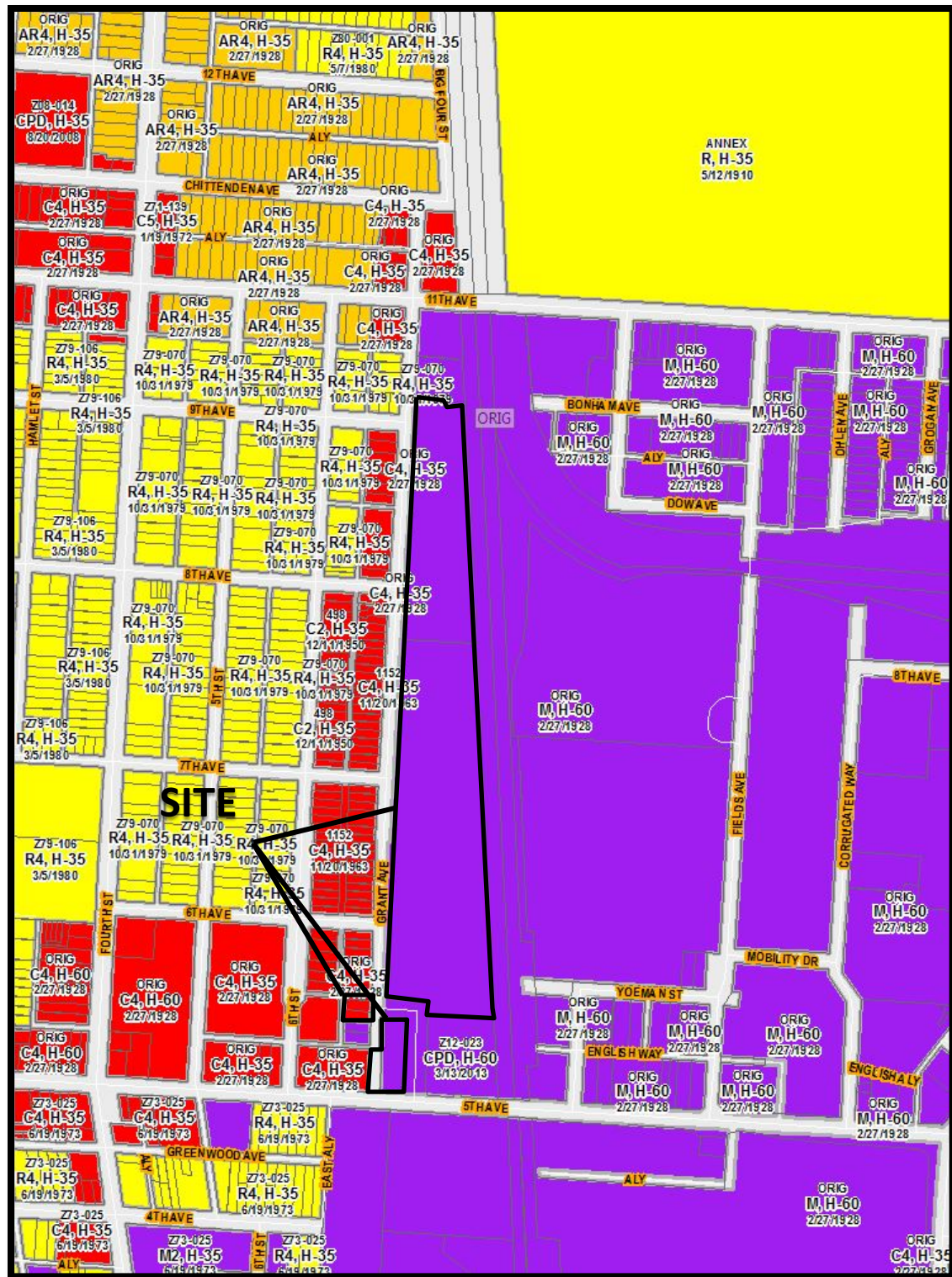
Date: 6/26/2015



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

SCALE: 1 inch = 600 feet

GIS FILE NUMBER: 37561

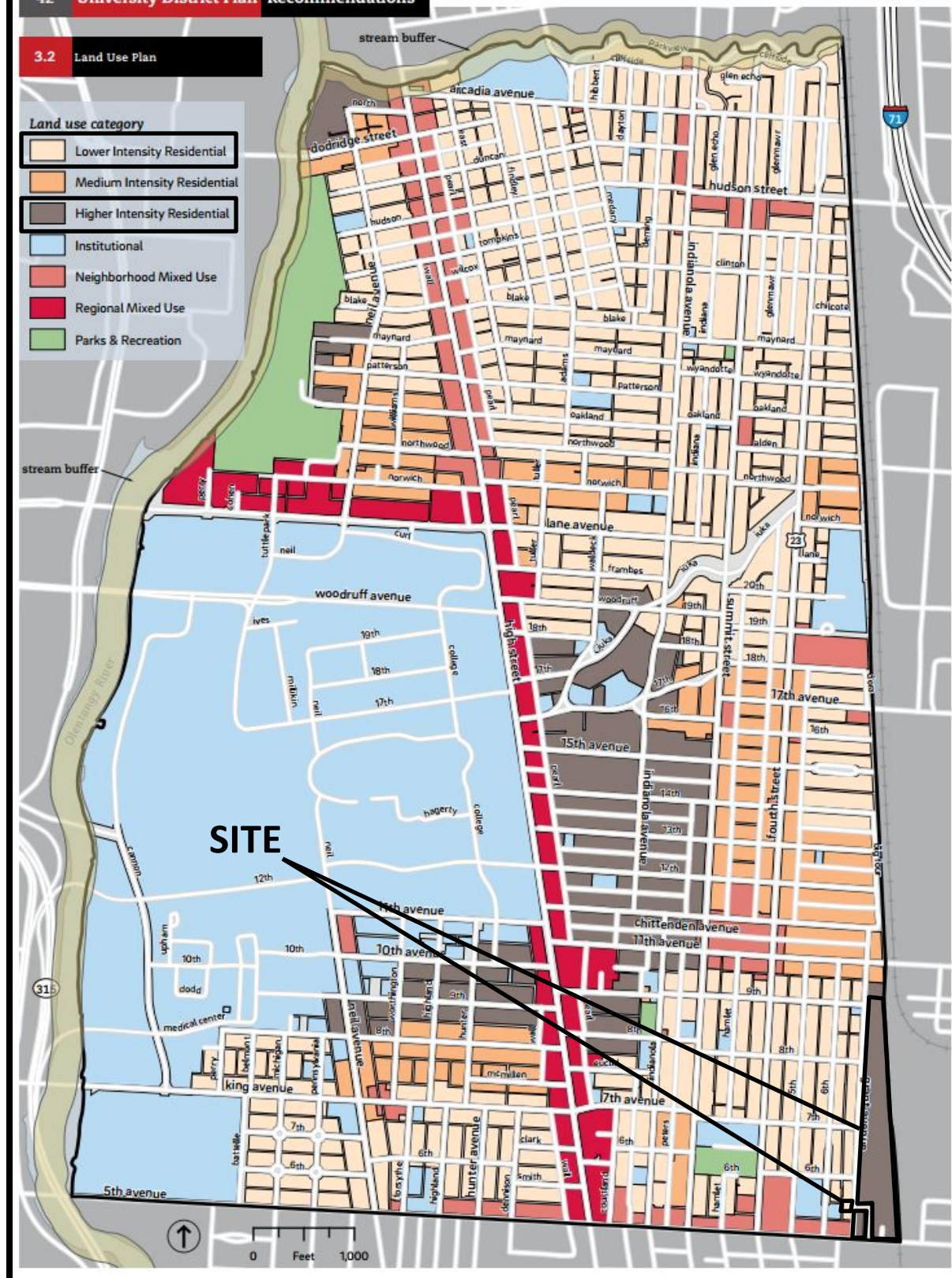


CV15-050
 1408 North Grant Avenue
 Approximately 13.68 acres

3.2 Land Use Plan

Land use category

- Lower Intensity Residential
- Medium Intensity Residential
- Higher Intensity Residential
- Institutional
- Neighborhood Mixed Use
- Regional Mixed Use
- Parks & Recreation



CV15-050
 1408 North Grant Avenue
 Approximately 13.68 acres
 University District Plan (2015)



CV15-050
1408 North Grant Avenue
Approximately 13.68 acres