



City Of Columbus  
Mayor Michael B. Coleman

## Office of the Mayor

City Hall / 90 West Broad Street  
Columbus, Ohio 43215-9014  
614/645-7671  
FAX 614/645-8955  
TDD 614/645-6200

November 2, 2011

Honorable Members of City Council  
City Council, City Hall  
Columbus, Ohio 43215

**RE: Application for a Community Entertainment Districts at Easton Town Center**

Dear Council Members:

In accordance with Ordinance 2143-00 I am submitting to you an application for the creation of a Community Entertainment District for Easton Town Center. Accompanying this application is a memorandum from Development Director Safford addressing the proposal. The administration is recommending approval of this application.

Kevin Wheeler of the Development Department's Planning Division is coordinating this project. If you need any help or clarification he can be reached at 56057.

Respectfully submitted,

Michael B. Coleman  
Mayor



City of Columbus  
Mayor Michael B. Coleman

## Department of Development

Boyce Safford III, Director

Date: November 2, 2011

To: Michael B. Coleman  
Mayor

From: Boyce Safford, III  
Director of Development

Re: **Easton Community Entertainment District Application**

Office of the Director  
50 West Gay Street  
Columbus, OH 43215-9040  
(614) 645-8591  
(614) 645-6295 FAX

Code Enforcement Division  
757 Carolyn Avenue  
Columbus, OH 43224-3218  
(614) 645-2202  
(614) 645-2462 FAX

Economic Development Division  
150 South Front Street Suite 220  
Columbus, OH 43215-4118  
(614) 645-8616  
(614) 645-2486 FAX

Housing Division  
50 West Gay Street  
Columbus, OH 43215-9040  
(614) 645-7795  
(614) 645-6675 FAX

Planning Division  
109 North Front Street  
Columbus, OH 43215-9030  
(614) 645-8664  
(614) 645-1483 FAX

Land Redevelopment Office  
109 North Front Street  
Columbus, OH 43215-9030  
(614) 645-5263  
(614) 645-3092 FAX

[www.columbus.gov](http://www.columbus.gov)

The Development Department has reviewed the Community Entertainment District (CED) application of Morso Holding Co for Easton Town Center received on October 14, 2011. The proposal would reduce the size of the existing Easton CED and establish two additional CED's for a total of three contiguous designations - bounded by Morse Road, I-270, Easton Way, and Sunbury Road. The proposal covers 377 acres with over two hundred retail, hotel, office, convention, restaurant, night club, and related establishments. An additional one million plus square feet of development is anticipated over the next five years. The application was accompanied by a \$20,000 payment, which covers the fee for creation of the two new districts.

The ORC stipulates a deadline of 30 days from application filing for a Mayoral recommendation regarding the application to City Council. The October 14<sup>th</sup> submission puts this date at November 13. We recommend your approval of the application. It is our opinion that the application is complete and responsive to the requirements set forth in Ohio Revised Code (ORC) section 4301.80 and City ordinance 2143-2000.

The applicant met with the Northeast Area Commission on October 6 and the commission has provided a letter supporting the proposal. A public hearing was held on November 1, 2011 as required by City policy with no opposition or concerns noted. Staff has determined that the proposal is consistent with the 2007 Northeast Area Plan and established zoning.

To be approved, the application must receive Council action within 75 days of filing. This establishes a practical deadline of December 12, which is the last Council meeting scheduled for 2011. This action comes with additional notice requirements. With your approval, we will work with City Council regarding these elements of the application process.

Please let me know if you would like a briefing or additional information on the application itself or the approval process. Questions may also be addressed to Kevin Wheeler of the Planning Division (645-6057) who is managing the review process.

BOS:KJW:alg

**APPLICATION  
FOR  
CHANGE IN BOUNDARIES OF EASTON TOWN  
CENTER COMMUNITY ENTERTAINMENT DISTRICT  
AND  
FOR DESIGNATION OF EASTON TOWN CENTER II  
AND EASTON TOWN CENTER III  
AS COMMUNITY ENTERTAINMENT DISTRICTS**

## SUMMARY OF APPLICATION

Ohio Revised Code §4301.80 authorizes municipal corporations and townships specifically upon the application of interested property owners to designate areas within their respective boundaries as Community Entertainment Districts ("CEDs"). A CED must contain a minimum contiguous area of at least twenty (20) acres and include a combination of existing or planned entertainment, retail, educational, sports and social or cultural facilities.

In 2000, Easton Town Center was designated as a CED in according with Ohio Revised Code Section 4301.80 by the City of Columbus. With this application, we are seeking to reduce the boundaries of the existing Easton CED and create two new Easton CEDs. The purpose of this application is to ultimately have three separate Community Entertainment Districts located on the Easton property in order to allow for the continued commercial and retail development of the area.

City of Columbus adopted its own set of procedures to process an application for a CED in 2000 (Ordinance No. 2143-00). According to Ordinance No. 2143-00, the application must be filed with the Director of Development and the Mayor. The Director of Development will thereafter hold a public hearing on the application. Following the public hearing, the Mayor will then provide a recommendation to City Council on the application. The application is then forwarded to City Council for review and approval.

**APPLICATION  
FOR  
CHANGE IN BOUNDARIES OF EASTON TOWN CENTER COMMUNITY  
ENTERTAINMENT DISTRICT AND FOR DESIGNATION OF EASTON TOWN  
CENTER II AND EASTON TOWN CENTER III  
AS COMMUNITY ENTERTAINMENT DISTRICTS**

MORSO Holding Co., a Delaware corporation (the "Applicant") is the owner of the property located in Columbus, Ohio commonly known as "Easton." In 2000, Easton Town Center was designated as a Community Entertainment District (a "CED") in accordance with Ohio Revised Code Section 4301.80 and City of Columbus Ordinance No. 2143-00 (the "Easton Town Center I CED"). The Applicant is seeking to reduce the boundaries of the Easton Town Center I CED. The Applicant is also requesting to create an Easton Town Center II CED and an Easton Town Center III CED pursuant to Ohio Revised Code Section 4301.80. The purpose of this application is to ultimately have three separate Community Entertainment Districts located on the Easton property in order to allow for the continued commercial and retail development of the area. The following information is provided in response to the provisions of Ohio Revised Code Section 4301.80 and Ordinance No. 2143-00:

**1. Applicant's Name and Address:**

MORSO Holding Co.  
c/o Luis F. Machado, Esq.  
Senior Vice President, Legal  
Limited Brands, Inc.  
Three Limited Parkway  
Columbus, Ohio 43230

**2. Map or Survey:**

Attached hereto as Exhibit A is a survey in sufficient detail to identify: i) the reduced boundaries of the existing Easton Town Center I CED; ii) the boundaries of the proposed Easton Town Center II CED; and iii) the boundaries of the proposed Easton Town Center III CED. Attached hereto as Exhibit B-1 is a legal description of the reduced boundaries of the existing Easton Town Center CED. Attached hereto as Exhibit B-2 is a legal description of the proposed Easton Town Center II CED. Attached hereto as Exhibit B-3 is a legal description of the proposed Easton Town Center III CED. At one time, the Applicant owned all of the property identified on Exhibit A. However, as of the date hereof, a substantial portion of the land identified on Exhibit A has been sold or leased to third parties.

**3. General Statement of Nature and Types of Establishments:**

Easton is a mixed-use development which includes restaurants, night clubs, a movie theater, and other entertainment uses; shopping and retail uses; hotels and other commercial uses; offices; and multi-family residential uses. A list of the types of establishments existing in the Easton Town Center I CED are attached in Exhibit C-1, a list of the existing establishments in the proposed Easton Town Center II CED are attached in Exhibit C-2 and those existing establishments in the proposed Easton Town Center III CED are set forth in Exhibit C-3. All of these Exhibits are attached hereto.

A master plan of Easton is attached hereto as Exhibit A-1. The reduced boundaries of the existing Easton Town Center I CED are outlined in red on Exhibit A-1. The boundaries of the proposed Easton Town Center II CED are outlined in blue on Exhibit A-1. The boundaries of the proposed Easton Town Center III CED are outlined in green on Exhibit A-1. The master plan is included with this Application to show how Easton is currently developed and to give a general idea of how the remaining land at Easton will likely be developed in the future. The master plan is not intended as a commitment to the specific uses shown thereon.

**4. Establishments Not Yet Developed and Time Frame for Completion:**

Exhibit D-1 attached hereto identifies the establishments not yet developed and the estimated time frame for completion for land within the reduced boundaries of the existing Easton Town Center I CED. Exhibit D-2 attached hereto identifies the establishments not yet developed and the estimated time frame for completion for land within the proposed Easton Town Center II CED. Exhibit D-3 attached hereto identifies the establishments not yet developed and the estimated time frame for completion for land within the proposed Easton Town Center III CED.

**5. Uses in Accord with Master Zoning Plan or Map:**

Attached hereto as Exhibit E is a copy of a portion of the Official Zoning Map of the City of Columbus. It shows that the land in the reduced boundaries of the existing Easton Town Center I CED, the land in the proposed Easton Town Center II CED and the land in the proposed Easton Town Center III CED is zoned either L-C-2 (Limited Commercial); L-C-4 (Limited Commercial); L-M (Limited Manufacturing); and CPD (Commercial Planned Development District). In 1991, Columbus City Council adopted Ordinance 1401-01 establishing general commercial and retail zoning for Easton. That zoning was substantially modified in 1995 when Council adopted Ordinance 1614-95 rezoning Easton to establish specific office, commercial and manufacturing zoning districts for Easton. Such zoning has been further modified over the years to facilitate specific projects. All of the establishments not yet developed as described in Paragraph 4 above and on Exhibits D-1, D-2 and D-3 attached hereto are permitted in the zoning districts identified on the map attached hereto as Exhibit E.

6. **Surveyor's Certificate that CED Contains No Less than 20 Contiguous Acres:**

Attached to Exhibit A is a certification from a surveyor or engineer licensed under Chapter 4733 of the Revised Code indicating that the area encompassed by each of the proposed CED's contains no less than twenty (20) contiguous acres.

7. **Communication With Applicable Area Commission**

The Applicant met with the Northeast Area Commission on the 6<sup>th</sup> day of October, 2011. A letter stating that the Northeast Area Commission has no objections to the application is forthcoming and will be attached hereto as Exhibit F.

8. **Uses Consistent with Area Plan**

The existing and planned uses for the Easton Town Center I CED, the proposed Easton Town Center II CED and the proposed Easton Town Center III CED are all consistent with the existing Land Use conditions and the proposed Land Use recommendations set forth on pages 20 through 30 of the Northeast Plan adopted in 2007.

9. **No Part of Exterior Boundary of Community Entertainment District is Nearer than 500 Feet to any Church, School, City Park or Recreation Facility.**

No part of any exterior boundary of any of the proposed CED's herein are nearer than 500 feet to any facility whose principal use is the holding of religious services, any public or private elementary or secondary school facility, any city park facility or any city recreation facility.

**EXHIBIT A**





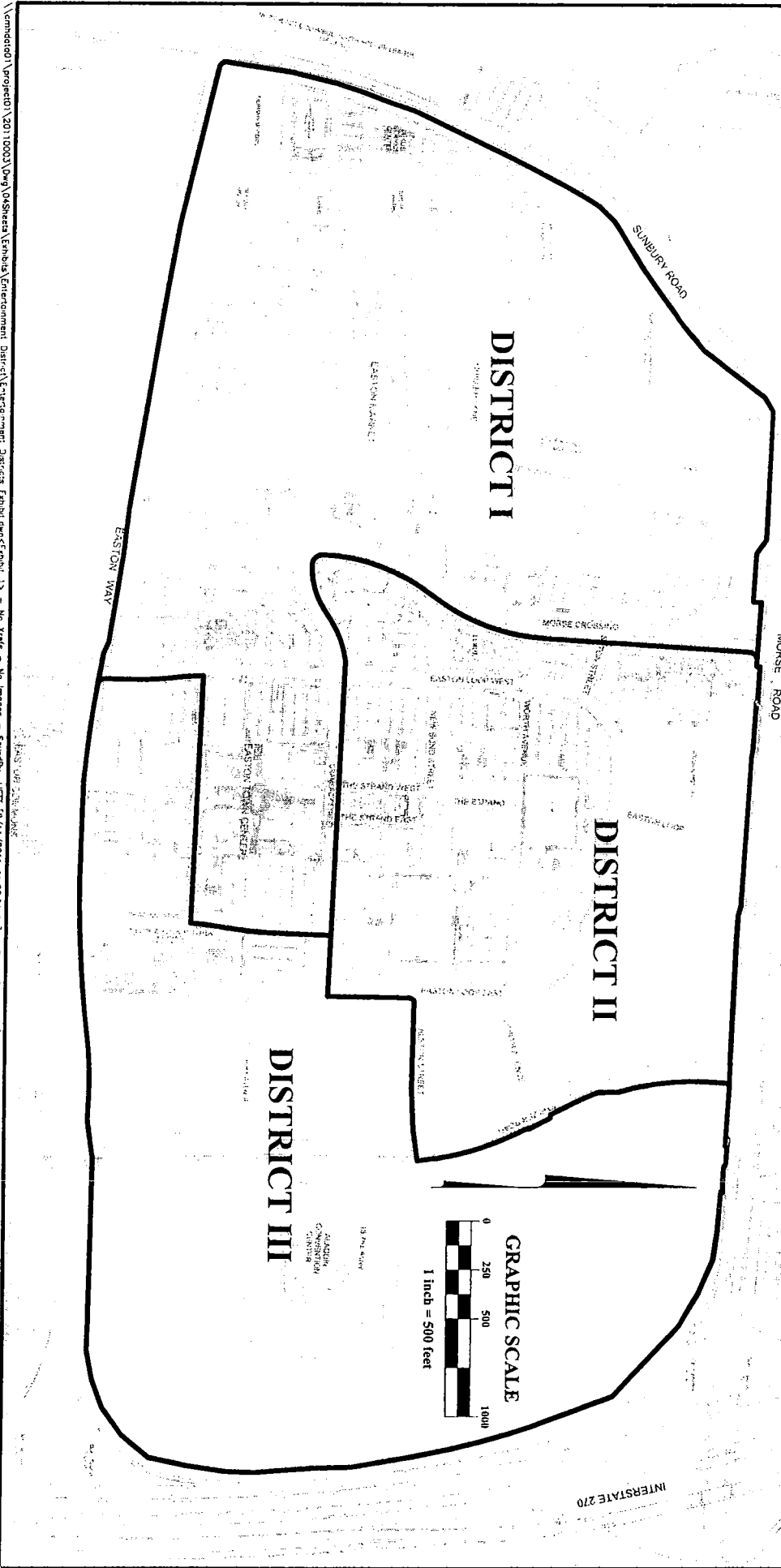
**EXHIBIT A-1**



Esom, Meacham, Hornblower & Thon, Inc.  
 Esom, Meacham, Hornblower & Thon, Inc.  
 5500 New Abbey Road, Columbus, OH 43254  
 Phone 614.752.4500 Fax 614.752.4500  
 emhit.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
 DISTRICT BOUNDARY EXHIBIT  
 FOR  
**EASTON TOWN CENTER**  
 COMMUNITY ENTERTAINMENT DISTRICTS  
 EXHIBIT A

DATE: August 11, 2011  
 SCALE: 1" = 500'  
 JOB NO.: 2011-0003



\\cmidoad\project\2011\0003\DWG\MapSheet\Emhit\Entertainment\District\Entertainment\_Districts\_Exhibit.dwg (Exhibit 1) - No Keys - No Images - SaveBy: JETI [07/17/2011 11:05:34 AM] - PostedBy: JETI [07/17/2011 11:00:37 AM]

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**EXHIBITS B-1, B-2, B-3**

**EASTON TOWN CENTER  
COMMUNITY ENTERTAINMENT DISTRICT I  
193.88 ACRES**

Situate in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 1 & 2, Township 1, Range 17, United States Military Lands, being more particularly described as follows:

Beginning at the intersection of the easterly right-of-way line of Sunbury Road with the southerly right-of-way line of Morse Road;

Thence with said southerly right-of-way, the following courses and distances:

South 87°25'04" East, a distance of 580.63 feet to a point;

South 87°25'03" East, a distance of 76.44 feet to a point;

South 55°18'02" East, a distance of 84.62 feet to a point;

South 86°15'51" East, a distance of 250.00 feet to a point;

North 03°52'21" East, a distance of 42.00 feet to a point;

South 86°15'47" East, a distance of 298.71 feet to a point on the easterly right-of-way of Morse Crossing;

Thence with the easterly right-of-way of Morse Crossing, the following courses and distances:

with the arc of a curve to the left having a radius of 40.00 feet, a central angle of 90°04'09" and a chord that bears South 48°46'39" West, a chord distance of 56.60 feet (arc distance of 62.88 feet) to a point;

South 03°44'34" West, a distance of 1051.76 feet to a point;

with the arc of a curve to the right having a radius of 1055.00 feet, a central angle of 26°49'00" and a chord that bears South 17°09'04" West, a chord distance of 489.29 feet (arc distance of 493.78 feet) to a point;

South 34°23'12" West, a distance of 140.83 feet to a point;

with the arc of a curve to the left having a radius of 945.00 feet, a central angle of 35°54'23" and a chord that bears South 20°15'37" West, a chord distance of 582.57 feet (arc distance of 592.22 feet) to a point;

South 02°18'27" West, a distance of 6.87 feet to a point;

with the arc of a curve to the left having a radius of 50.00 feet, a central angle of 87°00'23" and a chord that bears South 41°11'45" East, a chord distance of 68.84 feet (arc distance of 75.93 feet) to a point in the northerly right-of-way of Gramercy Street;

Thence with said northerly right-of-way line, the following courses and distances:

with the arc of a curve to the left having a radius of 385.00 feet, a central angle of 35°04'43" and a chord that bears North 75°50'49" East, a chord distance of 232.05 feet (arc distance of 235.71 feet) to a point;

North 58°18'27" East, a distance of 92.32 feet to a point;

**EASTON TOWN CENTER  
COMMUNITY ENTERTAINMENT DISTRICT I  
193.88 ACRES**

-2-

with the arc of a curve to the right having a radius of 490.00 feet, a central angle of 24°08'25" and a chord that bears North 70°22'40" East, a chord distance of 204.93 feet (arc distance of 206.45 feet) to a point;

South 87°34'02" East, a distance of 1411.22 feet to a point in the easterly right-of-way line of Chagrin Drive;

Thence with the easterly right-of-way line of Chagrin Drive, the following courses and distances:

South 02°18'27" West, a distance of 311.17 feet to a point;

with the arc of a curve to the right having a radius of 1530.00 feet, a central angle of 06°56'00" and a chord that bears South 05°46'27" West, a chord distance of 185.03 feet (arc distance of 185.14 feet) to a point;

South 09°14'27" West, a distance of 87.00 feet to a point;

with the arc of a curve to the left having a radius of 1470.00 feet, a central angle of 05°17'46" and a chord that bears South 06°35'34" West, a chord distance of 135.83 feet (arc distance of 135.88 feet) to a point;

thence North 87°41'33" West, a distance of 1269.03 feet to a point in the easterly right-of-way line of Easton Loop West;

thence with the easterly right-of-way line of Easton Loop West, the following courses and distances:

with the arc of a curve to the left having a radius of 763.00 feet, a central angle of 06°55'07" and a chord that bears South 02°25'43" East, a chord distance of 92.08 feet (arc distance of 92.13 feet) to a point;

South 05°53'16" East, a distance of 120.48 feet to a point;

with the arc of a curve to the right having a radius of 837.00 feet, a central angle of 07°01'33" and a chord that bears South 02°22'30" East, a chord distance of 102.57 feet (arc distance of 102.64 feet) to a point;

South 01°08'17" West, a distance of 188.71 feet to a point;

with the arc of a curve to the left having a radius of 35.00 feet, a central angle of 81°02'52" and a chord that bears South 39°23'09" East, a chord distance of 45.48 feet (arc distance of 49.51 feet) to a point in the northerly right-of-way line of Easton Way;

thence with the northerly right-of-way line of Easton Way, the following courses and distances:

North 79°49'26" West, a distance of 164.75 feet to a point;

North 66°37'23" West, a distance of 61.05 feet to a point;

North 80°45'52" West, a distance of 462.22 feet to a point;

North 83°05'28" West, a distance of 232.86 feet to a point;

North 80°40'37" West, a distance of 1152.97 feet to a point;

**EASTON TOWN CENTER  
COMMUNITY ENTERTAINMENT DISTRICT I  
193.88 ACRES**

-3-

North 78°08'40" West, a distance of 56.96 feet to a point;

North 76°30'33" West, a distance of 793.47 feet to a point;

with the arc of a curve to the right having a radius of 30.00 feet, a central angle of 84°58'12" and a chord that bears North 34°01'27" West, a chord distance of 40.52 feet (arc distance of 44.49 feet) to a point in the easterly right-of-way line of Sunbury Road

thence with the easterly right-of-way line of Sunbury Road the following courses and distances:

North 08°27'39" East, a distance of 332.46 feet to a point;

North 13°32'45" East, a distance of 248.44 feet to a point;

North 18°17'30" East, a distance of 137.35 feet to a point;

North 20°02'18" East, a distance of 153.90 feet to a point;

North 18°49'18" East, a distance of 123.94 feet to a point;

North 25°30'04" East, a distance of 577.19 feet to a point;

North 27°31'07" East, a distance of 280.84 feet to a point;

North 28°52'51" East, a distance of 135.64 feet to a point;

North 33°41'28" East, a distance of 52.23 feet to a point;

North 33°02'18" East, a distance of 32.50 feet to a point;

North 45°29'56" East, a distance of 101.97 feet to a point;

North 57°22'40" East, a distance of 54.89 feet to a point;

North 58°56'43" East, a distance of 51.78 feet to a point;

North 58°03'34" East, a distance of 193.17 feet to a point;

North 54°42'53" East, a distance of 295.04 feet to a point;

North 50°28'55" East, a distance of 212.46 feet to a point;

North 37°33'38" East, a distance of 138.16 feet to a point;

North 37°09'31" East, a distance of 253.28 feet to a point;

North 58°13'30" East, a distance of 86.17 feet to a point the point of beginning and containing 193.88 acres of land, more or less.

The above description is from record information only and is not to be used for transfer.

**EASTON TOWN CENTER  
COMMUNITY ENTERTAINMENT DISTRICT II  
115.21 ACRES**

Situate in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 1 & 2, Township 1, Range 17, United States Military Lands, being more particularly described as follows:

Beginning at the intersection of the easterly right-of-way line of Stelzer Road with the southerly right-of-way line of Morse Road;

Thence with said easterly right-of-way, the following courses and distances:

with the arc of a curve to the left having a radius of 20.00 feet, a central angle of  $90^{\circ}00'00''$  and a chord that bears South  $48^{\circ}44'38''$  West, a chord distance of 28.28 feet (arc distance of 31.42 feet) to a point;

South  $03^{\circ}44'36''$  West, a distance of 81.68 feet to a point;

with the arc of a curve to the left having a radius of 1342.42 feet, a central angle of  $20^{\circ}17'52''$  and a chord that bears South  $06^{\circ}24'08''$  East, a chord distance of 473.08 feet (arc distance of 475.57 feet) to a point;

South  $00^{\circ}59'29''$  East, a distance of 99.38 feet to a point;

South  $21^{\circ}06'49''$  East, a distance of 26.96 feet to a point;

with the arc of a curve to the left having a radius of 1372.59 feet, a central angle of  $04^{\circ}59'16''$  and a chord that bears South  $24^{\circ}10'15''$  East, a chord distance of 119.45 feet (arc distance of 119.49 feet) to a point;

with the arc of a curve to the left having a radius of 1372.39 feet, a central angle of  $00^{\circ}50'39''$  and a chord that bears South  $27^{\circ}05'14''$  East, a chord distance of 20.22 feet (arc distance of 20.22 feet) to a point;

South  $27^{\circ}30'34''$  East, a distance of 97.94 feet to a point;

South  $86^{\circ}10'20''$  East, a distance of 17.56 feet to a point;

South  $27^{\circ}30'34''$  East, a distance of 122.98 feet to a point;

North  $86^{\circ}09'43''$  West, a distance of 5.87 feet to a point;

South  $27^{\circ}31'14''$  East, a distance of 20.92 feet to a point;

with the arc of a curve to the right having a radius of 1502.40 feet, a central angle of  $18^{\circ}30'11''$  and a chord that bears South  $18^{\circ}15'27''$  East, a chord distance of 483.08 feet (arc distance of 485.18 feet) to a point;

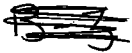
South  $04^{\circ}43'23''$  West, a distance of 15.68 feet to a point;

with the arc of a curve to the right having a radius of 1493.35 feet, a central angle of  $02^{\circ}57'58''$  and a chord that bears South  $07^{\circ}32'53''$  East, a chord distance of 77.30 feet (arc distance of 77.31 feet) to a point;

South  $82^{\circ}11'28''$  West, across the right-of-way of Stelzer Road, a distance of 168.85 feet to a point in the southerly line of Alston Street;

Thence with the southerly right-of-way line of Alston Street, the following courses and distances:





**EASTON TOWN CENTER  
COMMUNITY ENTERTAINMENT DISTRICT II  
115.21 ACRES**

-2-

South 87°21'03" West, a distance of 207.50 feet to a point;

North 88°47'28" West, a distance of 447.46 feet to a point;

with the arc of a curve to the left having a radius of 40.00 feet, a central angle of 49°27'20" and a chord that bears South 25°32'03" West, a chord distance of 33.46 feet (arc distance of 34.53 feet) to a point in the easterly right-of-way line of Easton Loop East;

thence South 00°48'27" West, with the easterly right-of-way line of Easton Loop East, a distance of 408.50 feet to a point;

thence North 87°34'02" West, across Easton Loop East and with the northerly right-of-way line of Gramercy Street, a distance of 1720.74 feet to a point;

thence continuing with said northerly right-of-way line, the following courses and distances:

with the arc of a curve to the left having a radius of 490.00 feet, a central angle of 24°08'25" and a chord that bears South 70°22'40" West, a chord distance of 204.93 feet (arc distance of 206.45 feet) to a point;

South 58°18'27" West, a distance of 92.32 feet to a point;

with the arc of a curve to the right having a radius of 385.00 feet, a central angle of 35°04'43" and a chord that bears South 75°50'49" West, a chord distance of 232.05 feet (arc distance of 235.71 feet) to a point;

with the arc of a curve to the right having a radius of 50.00 feet, a central angle of 87°00'23" and a chord that bears North 41°11'45" West, a chord distance of 68.84 feet (arc distance of 75.93 feet) to a point in the easterly right-of-way line of Morse Crossing;

thence with said easterly right-of-way line of Morse Crossing, the following courses and distances:

North 02°18'27" East, a distance of 6.87 feet to a point;

with the arc of a curve to the right having a radius of 945.00 feet, a central angle of 35°54'23" and a chord that bears North 20°15'37" East, a chord distance of 582.57 feet (arc distance of 592.22 feet) to a point;

North 34°23'12" East, a distance of 140.83 feet to a point;

with the arc of a curve to the left having a radius of 1055.00 feet, a central angle of 26°49'00" and a chord that bears North 17°09'04" East, a chord distance of 489.29 feet (arc distance of 493.78 feet) to a point;

North 03°44'34" East, a distance of 1051.76 feet to a point;

with the arc of a curve to the right having a radius of 40.00 feet, a central angle of 90°04'09" and a chord that bears North 48°46'39" East, a chord distance of 56.60 feet (arc distance of 62.88 feet) to a point in the southerly right-of-way line of Morse Road;

thence with said southerly right-of-way line of Morse Road, the following courses and distances:

**EASTON TOWN CENTER  
COMMUNITY ENTERTAINMENT DISTRICT II  
115.21 ACRES**

-3-

South 86°16'38" East, a distance of 29.75 feet to a point;

North 04°11'09" East, a distance of 18.00 feet to a point;

South 86°15'51" East, a distance of 186.70 feet to a point;

South 04°26'09" West, a distance of 5.00 feet to a point;

South 86°15'51" East, a distance of 234.64 feet to a point;

South 80°33'13" East, a distance of 50.25 feet to a point;

South 86°15'40" East, a distance of 759.99 feet to a point;

South 74°56'46" East, a distance of 50.99 feet to a point;

South 86°15'22" East, a distance of 121.13 feet to a point;

South 87°30'21" East, a distance of 547.54 feet to a point;

South 88°26'46" East, a distance of 210.81 feet to a point the point of beginning and containing 115.21 acres of land, more or less.

The above description is from record information only and is not to be used for transfer.

**EASTON TOWN CENTER  
COMMUNITY ENTERTAINMENT DISTRICT III  
168.13 ACRES**

Situate in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 1 & 2, Township 1, Range 17, United States Military Lands, being more particularly described as follows:

Beginning at the intersection of the easterly right-of-way line of Stelzer Road with the southerly right-of-way line of Morse Road;

Thence with the southerly right-of-way line of said Morse Road, the westerly limited access right-of-way line of I-270, the following courses and distances:

South 86°15'22" East, a distance of 302.21 feet to a point;

North 71°55'41" West, a distance of 40.37 feet to a point;

South 86°15'19" East, a distance of 129.15 feet to a point;

with the arc of a curve to the right having a radius of 20.00 feet, a central angle of 55°33'34" and a chord that bears North 58°26'30" West, a chord distance of 18.64 feet (arc distance of 19.39 feet) to a point;

South 85°16'37" East, a distance of 86.19 feet to a point;

North 87°26'01" East, a distance of 46.24 feet to a point;

South 27°46'01" West, a distance of 12.22 feet to a point;

South 85°25'04" East, a distance of 202.85 feet to a point;

South 81°53'12" East, a distance of 152.49 feet to a point;

South 66°44'38" East, a distance of 180.31 feet to a point;

South 59°27'16" East, a distance of 192.10 feet to a point;

South 47°13'55" East, a distance of 101.96 feet to a point;

South 47°14'01" East, a distance of 395.50 feet to a point;

South 20°28'50" East, a distance of 454.10 feet to a point;

North 17°56'57" West, a distance of 86.60 feet to a point;

North 16°09'37" West, a distance of 146.14 feet to a point;

South 13°46'08" East, a distance of 196.70 feet to a point;

South 11°22'36" East, a distance of 196.54 feet to a point;

South 09°43'11" East, a distance of 295.05 feet to a point;

South 01°45'03" East, a distance of 196.59 feet to a point;

South 04°28'22" East, a distance of 294.48 feet to a point;

South 01°26'12" West, a distance of 147.53 feet to a point;

**EASTON TOWN CENTER  
COMMUNITY ENTERTAINMENT DISTRICT III  
168.13 ACRES**

2

South 08°29'49" West, a distance of 198.98 feet to a point;

South 12°16'46" West, a distance of 200.36 feet to a point;

South 39°44'52" West, a distance of 185.37 feet to a point;

South 54°11'54" West, a distance of 165.98 feet to a point;

South 69°28'04" West, a distance of 159.14 feet to a point;

South 79°03'32" West, a distance of 149.25 feet to a point in the northerly right-of-way line of Easton Loop, the northerly limited access right-of-way of said I 270;

thence with the northerly limited access right-of-way of said I 270, the following courses and distances:

North 87°52'33" West, a distance of 147.30 feet to a point;

North 88°47'13" West, a distance of 713.23 feet to a point;

North 88°47'13" West, a distance of 117.01 feet to a point in the northerly right-of-way line of Easton Way;

thence with the northerly right-of-way line of said Easton Way, the following courses and distances:

South 81°43'08" West, a distance of 196.20 feet to a point;

North 87°24'57" West, a distance of 141.17 feet to a point;

with the arc of a curve to the left having a radius of 1697.50 feet, a central angle of 09°48'35" and a chord that bears South 87°40'46" West, a chord distance of 290.28 feet (arc distance of 290.63 feet) to a point;

with the arc of a curve to the right having a radius of 5982.50 feet, a central angle of 06°25'18" and a chord that bears South 85°59'07" West, a chord distance of 670.15 feet (arc distance of 670.50 feet) to a point;

South 89°31'29" West, a distance of 68.65 feet to a point;

North 89°50'32" West, a distance of 63.53 feet to a point;

North 88°40'30" West, a distance of 180.23 feet to a point;

North 88°27'26" West, a distance of 176.35 feet to a point;

North 88°27'26" West, a distance of 141.31 feet to a point;

North 84°07'56" West, a distance of 134.35 feet to a point;

North 82°55'45" West, a distance of 117.41 feet to a point;

North 82°03'20" West, a distance of 65.40 feet to a point;

North 81°27'39" West, a distance of 59.01 feet to a point;

**EASTON TOWN CENTER  
COMMUNITY ENTERTAINMENT DISTRICT III  
168.13 ACRES**

-3-

North 80°45'37" West, a distance of 87.61 feet to a point;

North 80°07'32" West, a distance of 45.18 feet to a point;

thence with the easterly right-of-way line of said Easton Loop West, the following courses and distances:

with the arc of a curve to the right having a radius of 35.00 feet, a central angle of 81°02'52" and a chord that bears North 39°23'09" West, a chord distance of 45.48 feet (arc distance of 49.51 feet) to a point;

North 01°08'17" East, a distance of 188.71 feet to a point;

with the arc of a curve to the left having a radius of 837.00 feet, a central angle of 07°01'33" and a chord that bears North 02°22'30" West, a chord distance of 102.57 feet (arc distance of 102.64 feet) to a point;

North 05°53'16" West, a distance of 120.48 feet to a point;

with the arc of a curve to the right having a radius of 763.00 feet, a central angle of 06°55'07" and a chord that bears North 02°25'43" West, a chord distance of 92.08 feet (arc distance of 92.13 feet) to a point;

thence South 87°41'33" East, across said 24.844 acre tract, a distance of 1269.03 feet to a point in the easterly right-of-way line of Chagrin Drive;

thence with the easterly right-of-way line of said Chagrin Drive, the following courses and distances:

with the arc of a curve to the right having a radius of 1470.00 feet, a central angle of 05°17'46" and a chord that bears North 06°35'34" East, a chord distance of 135.83 feet (arc distance of 135.88 feet) to a point;

North 09°14'27" East, a distance of 87.00 feet to a point;

with the arc of a curve to the left having a radius of 1530.00 feet, a central angle of 06°56'00" and a chord that bears North 05°46'27" East, a chord distance of 185.03 feet (arc distance of 185.14 feet) to a point;

North 02°18'27" East, a distance of 311.17 feet to a point in the northerly right-of-way line of Gramercy Street;

thence South 87°34'02" East, with the northerly right-of-way line of said Gramercy Street, a distance of 309.52 feet to a point in the easterly right-of-way line of Easton Loop East;

thence North 00°48'27" East, with the easterly right-of-way line of said Easton Loop East, a distance of 408.50 feet to a point in the southerly right-of-way line of Alston Street;

thence with the southerly right-of-way line of said Alston Street, the following courses and distances:

with the arc of a curve to the right having a radius of 40.00 feet, a central angle of 49°27'20" and a chord that bears North 25°32'03" East, a chord distance of 33.46 feet (arc distance of 34.53 feet) to a point;

**EASTON TOWN CENTER  
COMMUNITY ENTERTAINMENT DISTRICT III  
168.13 ACRES**

4

South 88°47'28" East, a distance of 447.46 feet to a point;

North 87°21'03" East, a distance of 207.50 feet to a point;

North 82°11'28" East, a distance of 168.85 feet to a point in the easterly right of way line of Stelzer Road;

thence with the easterly right-of-way of said Stelzer Road, the following courses and distances:

with the arc of a curve to the left having a radius of 1493.35 feet, a central angle of 02°57'58" and a chord that bears North 07°32'53" West, a chord distance of 77.30 feet (arc distance of 77.31 feet) to a point;

North 04°43'23" East, a distance of 15.68 feet to a point;

with the arc of a curve to the left having a radius of 1502.40 feet, a central angle of 18°31'34" and a chord that bears North 18°16'09" West, a chord distance of 483.67 feet (arc distance of 485.79 feet) to a point;

North 27°31'14" West, a distance of 20.31 feet to a point;

South 86°09'43" East, a distance of 5.87 feet to a point;

North 27°30'34" West, a distance of 122.98 feet to a point;

North 86°10'20" West, a distance of 17.56 feet to a point;

North 27°30'34" West, a distance of 97.94 feet to a point;

with the arc of a curve to the right having a radius of 1372.40 feet, a central angle of 00°50'39" and a chord that bears North 27°05'14" West, a chord distance of 20.22 feet (arc distance of 20.22 feet) to a point;

with the arc of a curve to the right having a radius of 1372.59 feet, a central angle of 04°59'16" and a chord that bears North 24°10'15" West, a chord distance of 119.45 feet (arc distance of 119.49 feet) to a point;

North 21°06'49" West, a distance of 26.96 feet to a point;

North 00°59'29" West, a distance of 99.38 feet to a point;

with the arc of a curve to the right having a radius of 1342.39 feet, a central angle of 20°17'53" and a chord that bears North 06°24'07" West, a chord distance of 473.08 feet (arc distance of 475.57 feet) to a point;

North 03°44'39" East, a distance of 81.68 feet to a point;

with the arc of a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00" and a chord that bears North 48°44'38" East, a chord distance of 28.28 feet (arc distance of 31.42 feet) to a point the point of beginning and containing 168.13 acres of land, more or less.

The above description is from record information only and is not to be used for transfer.

**EXHIBITS C-1, C-2, C-3**

Exhibit C-1

Existing Uses in Easton Town Center CED I

1. Hotels

Courtyard Marriott  
The Marriott Residence Inn Columbus – Easton

2. Restaurants

Adobe Gilas	Auntie Anne's
Bar Louie	California Pizza Kitchen
Cheryl's	Cinnabon
Cup O' Joe	Five Guy's Burgers
Funny Bone Comedy Club	Graeter's Ice Cream
KDB	Max & Erma's
Mitchell's Ocean Club	Panda Express
Planet Smoothie	Sbarro
Starabuck's	Sugardaddy's
Donato's	Honey Baked Ham
Logan's Steakhouse	McDonald's
On the Border	Red Robin
Smokey Bone's	Steak & Shake
Edamame	

3. Retail Sales Establishment

Archiver's	AT & T
Hallmark	Mattress Firm
Oberer's Flowers	New Balance
Radio Shack	Trader Joe's
Ashley Furniture	Bath & Body Works
Bed Bath & Beyond	Buy Buy Baby
Cadillac Service Center	Dick's Sporting Goods
Discount Tire	D.S.W.
Easton Retail Center	Factory Card Outlet
Famous Footwear	Frontgate Outlet Center
Germain Motors	Golfsmith
Kittles Furniture	Lexus Service Center
Lowe's Home Improvement	Michael's Arts & Crafts
Mercedes Service Center	Old Navy
Petsmart	Pier 1 Imports
S & K Menswear	Staples
Thomasville Home Furnishings	TJ Maxx



Target  
World Market

Verizon Wireless

4. Enclosed Shopping Center

Abercrombie & Fitch  
AMC  
Bakers  
Buckeye Corner  
Champs  
Claire's  
Foot Locker  
Fossil  
Gamestop  
Gap Kid's  
Hot Topic  
Lady Foot Locker  
M/I Homes  
Oakley  
Pacific Sunwear  
Sleep Number by Select Comfort  
The Buckle  
Victoria's Secret  
White Barn Candles

Abercrombie & Fitch/Kids  
Baby Gap  
Bath & Body Works  
Build-a- Bear  
Chery & Co.  
Delia's  
Forever XXI  
Francesca's Collections  
Gap  
Hollister Co.  
H&M  
Lid's  
North Face  
Occasionally Yours  
Shoe Woo  
Teavana  
T Mobile  
West Elm

5. Performing Arts Theaters

Funny Bone Comedy Club & Café

6. Motion Picture Theater

AMC

7. Night Clubs

Bar Louie

8. Sports Facilities

Soccer Barn  
The Chiller at Easton

Exhibit C-2

Existing Uses in Easton Town Center CED II

1. Restaurants

Abuelo's Mexican Food Embassy  
Bon Vie  
Ebar at Nordstom  
Istanbul Café  
Smith & Wollensky

BD's Mongolian Grill  
Cosi  
Godiva  
McCormick & Schmicks  
Yagoot

2. Retail Sales Establishments

Aeropostale  
Ann Taylor Loft  
Andrew's Jewelers  
Aveda  
Bebe  
Body Shop  
Brighton Collectibles  
Cache  
Clarks  
C.O. Bigelow  
Diamond Cellar  
Express  
GNC  
Icing  
J. Jill  
Justice  
Lane Bryant  
Lucky Brand  
Macy's  
Michael Kors  
Pandora  
S.E.E. Optical  
Stride Rite  
Swarovsky  
The Limited  
Tiffany & Co.  
VSX

American Eagle  
Apple Computer  
Arden B.  
Bath & Body Works  
B.C.B.G.  
Brookstone  
Burberry  
Children's Place  
Coach  
Coldwater Creek  
Eddie Bauer  
Express Men  
Gymboree  
Henri Bendel  
Jos. A. Banks  
Kay Jewelers  
Lego  
Lululemon  
Madewell New York & Co.  
Nordstrom  
Puma  
Skechers  
Sur La Table  
The Container Store  
Things Remembered  
Victoria's Secret  
Wet Seal

Exhibit C-3

Existing Uses in Easton Town Center CED III

1. Hotels  
Columbus Hilton at Easton
  
2. Restaurants  
Brio Tuscan Grille  
Fado Irish Pub  
Panera Bread  
Piada  
Starbucks  
The Melting Pot  
  
Chipotle  
North Star  
P.F. Changs  
Restaurant Hama  
The Cheesecake Factory
  
3. Retail Sales Establishments  
AT & T  
Barnes & Noble  
Crate & Barrel  
Lacoste  
Pottery Barn  
Roll  
Talbot's  
Vitamin World  
Williams Sonoma  
  
Banana Republic  
Chico's  
J. Crew  
MW Tux  
Restoration Hardware  
Sprint PCS  
Tinderbox  
White House/Black Market
  
4. Night Clubs  
Fado Irish Pub
  
5. Convention Facilities  
Aladdin Convention Center
  
6. Entertainment Facilities or Complexes  
Barnes & Noble

**EXHIBITS D-1, D-2, D-3**

Exhibit D-1

Establishments Not Yet Developed  
and Timeline for Completion  
in Easton Town Center I CED

The Market District (behind Dick's)

<u>Use</u>	<u>Square Footage</u>	<u>Date of Completion</u>
Automotive-Related Office	80,000 sq. ft.	2015

Exhibit D-2

Establishments Not Yet Developed  
and Timeline for Completion  
in Easton Town Center II CED

The Town Center – Phase II

<u>Use</u>	<u>Square Footage</u>	<u>Date of Completion</u>
Hotel (Fenlon Street)	85,000 sq. ft.	2015
Retail (Fenlon Street)	40,000 sq. ft.	2013
Office (Gramercy Street)	80,000 sq. ft.	2015
Retail (Morse Crossing)	18,000 sq. ft.	2011
Hotel (Worth Avenue)	85,000 sq. ft.	2016

Exhibit D-3

Establishments Not Yet Developed  
and Timeframe for Completion  
in Easton Town Center III CED

	<u>Benua/Aladdin</u>	
<u>Use</u>	<u>Square Footage</u>	<u>Date of Completion</u>
Hotel (North Stelzer)	85,000 sq. ft.	2014
Retail (North Stelzer)	550,000 sq. ft.	2013
Restaurant (North Stelzer)	25,000 sq. ft.	2013
Office (North Stelzer)	25,000 sq. ft.	2013

The Town Center – East of Hilton

<u>Use</u>	<u>Square Footage</u>	<u>Date of Completion</u>
Retail	40,000 sq. st.	2014
Restaurant	20,000 sq. ft.	2014
Office	100,000 sq. ft.	2016

**EXHIBIT E**





**EXHIBIT F**

*(Letter to be issued by Northeast Area Commission)*

*"Together We Can Make a World of Difference"*



# North East Area Commission

*Kevin Wheeler*

October 21, 2011 .

Boyce Safford  
Director of Development  
City of Columbus  
50 W. Gay Street  
3<sup>rd</sup> Floor  
Columbus, OH 43215

Re: Easton Town Center Community Entertainment District ("CED") Application

Dear Boyce:

I am writing to you on behalf of the Northeast Area Commission to endorse the referenced Application to amend the current CED boundary and create two additional CED's. A representative of Easton, Beau Arnason with Steiner + Associates, appeared at the October 6, 2011 NEAC meeting, presented applicable information to the Commission and satisfactorily addressed questions from the commissioners. The Northeast Area Commission finds this application to be consistent with the Area Master Plan and supports the action.

Please feel free to contact me if you have any questions.

*Elwood Rayford*  
Elwood Rayford

NORTHEAST AREA COMMISSION Chair

