

010247208	TOWNSFAIR WY	43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	3985 GRAMERCY ST A-108 COLUMBUS OH 43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	4105 THE STRAND W 408 COLUMBUS OH 43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	4115 THE STRAND W 408 COLUMBUS OH 43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	4218 REGENT ST COLUMBUS OH 43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	4200 REGENT ST COLUMBUS OH 43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	236 EASTON TOWN CENTER C-202 COLUMBUS OH 43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	225 EASTON TOWN CENTER B-202 COLUMBUS OH 43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	241 EASTON TOWN CENTER C-220 COLUMBUS OH 43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	4001 EASTON STATION COLUMBUS OH 43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	3999 THE STRAND 208 COLUMBUS OH 43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	4062 GRAMERCY ST 532 COLUMBUS OH 43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	4007 FENLON ST 534 COLUMBUS OH 43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	4077 FENLON ST 500 COLUMBUS OH 43219
010247208	EASTON TOWN CENTER II LLC STE 201 4016 TOWNSFAIR WY	4031 GRAMERCY ST A-121 COLUMBUS OH 43219

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z97-083A	CPD	H-110	13	Commercial	(View Document)

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	INFObase URL
Northeast Area Commission	INFObase Page



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

10320-00048
4004 GRAMERCY STREET



AFFIDAVIT

(See next page for instructions)

10320-00048
4004 GRAMERCY STREET

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn (1) NAME David Hodge
of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215
deposed 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 CERTIFIED ADDRESS FOR PROPERTY 4004 Gramercy Street
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of
Development, Building Services Division on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) Easton Town Center II, LLC
4016 Townsfair Way, Suite 201
Columbus, OH 43219

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

Easton Town Center II, LLC
414-7300

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

(5) Northeast Area Commission / c/o Mrs. Alice Porter
3130 McCutcheon Pl.
Columbus, OH 43219

and that the following 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:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
Please see attached list.

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

SIGNATURE OF AFFIANT

(8) David Hodge
Subscribed to me in my presence and before me this 8th day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Patrick
9/4/2010

My Commission Expires:



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10

Graphics Plan Statement

4004 Gramercy Street

The applicant, Easton Town Center II, LLC, has filed a Graphics Plan application to provide for a graphics package to apply to a newly constructed building addition north of Gramercy Street between The Strand East and The Strand West, building 7. The proposed signage is to be in accordance with "Sheet A2" which is attached hereto. This building signage proposal calls for individual tenant / wall signs, projecting signage at building columns / piers, and canopy signage for the canopy of the south building façade.

The applicant is further requesting a graphics program for signage on the building north of Gramercy Street, between The Strand East and Fenlon Street, building 5, as depicted on "Sheet 5A" and "Sheet 5E", which are attached hereto. The request is to permit individual tenant / wall signs, projecting signs, and awning signs as detailed on "Sheet 5E".

Lastly, the applicant is requesting the right to do temporary plywood barricade panels throughout Easton as depicted on "Sheet BAR", which is attached hereto. These barricades are placed on the sidewalk, or in window / door openings, during the period of interior tenant space improvements. These barricades vary in size depending upon the size of the tenant space or size of opening. They are blue or may include tenant identification, "lifestyle" depictions showing people walking, "coming soon", "anticipation is building", "opening fall 2010", or other comparable language. These are typically up during the tenant improvement process which ranges from approximately 2 to 5 months.

Easton Town Center II, LLC

Signature of Applicant:

David Hodge
David Hodge, attorney

Date:

3/29/2010

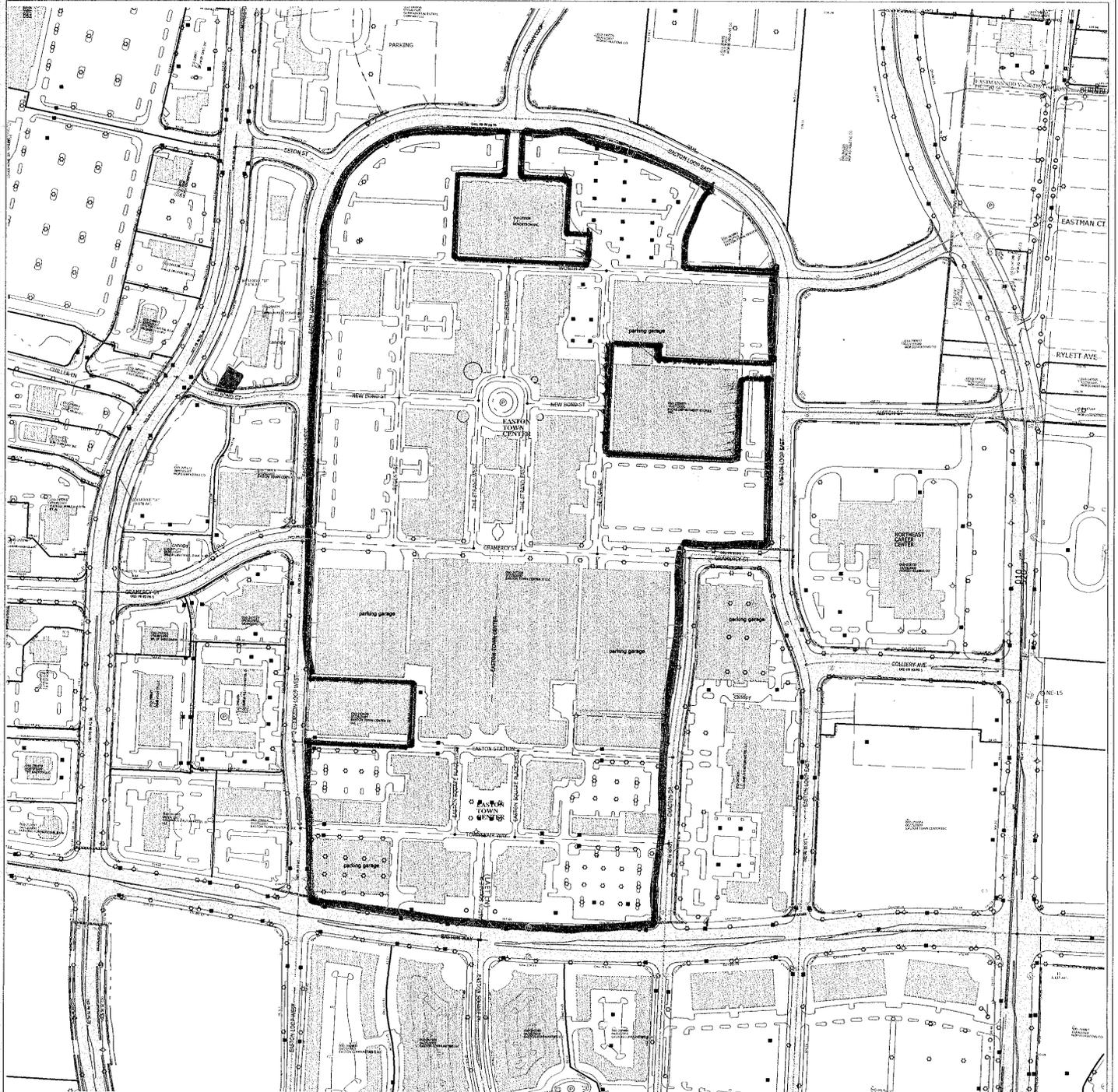
10320-00048
4004 GRAMERCY STREET



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 2/19/10



Disclaimer

Scale = 500



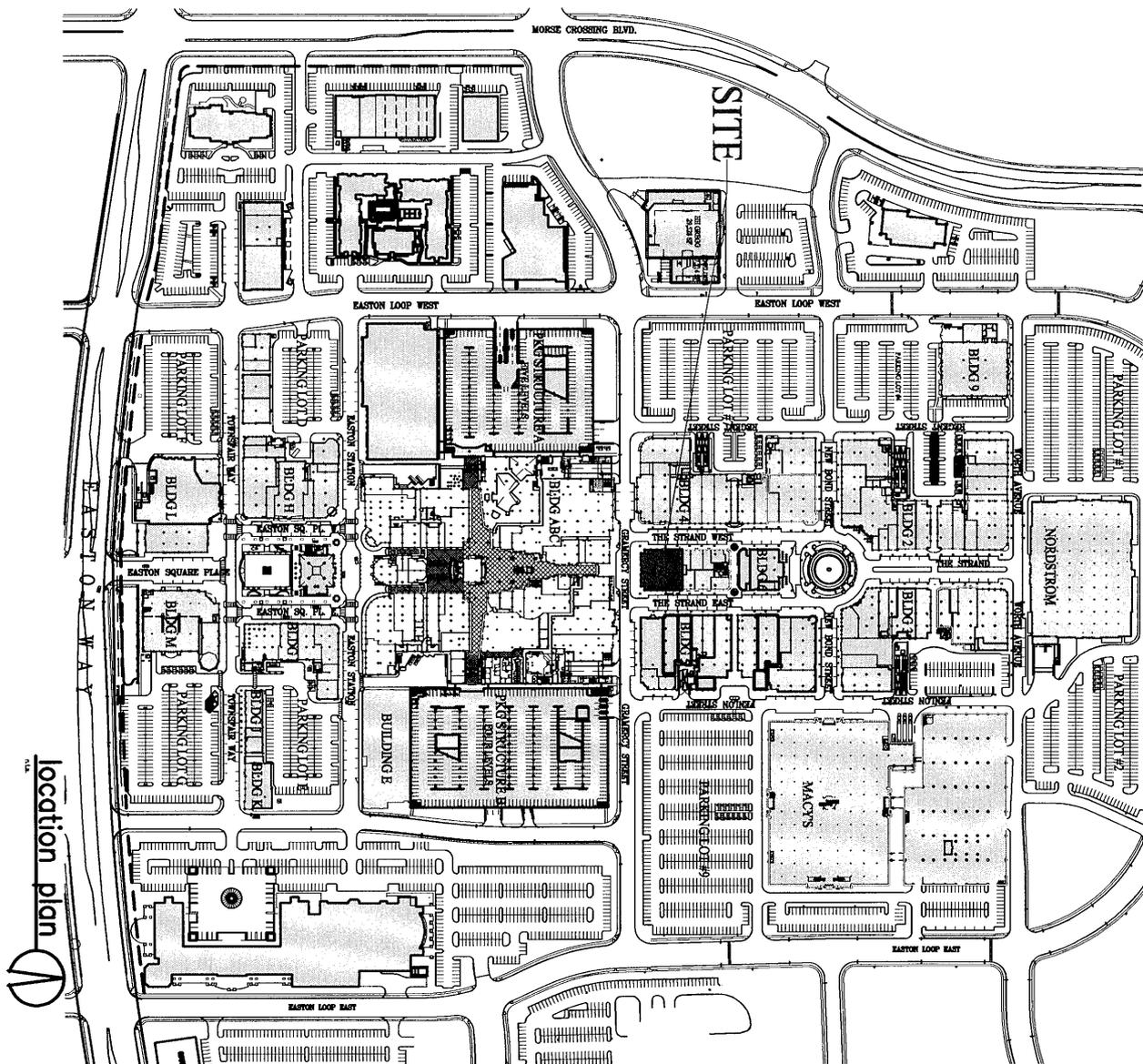
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public information sources should be consulted for verification of the information. The county and the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

10320-00048
4004 GRAMERCY STREET

ent

© 2010 M+A Architects

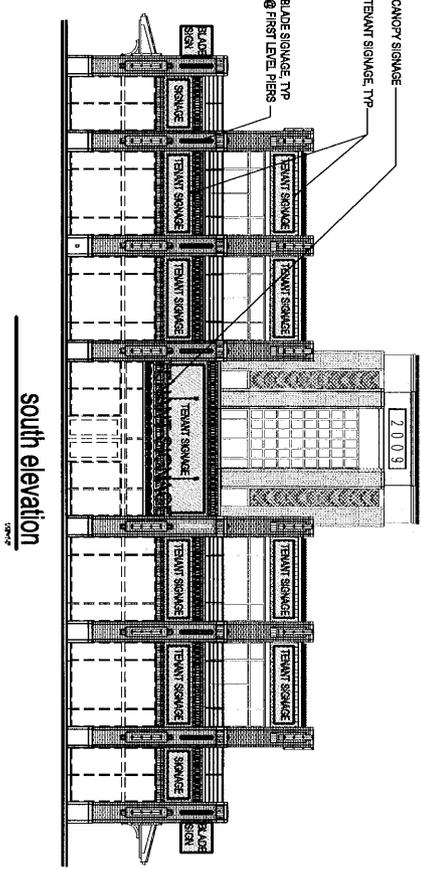
10320-00048 4004 GRAMERCY STREET



location plan

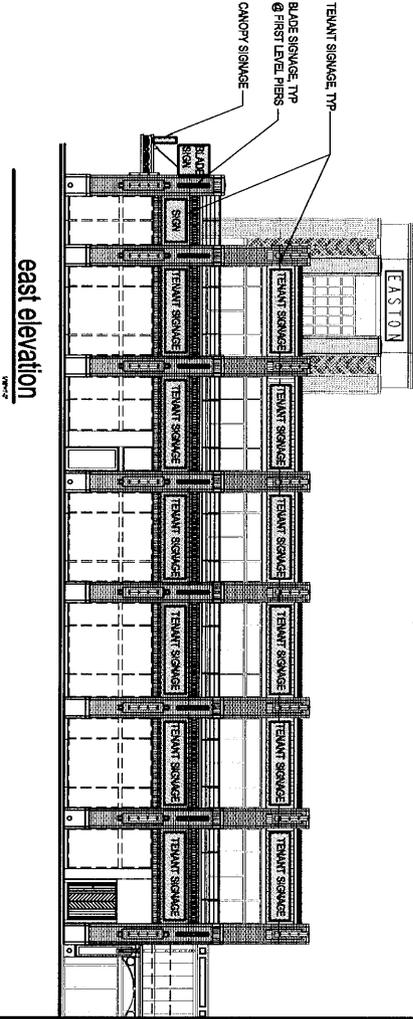
<p>A1</p>	<p>PROJECT NUMBER: 07288</p> <p>DRAWN BY: TRM</p> <p>DATE: 02-19-2010</p> <p>SHEET NUMBER: A1</p>	<p>REVISION:</p>	<p>EASTON BUILDING 7 ADDITION PROPOSED SIGNAGE LOCATIONS</p> <p>4004 THE STRAND, COLUMBUS, OH 43219</p>	<p>4141 Riverside Drive Dublin, Ohio 43017 614.764.0507 www.m+a-architects.com</p>	
------------------	---	-------------------------	--	--	--

10320-00048 4004 GRAMERCY STREET

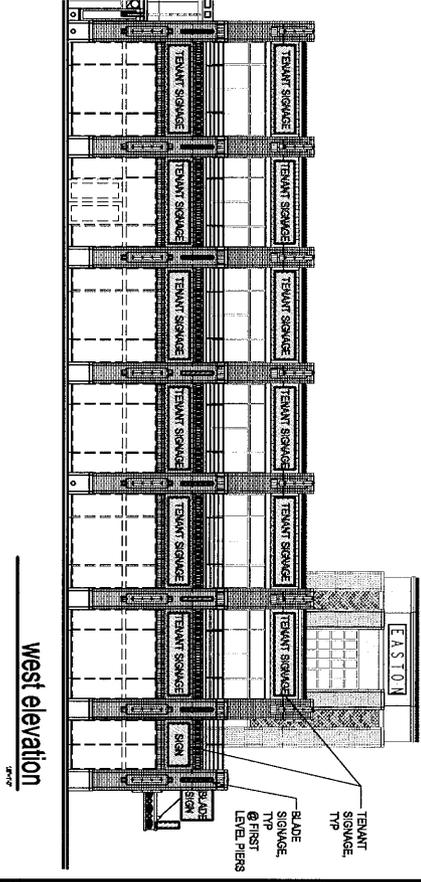


south elevation

© 2010 M+A Architects



east elevation



west elevation

A2

PROJECT NUMBER: 07268
 DRAWN BY: TRM
 DATE: 02-19-2010
 SHEET NUMBER:

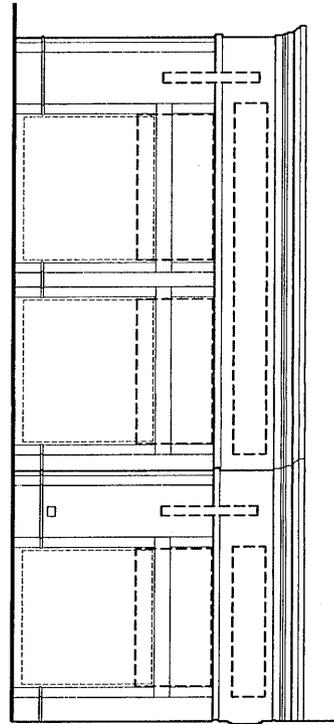
m+a architects

EASTON BUILDING 7 ADDITION PROPOSED SIGNAGE LOCATIONS

4004 THE STRAND, COLUMBUS, OH 43219

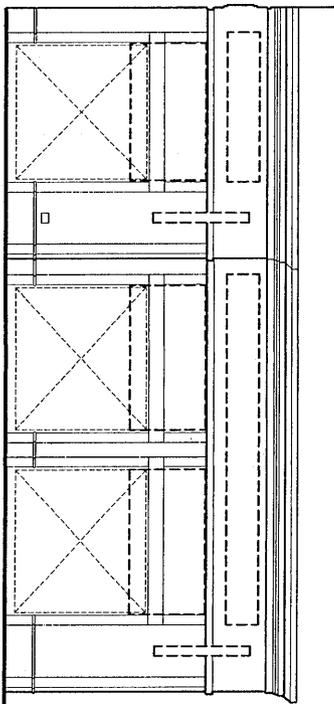
J 0161 Riverside Drive
 Dublin, Ohio 43017
 J 614.764.0107
 F 614.764.0227
 J 3300177@cmhccoh.com





north elevation

1"=1'-0"



south elevation

1"=1'-0"



10320-00048
4004 GRAMERCY STREET

EASTON TOWN CENTER
 EXTERIOR SIGNAGE PACKAGE

COLUMBUS, OH.

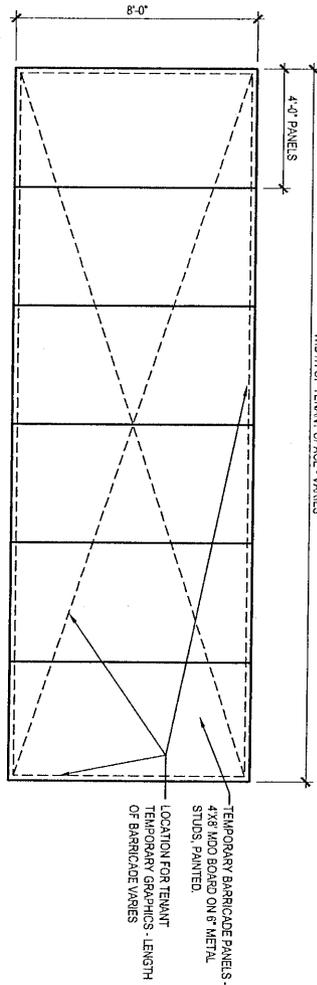
4151 Riverside Drive
 Dublin, Ohio 43017
 P 614.764.0407
 F 614.764.0407
 www.m-a-architects.com



REVISION
 PROJECT NUMBER
 DRAWN BY
 RFW
 DATE
 03-16-2010
 SHEET NUMBER
5E
 m-a architects

temporary barricade elevation

1/4"=1'-0"



10320-00048 4004 GRAMERCY STREET

REVISION
PROJECT NUMBER
DATE
REV
SHEET NUMBER

EASTON TOWN CENTER EXTERIOR SIGNAGE PACKAGE

COLUMBUS, OH.

2151 Riverside Drive
 Dublin, Ohio 43017
 Tel: 614.766.0227
 www.m-a-architects.com





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 no

10320-00048

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # - **4004 GRAMERCY STREET**

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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 and their mailing addresses:

NAME **COMPLETE MAILING ADDRESS**

Easton Town Center II, LLC

4016 Townsfair Way, Suite 201, Columbus, OH 43219

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 8th day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick

My Commission Expires:

9/4/2010



Notary Seal Here
NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10