

PETITION TO CREATE THE MORSE ROAD SPECIAL IMPROVEMENT DISTRICT

To: The Mayor of the City of Columbus, Hon. Michael B. Coleman, and Columbus City Council, Matt Habash, President
Council Members: Kevin Boyce, Mary Jo Hudson, Michael Meniel, Maryellen O'Shaughnessy, Charleta Tavares and Patsy Thomas

The undersigned do hereby respectfully petition the City of Columbus, Ohio (the "City") for the creation of the **Morse Road Special Improvement District** (the "District") pursuant to Chapter 1710 of the Ohio Revised Code and amendments thereto (the "Act"), and the adoption of a **Morse Road Services Plan** designating the nature of the services to be provided within the District and the anticipated outcome and cost thereof (the "Services Plan"), a copy of which plan is attached hereto and made a part hereof as Exhibit A. The **District Boundaries** will be as described and shown in Exhibit B attached hereto and made a part hereof.

Each of the undersigned represents that he or she is the owner, or the authorized signatory of the owner, of the property or properties set forth below, which collectively comprise at least sixty percent (60%) or more of the front footage or seventy-five percent (75%) or more of the square footage of property abutting upon the streets, alleys, public roads, places, boulevards, parkways, park entrances, easements and other public improvements situated in the District.

In support of this petition, the undersigned petitioners approve the following:

1. Mission. The mission of the District will be to enhance the value of properties within the District by keeping the area of the streetscape and landscape improvements along Morse Road (the "City Morse Road Improvements") clean and well maintained, and by carrying out such other limited improvements and/or services in and for the benefit of the District as the Board (defined below) may determine and funds may allow, all as set forth in the Services Plan.

2. Corporate Entity and Governance. The operations and fiscal affairs of the District will be managed and administered by the Board of Trustees (the "Board") of Morse Road Special Improvement District, Inc., an Ohio not-for-profit corporation to be formed for such purpose. The Board will consist of twelve (12) individuals and will have all powers authorized by the Act. Ten (10) trustees will be elected by the property owners in the District, one will be an appointee of Columbus City Council, and one will be the Mayor of the City or an appointee of the Mayor.

3. Authority. The District will be authorized to provide services and improvements pursuant to the Act that will benefit property within the boundaries of the District. The City will be authorized to levy a special assessment on property within the District to pay for such services and improvements, based on the benefits conferred by those services and improvements.

4. Services Plan. The District will be administered in accordance with the Services Plan in Exhibit A.

5. Assessment. Annual assessments against properties in the District to pay the annual Budget for services provided by the District will be equitably apportioned among the owners of property within the District based on three equal factors: (1) the front footage on Morse Road of individual properties in relation to the total front footage on Morse Road of all properties located within the District as a whole, (2) the square footage of individual properties in relation to the total square footage of all properties located within the District as a whole, and (3) the assessed value of individual properties in relation to the total assessed value of all properties located within the District as a whole. The annual assessments will be based upon property value information obtained from the Franklin County Auditor's office as of the January 1st of the year preceding the year during which the assessments are due.

6. Duration and Phasing. The proposed special assessments for implementation of the Services Plan will be levied against the owners of property within the District on an annual basis for a period of not more than ten (10) years, renewable as provided by the Act. The Services Plan will be implemented in three phases, which are expected to occur as follows: Phase I from 2007 through 2009, Phase II from 2010 through 2012, and Phase III from 2013 through 2016, corresponding with the expected completion of the City Morse Road Improvements. However, the actual dates of completion of the two phases of the City Morse Road Improvements will govern the precise timing of implementation of the first two phases of the Services Plan.

7. Boundaries. A description of the boundaries of the District, a map showing the boundaries of the District, and a definitive listing, as identified by parcel number, of properties to be included in the District are provided in Exhibit B.

8. Miscellaneous. The undersigned acknowledge that the District is being created using the single petition option under the Act and that no further authorization by property owners will be required for the District to be created and the Services Plan to be implemented.

This petition may be executed in several counterparts, each of which will be an original and all of which will constitute one and the same instrument.

The Columbus City Council is hereby respectfully requested to approve, by resolution, this Petition to Create the Morse Road Special Improvement District and adopt the Services Plan within sixty (60) days of this Petition being filed with the City.

**PETITION TO CREATE THE
MORSE ROAD SPECIAL IMPROVEMENT DISTRICT**

Signatures of Property Owners

Date: _____

Property Owner: _____
(printed name of owner)

Authorized Signatory:

(printed name of authorized signatory) **X** _____
(signature)

Address for notices to Property Owner _____

Commonly used property address: _____
Parcel Number(s) _____
Front Footage _____ Square Footage _____

Commonly used property address: _____
Parcel Number(s) _____
Front Footage _____ Square Footage _____

Commonly used property address: _____
Parcel Number(s) _____
Front Footage _____ Square Footage _____

Commonly used property address: _____
Parcel Number(s) _____
Front Footage _____ Square Footage _____

MORSE ROAD SPECIAL IMPROVEMENT DISTRICT

MORSE ROAD SERVICES PLAN

The Morse Road Special Improvement District (the "District") intends to deliver services pursuant to this Morse Road Services Plan (the "Services Plan"), in such manner as will be determined from time to time by the District's board of trustees (the "Board"). The Services Plan will be implemented in three phases, which are expected to occur as follows: Phase I from 2007 through 2009, Phase II from 2010 through 2012, and Phase III from 2013 through 2016. The first two Services Plan phases above correspond with the expected completion of the streetscape and landscape improvements along Morse Road (the "City Morse Road Improvements"). However, the actual dates of completion of the two phases of the City Morse Road Improvements will govern the precise timing of implementation the first two phases of the Services Plan. The services to be provided are as follows:

PUBLIC SPACE SERVICES

Lawn care, landscape and maintenance services within the public right of way related to the City Morse Road Improvements within the District will be the primary services provided by the District, in order to help make the District a cleaner and more aesthetically pleasing environment in which to conduct business. It is expected that these services will include the following:

- 24 lawn cuttings per calendar year, including stick-edge (border trimming) and blow-off of clippings and debris
- Weekly policings and pick-ups of trash throughout the year, weather permitting
- 24 line trimmings per calendar year
- Annual landscaping as needed, including bed detail, perennial care, fertilization, debris clean up, and leaf removal
- Edging, mulching and debris clean-up in the Spring
- Periodic edging of grassy areas
- Seasonal pruning
- Weed control, fertilization of lawns, and insect spraying

SUPPLEMENTAL SERVICES

To the extent that the Board may determine and funds may allow, the District may provide supplemental services designed to increase appreciation for the District, strengthen the cohesiveness of the District, and improve communication among members of the District and public agencies, such as providing access to data and information collected by the District, displaying informational banners along the Morse Road corridor, and attending City of Columbus (the "City") City Council (the "City Council") meetings when issues are discussed relevant to the District.

ADMINISTRATION

It is expected that the Board will engage private contractor(s) to provide most of the regular services to be delivered for the District, such as lawn mowing, trash pick-up, and landscaping services, and it is expected that the Board will engage a property management firm to oversee the procurement and the performance of such contractor(s) and to provide routine administrative services and financial reporting services for the District. The Board will retain the right to employ staff to perform any or all of such services.

BUDGET

The portion of the cost of the Services Plan that will be assessed to property owners will not exceed \$135,000 per year for the first three years, \$234,000 per year for the next three years, and \$243,360 per year for the last four years, subject to timing adjustments in the provision of Public Space Services to take into account the actual dates of completion of Phases I and II of the City Morse Road Improvements. The Board will determine how to allocate funds among the services to be provided.

By March 1st of each year, the Treasurer of the Board, as directed by the Board, will produce or cause to be produced and make available to the members of the Board, the District, the Mayor of the City, the Auditor of the City, and City Council an annual report describing the services delivered, revenues received, expenditures made, and other information about the activities of the District.

By November 1st of each year or as soon thereafter as possible, the Treasurer of the Board, as directed by the Board, will produce or cause to be produced an annual budget for the following calendar year.

MORSE ROAD SPECIAL IMPROVEMENT DISTRICT

DISTRICT BOUNDARIES

This Exhibit B defining the boundaries of the Morse Road Special Improvement District (the "District") consists of four parts, which are to be viewed in combination. The four parts are:

- 1) A general description of the area of the District.
- 2) A section describing the inclusion of Northland PARK (see below) in the District, with specified exclusions.
- 3) An 11x17 inch map showing the approximate boundaries of the District.
- 4) A definitive listing of properties to be included in the District, which are identified by parcel number.

General Description: The District will generally consist of assessable properties on Morse Road or its service roads, and nearby related properties, from Indianola Avenue in the west to Cleveland Avenue in the east, a distance of approximately 2.6 miles. The common denominator of these properties is that they are in the general vicinity of the streetscape and landscape improvements along Morse Road (the "City Morse Road Improvements") and share a common interest in having the area of the City Morse Road Improvements kept clean and well maintained.

Northland PARK: Properties that once comprised the Northland Mall and were purchased by the City of Columbus (the "City") and leased to Columbus Urban Growth Corporation ("CUGC") for an integrated redevelopment under the name "Northland PARK", are included within the District. This applies to the parcels that have been sold to private owners and to the four parcels (010-103735, 010-274065, 010-274066, and 010-274067) that are still under ownership of the City and leased to CUGC for development purposes as of October 17, 2005, and to the land within those parcels as of that date, even though such parcels may be sold and/or subdivided after that date.

Within the land area of Northland PARK that is now Parcel No. 010-103735, owned by the City as of October 17, 2005, and expected to be developed for the City by CUGC, as lessee, it is agreed that as development occurs and as land is leased, sold and platted, that the following three uses, and only these three uses, will not be included in the assessable land of the District. The three exceptions to inclusion of Northland PARK property as assessable land in the District are as follows:

- (1) CUGC plans to create a retention pond area or areas within Parcel No. 010-103735 that, individually or collectively, will be somewhat larger than the existing retention pond area. Provided that the retention pond area or areas will not contain buildings, will be used exclusively for water retention and park purposes, and will be owned by either the City, CUGC, or a Northland PARK property owners association, the above-described retention pond area or areas will be excluded from the District as soon as such area or areas are platted or otherwise delineated.
- (2) Such public roads internal to Northland PARK that will be built and that remain in the ownership of or are dedicated to the City will be excluded from the District.
- (3) One private roadway that will run south along the eastern property line for a short distance from the Morse Road service road, then run east/west just south of the parcels facing on Morse Road to Retail Ventures Boulevard, will be excluded from the District.

No other exceptions are contemplated within Northland PARK. All other private roads, all driveways and all parking facilities, no matter whether individually or jointly owned, will remain in the District.

The "MAP OF THE APPROXIMATE BOUNDARIES OF THE DISTRICT" and the "LIST OF PROPERTIES IN THE DISTRICT BY PARCEL NUMBER" that follow are also part of Exhibit B.

LIST OF PROPERTIES IN THE DISTRICT BY PARCEL NUMBER

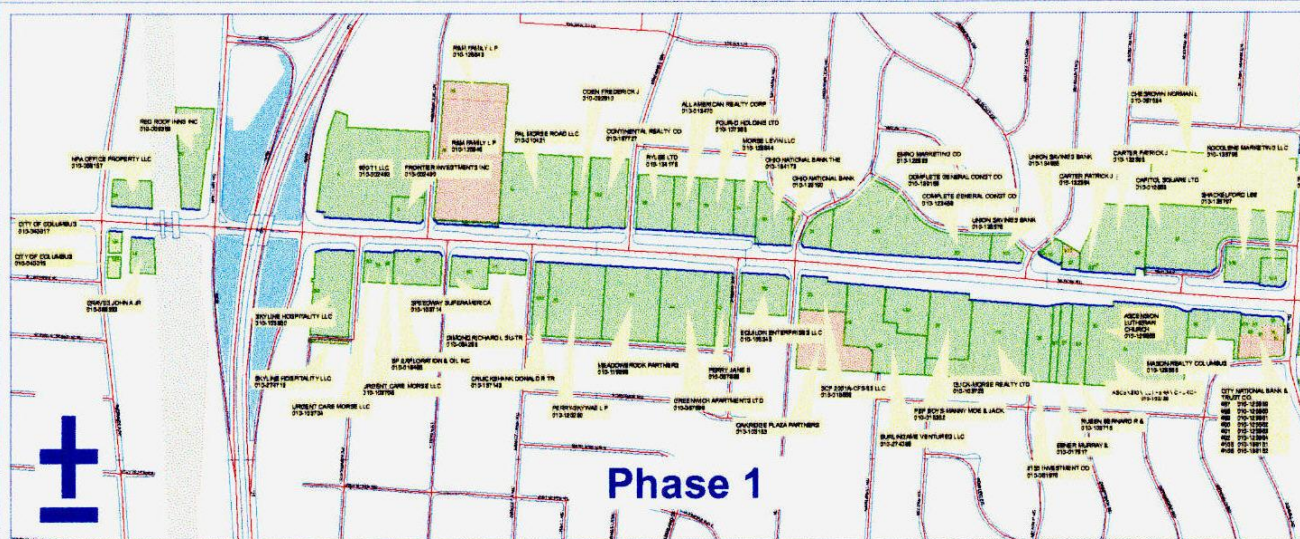
EXHIBIT B

1 010-000030	31 010-034194	61 010-104382	91 010-132396	121 010-270389
2 010-000458	32 010-034198	62 010-104713	92 010-134173	122 010-271486
3 010-002430	33 010-037261	63 010-104714	93 010-134175	123 010-274066
4 010-002433	34 010-041545	64 010-104716	94 010-134955	124 010-274067
5 010-006756	35 010-058157	65 010-104717	95 010-136576	125 010-274086
6 010-007137	36 010-061976	66 010-104734	96 010-137143	126 010-274392
7 010-007139	37 010-075894	67 010-104735	97 010-137315	127 010-274442
8 010-007601	38 010-084255	68 010-104737	98 010-137762	128 010-274570
9 010-007678	39 010-087534	69 010-104781	99 010-138151	129 010-274713
10 010-009359	40 010-087888	70 010-105345	100 010-138152	130 600-132357
11 010-010421	41 010-087899	71 010-106899	101 010-138785	131 600-146331
12 010-010555	42 010-088333	72 010-107385	102 010-138796	132 600-146341
13 010-011297	43 010-089874	73 010-119898	103 010-138797	133 600-146342
14 010-012863	44 010-100696	74 010-120239	104 010-139189	134 600-146401
15 010-012864	45 010-103153	75 010-122833	105 010-139190	135 600-146417
16 010-013470	46 010-103248	76 010-123466	106 010-139485	136 600-146419
17 010-014326	47 010-103360	77 010-125643	107 010-139501	137 600-146420
18 010-015352	48 010-103704	78 010-125644	108 010-143139	138 600-146421
19 010-015539	49 010-103705	79 010-125646	109 010-145126	139 600-150479
20 010-015668	50 010-103706	80 010-125855	110 010-150333	140 600-150480
21 010-016012	51 010-103714	81 010-125859	111 010-150340	141 600-242135
22 010-016580	52 010-103716	82 010-125860	112 010-187652	142 600-242136
23 010-017692	53 010-103718	83 010-125861	113 010-187653	143 010-040017
24 010-017917	54 010-103719	84 010-125862	114 010-187727	144 010-040018
25 010-018485	55 010-103724	85 010-125863	115 010-191148	145 010-103602
26 010-018871	56 010-103725	86 010-125864	116 010-201736	146 010-275831
27 010-020141	57 010-103726	87 010-129668	117 010-220946	147 010-275830
28 010-020199	58 010-103735	88 010-132045	118 010-242133	148 010-274065
29 010-024835	59 010-103739	89 010-132394	119 010-245370	
30 010-032810	60 010-103749	90 010-132395	120 010-249182	

10/26/2005

MAP OF THE APPROXIMATE BOUNDARIES OF THE DISTRICT

EXHIBIT B

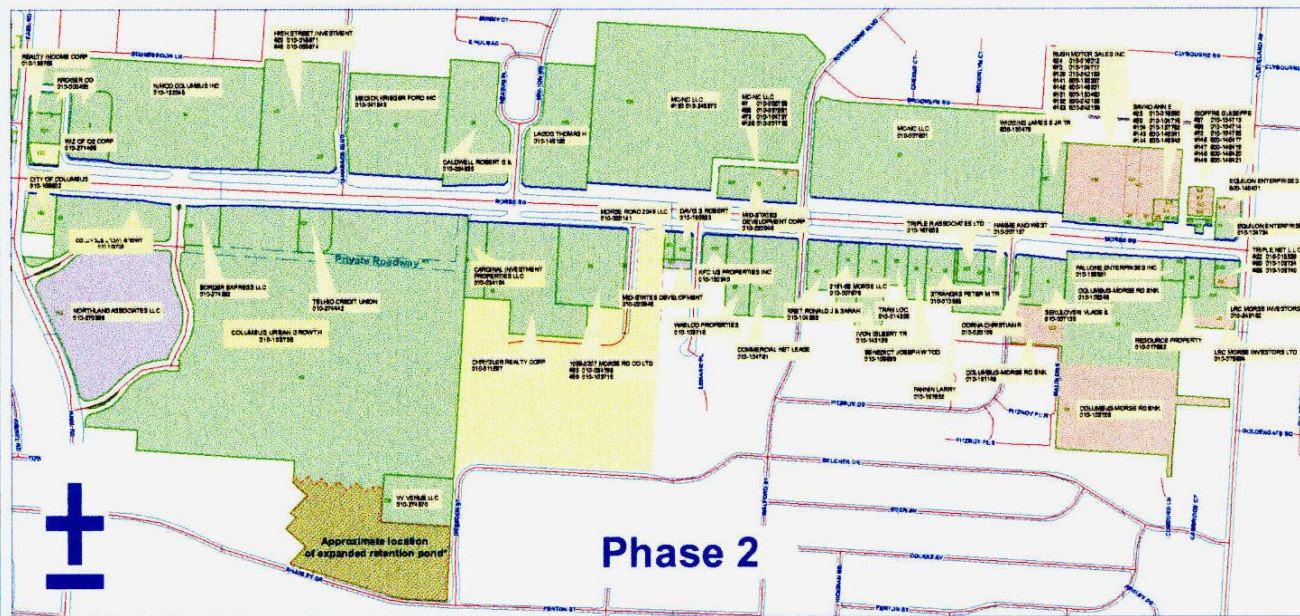


Note

The properties within the Morse Rd Special Improvement District will comprise approximately the following totals:


23,570 Frontage Feet on Morse Rd.

13,557,664 Square Feet in Total Area



Morse Rd SID

- Morse Frontage
- Morse Adjacent
- Non-Adjacent with Common Ownership
- Non-Adjacent with Morse Address
- City of Columbus
- State of Ohio
- Karl Rd Address
- Infields
- Exempt
- Retention Pond*



Division of Real Estate & Land Management

10/20/2005

* The location of the Retention Pond is to be determined. Retention Pond area will be excluded from the District as soon as it is platted or otherwise delineated.

** Approximate location of the only private roadway that will be excluded from the district.

