

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF DELAWARE COUNTY, OHIO

PETITION FOR ESTABLISHMENT OF THE
BERLIN MEADOWS NEW COMMUNITY
AUTHORITY AS A NEW COMMUNITY
AUTHORITY UNDER OHIO REVISED CODE
CHAPTER 349

Submitted by:

Berlin Meadows Development LLC

As the Developer

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF DELAWARE COUNTY, OHIO**

**PETITION FOR ESTABLISHMENT OF
THE BERLIN MEADOWS
COMMUNITY AUTHORITY
AS A NEW COMMUNITY AUTHORITY UNDER
OHIO REVISED CODE CHAPTER 349**

Pursuant to Ohio Revised Code Chapter 349 (the “Act”), Berlin Meadows Development LLC (the “Developer”), in its capacity as a “developer” as defined in Section 349.01(E) of the Ohio Revised Code, hereby makes and files this petition (the “Petition”) with the Board of County Commissioner of Delaware County, Ohio, as the organizational board of commissioners under Section 349.01(F) of the Ohio Revised Code (the “Commissioners”), in order to initiate proceedings for the establishment of a new community authority (the “Authority”) described in Section 1 below and for the new community district described in Section 3 below (the “District”).

The Developer further states as follows:

Section 1. Name of the Proposed Authority

The Authority shall be named the “Berlin Meadows New Community Authority.”

Section 2. Principal Office of the Proposed Authority

The principal office of the Authority shall be located at 470 Olde Worthington Road, Suite 101, Westerville, Ohio 43082, until such time as the board of trustees of the Authority determines another location for the principal office of the Authority.

Section 3. Map; Full and Accurate Description of the Proposed District

A full and accurate description of the boundaries of the District is attached to this Petition in the form of a map as Exhibit A, and the legal descriptions for the parcels comprising the District are attached to this Petition as Exhibit B. The total acreage to be included in the District will be approximately 280.22 acres. As indicated in the map, all of the real property comprising the District is developable as one functionally interrelated community and is owned or controlled, through leases of at least seventy-five years’ duration, options, or contracts to purchase, by the Developer. The territory of the District is wholly located within the boundaries of the County of Delaware, Ohio (the “County”). In the event the Authority submits any petition in the future to add additional property to the District, such petition will include an updated map showing the proposed District. Additional property may be added to the District upon the consent of the Developer.

Section 4. Zoning for the Proposed District

The current plans for the development of the proposed District comply with the applicable zoning regulations of the County, a certified copy of which is attached to this Petition as Exhibit C. The zoning of the District is partially Planned Commercial District (PCD), where the commercial improvements are anticipated, and partially Planned Residential District (PRD) where the residential and open space improvements are anticipated.

Section 5. Current Plans for the Development of the Proposed District

The current plans for the development of the proposed District, indicating the proposed “new community development program,” as defined in the Act, are provided below and in certain Exhibits attached to this Petition (collectively, the “Development Program”).

The Development Program outlines the general program for the development of the District, and includes (a) the land acquisition and land development activities to be undertaken within the area including the District, (b) the acquisition, construction, operation, and maintenance of community facilities and other public infrastructure improvements for the District (the “Community Facilities”), (c) the provision of District services to be undertaken by the Authority, (d) the proposed method of financing such Community Facilities and District services, (e) the projected total employment within the District, and (f) the projected total population of the District.

The development of the area included in the proposed District, as well as the surrounding area, is being described as the “Berlin Meadows Development.” The Berlin Meadows Development will include a mixture of uses, including open space and school development, commercial, retail, and single-family residential, with a maximum of 336 single-family residential units. In addition to the Berlin Meadows Development, the property includes a proposed residential development to be known as “Eaststone Crossing,” with a maximum of 57 single-family residential units, and a proposed residential development to be known as “Southwoods,” with a maximum of 30 single-family residential units.

- a. Development Program, Including Land Acquisition and Land Development. The Development Program does not contemplate that the Authority would undertake any plans for the acquisition of real property and interests in real property other than the acquisition of fee interests, easements, rights-of-way, licenses, leases and similar property interests necessary to complete the Community Facilities.
- b. Plan for Community Facilities. The Community Facilities shall include all real property, buildings, structures, or other facilities, including related fixtures, equipment, and furnishings, to be owned, operated, financed, constructed, and maintained under the Act. As provided in the Act, the Community Facilities consist generally of (i) any real property, buildings, structures, or other facilities, including related fixtures, equipment, and furnishings, to be owned, operated, financed, constructed, and maintained, including public, community, village, neighborhood, or town buildings, centers and plazas, auditoriums, day care

centers, recreation halls, educational facilities, health care facilities including hospital facilities as defined in the Act, telecommunications facilities, including all facilities necessary to provide telecommunications service as defined in the Act, recreational facilities, natural resource facilities, including parks and other open space land, lakes and streams, cultural facilities, community streets and off-street parking facilities, pathway and bikeway systems, pedestrian underpasses and overpasses, lighting facilities, design amenities, or other community facilities, and buildings needed in connection with water supply or sewage disposal installations, or energy facilities including those for renewable or sustainable energy sources, and steam, gas, or electric lines or installation; and (ii) any community facilities that are owned, operated, financed, constructed, or maintained for, relating to, or in furtherance of community activities.

Specifically, it is presently anticipated that the Community Facilities will include the facilities described in Exhibit D attached to and incorporated into this Petition.

- c. Provision of District Services. Pursuant the Act, the Authority is authorized to provide services within the District, including, but not limited to, landscaping, street and sidewalk cleaning and maintenance, maintenance of parking facilities, and any other community improvement services.
- d. Method of Financing. The Developer proposes to finance the construction of certain of the Community Facilities through the issuance of one or more series of bonds, notes issued in anticipation of the issuance of bonds, or bonds issued to refund such bonds or notes (the Bonds), either by the Authority or another entity or team of entities. The Bonds will be secured through the levy and collection by the Authority of a “community development charge,” as defined in the Act (the Community Development Charge), that the Authority expects to levy on certain parcels within the District. The Community Development Charge will serve as one source of security for the payment of the annual debt service charges on the Bonds (Bond Debt Service). Bond Debt Service may also be secured with other revenues from public or private sources that are available to the Authority.
- e. Projected Total Employment within the District. All of the above-described Community Facilities will benefit the businesses in the District and will result in a projected total employment of approximately 200 individuals within the District.
- f. Projected Total Population of the District. All of the above-described Community Facilities will benefit a projected total population of approximately 920 residents within the District.

Section 6. Board of Trustees of the Proposed Authority

The Developer recommends that the number of members of the board of trustees of the Authority (the Board) be comprised of seven members selected as provided in Section 349.04 of the Ohio Revised Code.

- a. Appointment of Members of the Board. The Commissioners, as the organizational board of commissioners under Section 349.01(F) of the Ohio Revised Code, shall appoint three citizen members of the Board to represent the interests of present and future employers, within the District and any present and future residents of the District and one member to serve as a representative of local government. The Developer shall appoint three members to serve on the Board as representatives of the Developer.
- b. Replacement of Members of the Board. The Developer recommends that, pursuant to Section 349.04(C), members of the Board be selected as follows:
 1. While any Bonds are outstanding, the methodology for replacement of members of the Board will be as follows:
 - A. The Commissioners, as the organizational board of commissioners under Section 349.01(F) of the Ohio Revised Code, shall continue to appoint replacement citizen members of the Board and the representative of local government upon the expiration of that member's term or resignation by that member unless the County determines, by resolution of Commissioners, that such citizen members of the Board and/or the representative of local government shall be elected or selected in an alternative fashion;
 - B. Developer shall appoint replacement representatives of the Developer to the Board upon the expiration of that member's term or resignation by that member; and
 2. After the Bonds are no longer outstanding, the procedure for selection of Board members shall be determined by the County pursuant to Section 349.04 of the Ohio Revised Code.

Section 7. Preliminary Economic Feasibility Analysis for the Proposed Authority

The preliminary economic feasibility analysis is provided below and in certain Exhibits attached to this Petition. The preliminary economic feasibility analysis examines (a) development patterns and demand factors of the area including the District, (b) the location and size for the proposed District, (c) the present and future socio-economic conditions of the area including the District, (d) a description of the public services to be provided with respect to the area including the District, (e) a financial plan with respect to the area including the District, and (f) a description of the Developer's management capability.

- a. Development Patterns and Demand Factors of District. The current land use of the area within and without the District is vacant land. The proposed future land use of the District will be 3,706,520 square feet of open space, 144,300 – 173,160 square feet of commercial and retail facilities, and approximately 336 single-family residential homes (the "Project"). The Project will be state-of-the-art facilities with advanced technology and security systems. Landscaping and hardscaping will be extensive and aesthetically pleasing to residents and members of the surrounding community. Demographic and development information related to certain areas within and without the District are attached to this Petition as Exhibit E.
- b. Location and Size of Proposed District. The District is located in the County as more fully shown in Exhibit A and described in Exhibit B. The size of the proposed District is approximately 280.22 acres.
- c. Public Services Provision. All law enforcement services within the District shall be provided by the Delaware County Sheriff's Department. All fire services within the District shall be provided by Berlin Township, Delaware County, Ohio (the "Township"). All emergency medical services within the District shall be provided by the Township. Roadways and utilities will be provided by the applicable public or utility entities. All public education services shall be provided by the Olentangy Local School District and the Delaware Area Career Center.
- d. Preliminary Economic Feasibility Analysis. A preliminary economic feasibility analysis for development of the District, including the area development pattern and demand, and present and future socio-economic conditions of the area including the District is attached to this Petition as Exhibit E.
- e. Financial Plan. A preliminary financial plan for the development and the District is attached to this Petition as Exhibit F.
- f. Developer's Management Capability. A description of the management capability of the Developer is attached to this Petition as Exhibit G.
- g. Demographic Information for Berlin Township. A summary of the demographics of Berlin Township is attached to this Petition as Exhibit H.

Section 8. Environmental Statement

The Authority and the Developer shall comply with all applicable environmental laws and regulations with respect to the District. The Developer has previously undertaken a Phase I Environmental Property Assessment related to the District. The Phase I concluded that the District includes no conditions qualifying as a recognized environmental condition and no evidence of actual or potential releases of hazardous substances or petroleum products in conjunction with the District.

Section 9. Provisions Regarding This Petition

For the purposes of the establishment of the Authority, the City of Delaware, Delaware County, Ohio and the City of Columbus, Franklin County, Ohio are each a “proximate city” as that term is defined in Section 349.01(M) of the Ohio Revised Code.

Exhibits A, B, C, D, E, F, G, and H, attached to this Petition, are hereby incorporated as part of this Petition.

Words and terms not defined herein shall have the meanings given in Section 349.01 unless the context requires a different meaning.

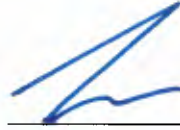
The Developer hereby requests the Commissioners, as the organizational board of commissioners under Section 349.01(F) of the Ohio Revised Code, to determine that this Petition complies as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code and further requests that the Commissioners fix the time and place of a hearing on this Petition for the establishment of the Authority. Under Section 349.03(A) of the Ohio Revised Code, such hearing must be held not less than 30 and not more than 45 days after the filing of this Petition with the Commissioners.

[Signature Page Follows on Next Page]

IN WITNESS HEREOF, Developer has caused this Petition for Organization of the Berlin Meadows Community Authority to be executed by its duly authorized representative as of the day and year first above written.

BERLIN MEADOWS DEVELOPMENT LLC

By:



Name:

Rowland S. Giller, III

Title

President of Triangle Properties, Inc.
which is a Member of Berlin Development, LLC

PROXIMATE CITY APPROVAL

City of Delaware, Delaware County, Ohio (the “*City*”), by Resolution No. _____, passed by the City Council on _____, 2020, has authorized _____, its _____, to sign this Petition, and the Petition is herewith signed as evidence of that approval.

CITY OF DELAWARE, DELAWARE COUNTY,
OHIO

By: _____
Name: _____
Title: _____

PROXIMATE CITY APPROVAL

City of Columbus, Franklin County, Ohio (the “City”), by Resolution No. _____, passed by the City Council on _____, 2020, has authorized _____, its _____, to sign this Petition, and the Petition is herewith signed as evidence of that approval.

CITY OF COLUMBUS, FRANKLIN COUNTY,
OHIO

By: _____
Name: _____
Title: _____

EXHIBIT A

MAP OF DISTRICT

The District shall include the real property shown below:

Berlin Meadows - Residential and Commercial Development:

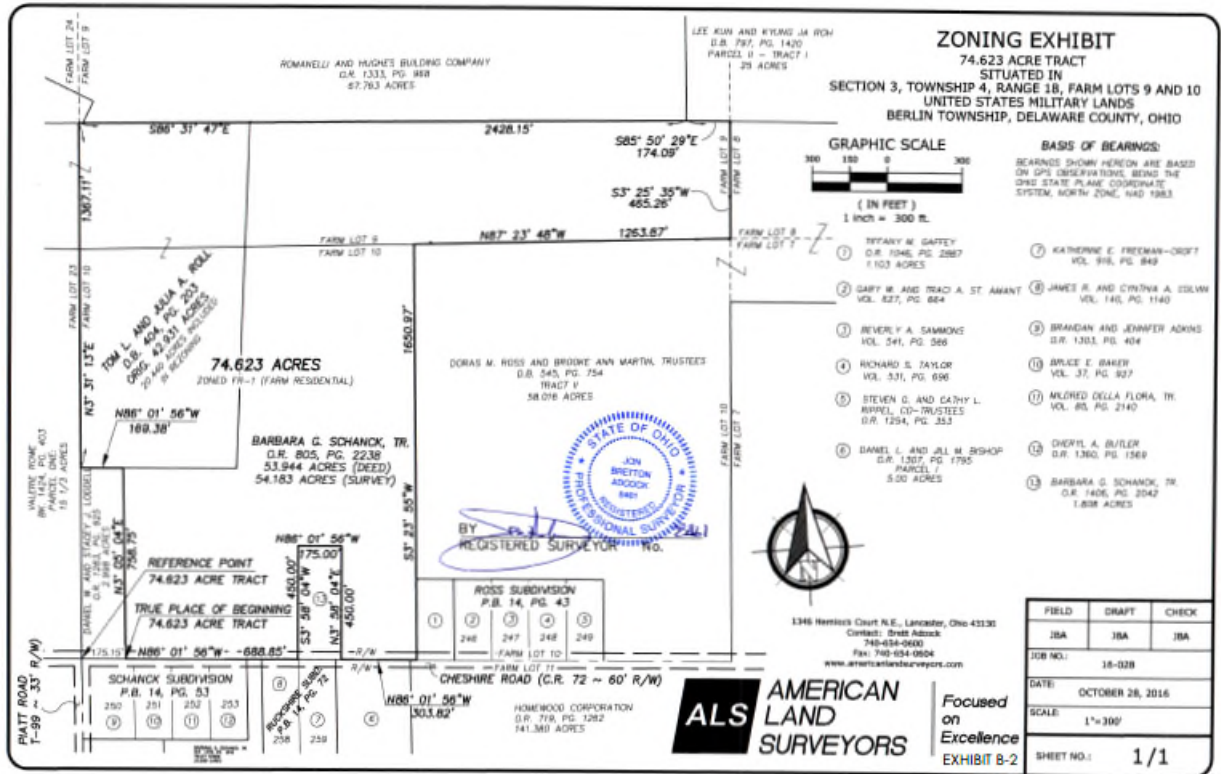


Berlin Meadows - Commercial Development:



Eaststone Crossing – ±54.183 acres

Parcel No(s): 41831001037000, 41831001043000, 41831001038000



Southwoods - ±23.838 acres

Parcel No(s): 41831001068000

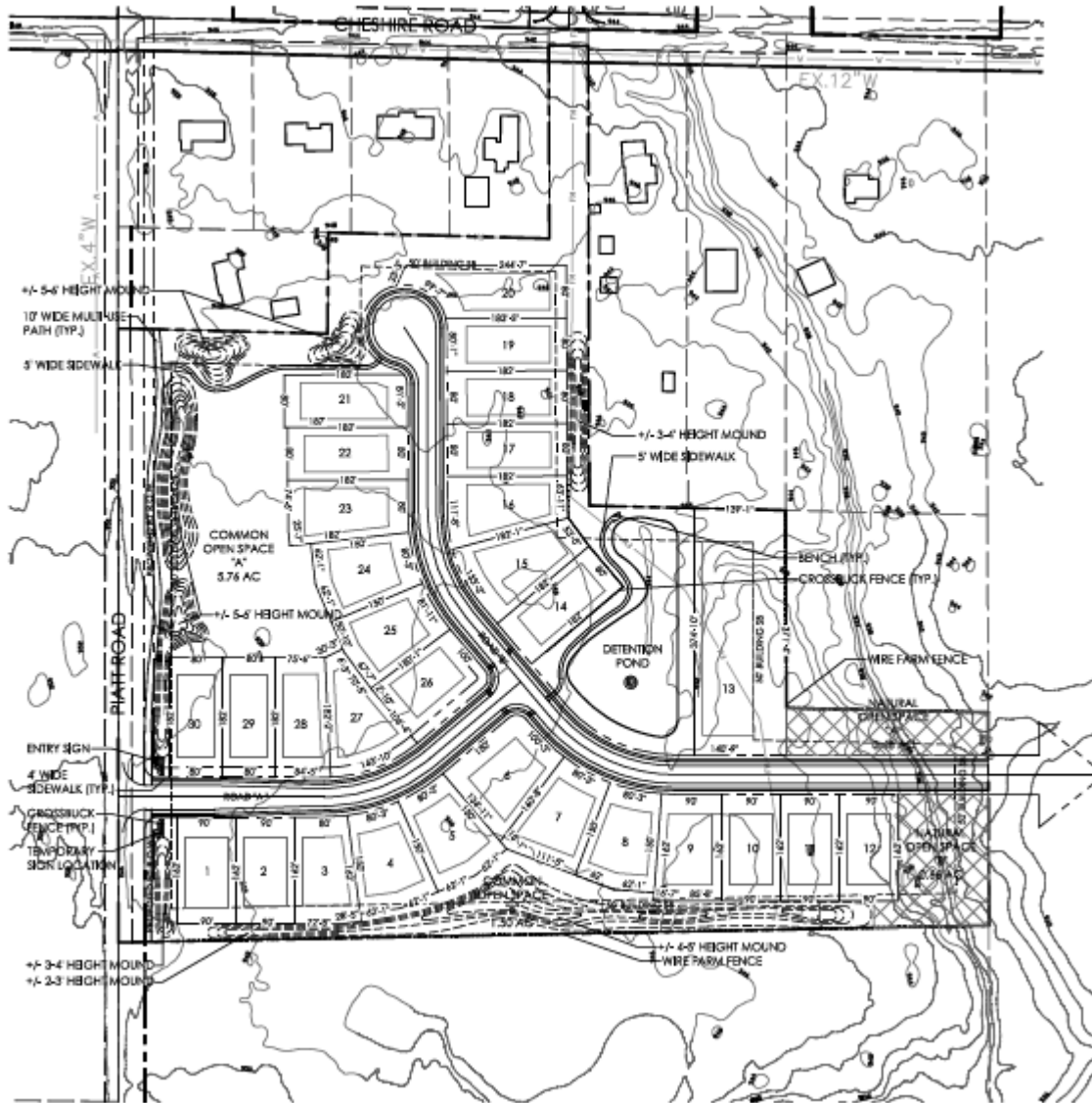


EXHIBIT B

LEGAL DESCRIPTION OF REAL PROPERTY COMPRISING DISTRICT

Berlin Meadows - Residential Development:

**Zoning Description
181.6± Acres
South of Peachblow Road
West of Piatt Road
-1-**

Situated in the State of Ohio, Berlin Township, Delaware County, Farm Lots 30-32, Section 3, Township 4, Range 18, United States Military District, being a 181.6± acre tract of land, said 181.6± acre tract being part of a 17.508 acre tract of land conveyed to Peachblow Land II, LLC of record in Official Record 421, Page 2239, being part of a 145.432 acre tract of land conveyed to Kenney Asset Management, LLC of record in Official Record 1064, Page 2344 and being all of a 39.281 acre tract of land conveyed to Triangle Properties, Inc. of record in Deed Book 649, Page 207, and being more particularly described as follows;

Beginning, for Reference, at a northeasterly corner of said 145.432 acre tract, being the northwesterly corner of a tract of land conveyed to Rebecca Jane Krupar and James Matthew Koch and being in the centerline of Peachblow Road (C.R. 98);

Thence **S 03° 34' 01" W**, along the easterly line of said 145.432 acre tract, **674.88± feet** to a northeasterly corner thereof;

Thence **S 85° 26' 18" E**, along the northerly line of said 145.432 acre tract, **482.77± feet** to a northeasterly corner thereof;

Thence **S 03° 17' 00" W**, along the easterly line of said 145.432 acre tract, **877.04± feet** to the **True Point of Beginning**;

Thence **S 03° 17' 00" W**, continuing along the easterly line of said 145.432 acre tract and along said 181.6± acre tract, **1768.16± feet** to a southeasterly corner thereof;

Thence **N 86° 13' 42" W**, along the southerly line of said 145.432 acre tract and said 181.6± acre tract, **1318.24± feet** to a northeasterly corner of said 39.281 acre tract;

Thence **S 03° 07' 52" W**, along the easterly line of said 39.281 acre tract and said 181.6± acre tract, **1238.09± feet** to a southeasterly corner thereof;

Thence **N 86° 26' 43" W**, along the southerly line of said 39.281 acre tract and said 181.6± acre tract, **306.72± feet** to a southeasterly corner thereof;

Thence **S 03° 28' 39" W**, along the easterly line of said 39.281 acre tract and said 181.6± acre tract, **159.29± feet** to a southeasterly corner thereof;

Thence **N 86° 31' 21" W**, along the southerly line of said 39.281 acre tract and said 181.6± acre tract, **189.27± feet** to a southeasterly corner thereof;

Thence **S 03° 21' 21" W**, along the easterly line of said 39.281 acre tract and said 181.6± acre tract, **267.64± feet** to a southeasterly corner thereof and being in the centerline of Shanahan Road (C.R. 100);

Thence **N 86° 17' 50" W**, along the southerly line of said 39.281 acre tract, along the southerly line of said 181.6± acre tract and along said centerline, **199.82± feet** to a southwesterly corner thereof;

Thence **N 03° 09' 12" E**, along the westerly line of said 39.281 acre tract and said 181.6± acre tract, **161.87± feet** to a southwesterly corner thereof;

Zoning Description
181.6± Acres
South of Peachblow Road
West of Piatt Road
-2-

Thence **N 86° 31' 32" W**, along the southerly line of said 39.281 acre tract and said 181.6± acre tract, **271.50± feet** to a southwesterly corner thereof;

Thence **N 03° 09' 10" E**, along the westerly line of said 39.281 acre tract and said 181.6± acre tract, **597.76± feet** to a southwesterly corner thereof;

Thence **N 86° 34' 19" W**, along the southerly line of said 39.281 acre tract and said 181.6± acre tract, **348.62± feet** to a southwesterly corner thereof;

Thence **N 03° 04' 47" E**, along the westerly line of said 39.281 acre tract and said 181.6± acre tract, **913.21±** to the northwesterly corner of said 39.281 acre tract and the southwesterly corner of said 145.432 acre tract and an angle point in the westerly line of said 181.6± acre tract;

Thence **N 02° 47' 34" E**, along the westerly line of said 145.432 acre tract and said 181.6± acre tract, **831.75±** to an angle point in the westerly line of said 145.432 acre tract and said 181.6± acre tract;

Thence **N 03° 25' 22" E**, along the westerly line of said 145.432 acre tract and the westerly line of said 181.6± acre tract, **854.83± feet** to a northwesterly corner of said 145.432 acre tract and said 181.6± acre tract;

Thence **S 86° 32' 20" E**, along the northerly line of said 145.432 acre tract and said 181.6± acre tract, **780.67± feet** to a southwesterly corner of said 17.508 acre tract and a northwesterly corner of said 181.6± acre tract;

Thence **N 03° 06' 48" E**, along the westerly line of said 17.508 acre tract and said 181.6± acre tract, **1118.81± feet** to an angle point;

Thence **S 85° 42' 04" E**, across said 17.508 acre tract, across said 145.432 acre tract and along a northerly line of said 181.6± acre tract, **952.05±** to a point of curvature;

Thence across said 145.432 acre tract and along the northerly line of said 181.6± acre tract with a curve to the left having a central angle of **27° 20' 36"** and a radius of **705.00± feet**, an arc length of **336.45±** and a chord bearing and distance of **S 44° 35' 48" E, 333.26± feet** to a point of tangency;

Thence **S 58° 16' 06" E**, across said 145.432 acre tract and along the northerly line of said 181.6± acre tract, **286.25± feet** to a point of curvature;

Thence across said 145.432 acre tract and along the northerly line of said 181.6± acre tract with a curve to the right having a central angle of **60° 40' 00"** and a radius of **790.00± feet**, an arc length of **836.48±** and a chord bearing and distance of **S 27° 56' 06" E, 797.95± feet** to the **True Point of Beginning**, containing **181.6± acres**, more or less.

This description is based on information obtained from the Delaware County Auditor's and Recorder's Office and was created on August 19, 2019.

This description is not to be used in the transfer of land.

ADVANCED CIVIL DESIGN, INC.

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Berlin Meadows - Commercial Development:

**Zoning Description
16.3± Acres
South of Peachblow Road
West of Piatt Road
-I-**

Situated in the State of Ohio, Berlin Township, Delaware County, Farm Lot 30, Section 3, Township 4, Range 18, United States Military District, being a 16.3± acre tract of land, said 16.3± acre tract being part of a 145.432 acre tract of land conveyed to Kenney Asset Management, LLC of record in Official Record 1064, Page 2344 and being more particularly described as follows;

Beginning, at a northeasterly corner of said 145.432 acre tract, being the northwesterly corner of a tract of land conveyed to Rebecca Jane Krupar and James Matthew Koch and being in the centerline of Peachblow Road (C.R. 98);

Thence **S 03° 34' 01" W**, along the easterly line of said 145.432 acre tract and said 16.3± acre tract, **674.88± feet** to a northeasterly corner thereof;

Thence **S 85° 26' 18" E**, along the northerly line of said 145.432 acre tract and said 16.3± acre tract, **482.77± feet** to a northeasterly corner thereof;

Thence **S 03° 17' 00" W**, along the easterly line of said 145.432 acre tract and said 16.3± acre tract, **877.04± feet** to a point;

Thence across said 145.432 acre tract and along the southerly line of said 16.3± acre tract with a curve to the left having a central angle of **60° 40' 00"** and a radius of **790.00± feet**, an arc length of **836.48±** and a chord bearing and distance of **N 27° 56' 06" W, 797.95± feet** to a point of tangency;

Thence **N 58° 16' 06" W**, across said 145.432 acre tract and along the southerly line of said 16.3± acre tract, **286.25± feet** to a point of curvature;

Thence across said 145.432 acre tract and along the southerly line of said 16.3± acre tract with a curve to the right having a central angle of **27° 20' 36"** and a radius of **705.00± feet**, an arc length of **336.45±** and a chord bearing and distance of **N 44° 35' 48" W, 333.26± feet** to a point of tangency;

Thence **N 85° 42' 04" W**, across said 145.432 acre tract and along a southerly line of said 16.3± acre tract, **421.56±** to a point in the westerly line of 145.432 acre tract and in the easterly line of that 17.508 acre tract of land as conveyed to Peachblow Land II, LLC of record in Official Record 421, Page 2239;

Thence **N 03° 27' 05" E**, with a westerly line of said 145.432 acre tract, the easterly line of said 17.508 acre tract and along the westerly line of said 16.3± acre tract, **529.77±** to a common corner thereof and the centerline of said Peachblow Road (C.R. 98);

Thence **S 85° 35' 10" E**, along the northerly line of said 145.432 acre tract and along the centerline of said Peachblow Road (C.R. 98), **853.25± feet** to the **True Point of Beginning**, containing **16.3± acres**, more or less.

This description is based on information obtained from the Delaware County Auditor's and Recorder's Office and was created on August 19, 2019

This description is not to be used in the transfer of land.

ADVANCED CIVIL DESIGN, INC.

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Eaststone Crossing

**DESCRIPTION OF 74.623 ACRES
NORTH OF CHESHIRE ROAD (60' R/W)
EAST OF PIATT ROAD (33' R/W)
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO**

Situated in the State of Ohio, County of Delaware, Berlin Township, Section 3, Township 4, Range 18, Farm Lots 9 and 10, United States Military Lands, being all of that 53.944 acre tract of land (54.183 acres ~ survey) as described in a deed to Barbara G. Schanck, Trustee, of record in Official Record 805, Page 2238 and part of that original 42.931 acre tract of land as described in a deed to Tom L. and Julia A. Roll, of record in Deed Book 404, Page 203, all references herein being to the records located in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at the intersection of the centerlines of Cheshire and Piatt Roads, being the southwesterly corner of Farm Lot 10, the southwesterly corner of a 2.998 acre tract of land as described in a deed to Daniel W. and Stacy J. Loddell, of record in Official Record 1283, Page 925 and the northwesterly corner of "Schanck Subdivision", a subdivision of record in Plat Book 14, Page 53;

Thence South 86° 01' 56" East, along the centerline of said Cheshire Road, the southerly line of said Lot 10 and said 2.998 acre tract and the northerly line of said "Schanck Subdivision", a distance of 175.15 feet to the **TRUE PLACE OF BEGINNING**;

Thence **North 3° 05' 04" East**, along the easterly line of said 2.998 acre tract, a distance of **758.75 feet** to a point;

Thence **North 86° 01' 56" West**, along the northerly line of said 2.998 acre tract, a distance of **169.38 feet** to a point in the easterly line of a 15-1/3 acre tract of land described as Parcel One in a deed to Valerie Rowe, of record in Deed Book 1424, Page 403, also being a point in the westerly line of Farm Lot 10;

Thence **North 3° 31' 13" East**, along the easterly line of said 15-1/3 acre tract and the westerly line of said Farm Lot 10, through said 42.931 acre Roll tract, a distance of **1367.11 feet** to a point in the southerly line of a 67.763 acre tract of land as described in a deed to Romanelli and Hughes Building Company, of record in Official Record 1333, Page 968;

Thence **South 86° 31' 47" East**, along the southerly line of said 67.763 acre tract, a distance of **2428.15 feet** to a point at the southwesterly corner of a 25 acre tract of land described as Parcel II, Tract I in a deed to Lee Kun and Kyung Ja Roh, of record in Deed Book 797, Page 1420;

Thence **South 85° 50' 29" East**, along the southerly line of said 25 acre tract, a distance of **174.09 feet** to a point at a northerly corner of a 58.016 acre tract of land described as Tract II in a deed to Doras M. Ross and Brook Ann Martin, Trustees, of record in Deed Book 545, Page 754;

Thence along the lines of said 58.016 acre tract and the westerly line of a 1.103 acre tract of land as described in a deed to Tiffany M. Gaffey, of record in Official Record 1046, Page 2887, the following courses;

1. **South 3° 25' 35" West**, a distance of **465.26 feet** to a point;
2. **North 87° 23' 48" West**, a distance of **1263.87 feet** to a point;
3. **South 3° 23' 55" West**, a distance of **1650.97 feet** to a point in the centerline of said Cheshire Road, being the southwesterly corner of said 1.103 acre tract, a point in the northerly line of a 141.380 acre tract of land as described in a deed to Homewood Corporation, of record in Official Record 719, Page 1262 and a point in the southerly line of said Farm Lot 10;

Thence **North 86° 01' 56" West**, along the centerline of said Cheshire Road, the southerly line of said Farm Lot 10, the northerly line of said 141.380 acre tract and the northerly line of a 5.00 acre tract of land described as Parcel I in a deed to Daniel L. and Jill M. Bishop, of record in Official Record 1307, Page 1795, a distance of **303.82 feet** to a point at the southeasterly corner of a 1.808 acre tract of land as described in a deed to Barbara G. Schanck, Trustee, of record in Official Record 1406, Page 2042;

Thence along the easterly, northerly and westerly lines of said 1.808 acre tract of land, the following courses;

1. **North 3° 58' 04" East**, a distance of **450.00 feet** to a point;
2. **North 86° 01' 56" West**, a distance of **175.00 feet** to a point;
3. **South 3° 58' 04" West**, a distance of **450.00 feet** to a point in the centerline of said Cheshire Road, being a point in the northerly line of Lot 258 of "Ruckshire Subdivision", a subdivision of record in Plat Book 14, Page 72 and a point in the southerly line of Farm Lot 10;

Thence **North 86° 01' 56" West**, along the centerline of said Cheshire Road, the southerly line of said Farm Lot 10, the northerly line of said Lot 258, the northerly line of a 23.838 acre tract of land as described in a deed to Barbara G. Schanck, Trustee, of record in Official Record 1378, Page 1645 and the northerly line of the previously mentioned "Schanck Subdivision", a distance of **688.85 feet** to the **TRUE PLACE OF BEGINNING** and containing **74.623 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461.

The above described 74.623 acres is all of Delaware County Auditor's Parcel No. 418-310-01-037-000, all of Delaware County Auditor's Parcel No. 418-310-01-038-000, all of Delaware County Auditor's Parcel No. 418-310-01-041-000, all of Delaware County Auditor's Parcel No. 418-310-01-040-000 and all of Delaware County Auditor's Parcel No. 418-310-01-043-000.


Jon B. Adcock, Ohio P.S. No. 8461 Date 10/29/16





September 11, 2016

**DESCRIPTION OF 23.838 ACRES
SOUTH OF CHESHIRE ROAD (60' R/W)
EAST OF PIATT ROAD (33' R/W)
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO**

Situated in the State of Ohio, County of Delaware, Berlin Township, Section 3, Township 4, Range 18, Farm Lot 11, United States Military Lands, being all of that 23.838 acre tract of land described as Tract Three in a deed to Barbara G. Schanck, Trustee, of record in Official Record 1376, Page 1645, all references herein being to the records located in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

Beginning **FOR REFERENCE** at the intersection of the centerlines of Cheshire and Piatt Roads, being the northwesterly corner of Farm Lot 11, the southwestery corner of a 2.998 acre tract of land as described in a deed to Daniel W. and Stacy J. Loddell, of record in Official Record 1283, Page 925, the northwesterly corner of "Schanck Subdivision", a subdivision of record in Plat Book 14, Page 53 and the northeasterly corner of a 50 acre tract of land described as the "Second Tract" in a deed to David F. Gardner, of record in Deed Book 577, Page 2605;

Thence South 2° 54' 03" West, along the centerline of said Piatt Road, the westerly line of said "Schanck Subdivision", the easterly line of said 50 acre tract and the westerly line of a 1.103 acre tract of land as described in a deed to Gregory S. and Dana J. Randall, of record in Official Record 1420, Page 1269, a distance of 470.45 feet to the **TRUE PLACE OF BEGINNING**;

Thence along the southerly and easterly lines of said 1.103 acre tract the following courses;

1. **South 86° 02' 02" East**, a distance of **320.46 feet** to a point;
2. **North 2° 52' 50" East**, a distance of **150.00 feet** to a point in the southerly line of Lot 251 of said "Schanck Subdivision";

Thence along the southerly line of said Lot 251, the southerly lines of Lots 252 and 253 and the easterly line of said Lot 253 of said subdivision, the following courses;

1. **South 86° 04' 10" East**, a distance of **337.16 feet** to a point;

2. **North 2° 50' 33" East**, a distance of **320.24 feet** to a point in the centerline of said Cheshire Road, being a point in the northerly line of said Farm Lot 11 and the southerly line of a 53.944 acre tract of land as described in a deed to Barbara G. Schanck, Trustee, of record in Official Record 805, Page 2238;

Thence **South 86° 01' 56" East**, along the centerline of said Cheshire Road, the northerly line of said Farm Lot 9 and the southerly line of said 53.944 acre tract, a distance of **60.00 feet** to a point at the northwesterly corner of Lot 258 as shown and delineated on the plat entitled "Ruckshire Subdivision", a subdivision of record in Plat Book 14, Page 72;

Thence along the westerly and southerly lines of said "Ruckshire Subdivision" the following courses;

1. **South 2° 49' 54" West**, a distance of **726.22 feet** to a point;
2. **South 86° 03' 36" East**, a distance of **299.88 feet** to a point at the southwest corner of a 5.00 acre tract of land described as Parcel I in a deed to Daniel L. and Jill M. Bishop, of record in Official Record 1307, Page 1795, also being the northwesterly corner of a 2.00 acre tract of land described as Parcel II in said deed;

Thence with the westerly and southerly lines of said 2.00 acre tract the following courses;

1. **South 2° 49' 38" West**, a distance of **290.50 feet** to a point;
2. **South 86° 02' 52" East**, a distance of **300.00 feet** to a point in the westerly line of a 141.380 acre tract of land as described in a deed to Homewood Corporation, of record in Official Record 719, Page 1262;

Thence **South 2° 51' 59" West**, along the westerly line of said 141.380 acre tract, a distance of **340.50 feet** to a point at the northeasterly corner of a 9.082 acre tract of land as described in a deed to Michael P. and Judy A. Grubb, of record in Deed Book 471, Page 625;

Thence **North 88° 06' 51" West**, along the northerly line of said 9.082 acre tract, a distance of **1318.56 feet** to a point in the centerline of said Platt Road, also being the a point in the westerly line of said Farm Lot 11 and the easterly line of the previously mentioned 50 acre Gradner tract;

Thence **North 2° 54' 03" East**, along said centerline, the westerly line of said Lot 11 and the easterly line of said 50 acre tract, a distance of **934.42 feet** to the **TRUE PLACE OF BEGINNING** and containing **23.838 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.



*Focused
on
Excellence*

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461.

The above described 23.838 acres is all of Delaware County Auditor's Parcel No. 418-310-01-068-000.


Jon B. Adcock, Ohio P.S. No. 8461 Date

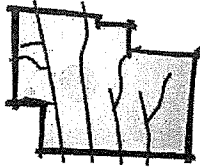


EXHIBIT C

ZONING FOR DISTRICT

A copy of the zoning resolution and text of the zoning regulations applicable to the District is attached on the following page.

[See attached.]



Decision on Rezoning Application Delaware County, Ohio

The Regional Planning Commission recently reviewed the rezoning application identified below. It is vital that the township complete the following information after the Trustee Hearing(s) so that the zoning maps maintained by the RPC are as accurate as possible.

RPC Meeting Date: 09/28/17	RPC# 30-17 ZON
Township: Berlin	
Request by: Peachblow Land II, LLC.	
To rezone: 193.3 acres	
Located: Northside of Shanahan Rd., south of Peachblow Rd. (Parcel #: 41833001016000, 41833001014000, 41833001094000)	
From: FR-1	
To: R-3 with PRD overlay	
To allow: Berlin Meadows	

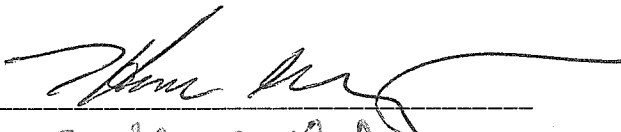
Zoning Commission Decision Date: October 10, 2019

Board of Trustees Decision Date: February 10, 20

Effective Date: March 11, 20
After the period of referendum has passed

Decision: (circle one) **APPROVED** DISAPPROVED *with attached amendment*

Please Note: If changes were made during the rezoning process to the Development Plan for a Planned District Zoning or if the rezoning application was changed during the township process, please submit an updated copy of the Development Plan to the RPC office for our files.

Township Trustee Signatures: 



Same as

*RPC# 08-19 Zon
09-19 Zon*

FOR OFFICE USE ONLY

Faris Planning & Design, LLC

Landscape Architecture
243 North 5th Street
Columbus, OH
p(614)487-1964



Land Planning
Suite 401
43215
www.farisplanninganddesign.com

Exhibit
20

February 10, 2020

Berlin Township Trustees
Berlin Township Zoning Inspector
3271 Cheshire Rd.
Delaware, OH 43015

**RE: Clarification items requested from Trustees
Berlin Meadows Rezoning Application with additional items per hearing
1.13.21**

1. Pond Fountains shall be installed after pond is constructed and operational.
2. Each amenity will be constructed with Phase it is associated with.
3. Cathy Rippel confirmed that the August 21, 2019 submittal was distributed to the Trustees.
4. Attached letter from Fire Department. Developer agrees to the conditions listed and will work throughout platting and construction documents to address all concerns of fire department.
5. School grounds have been included as part of density calculation. The school site is approximately 13.98 acres, and of that acreage, the building occupies approximately 2.05 acres. Based on comments received, the school building should not be included in the net developable density. The corrected NDA would be as follows
 - 181.59 gross acres
 - 154.35 net acres (gross x .85%)
 - Easements 11.66
 - School building 2.05
 - Actual net developable 140.64 acres
 - Density 2.39 du/ac net developable**
6. 66 side loaded lots- (19.6%) 270 front load lots- (80.4%)
7. The North Road alignment should not affect density of Evans Farm, but will shift some roadways to be consistent with County Engineering Standards, which the current approved Development Plan for Evans Farm does not comply with.

Additional Clarifications:

Exterior Appearance and Materials:

The following shall be added to the zoning statement. Exterior finishes may be comprised of vinyl, stone, wood, synthetic stone, cementitious siding, stucco, or a combination of the materials.

(additional clarification items, 1.13.20 hearing)

PRD items

- * 1. Snout house limitation. No homes will have a garage that extends more than 10' from main body of house foundation, or if the home has a porch, no more than 14' forward of the porch. *that is attached to the garage*
- 2. CBU parking areas. ~~Inquiries with home builders with CBU's already in place in existing subdivisions have not encountered any issues with parking concerns or overcrowding at CBU locations.~~ Given the various locations scattered throughout the subdivision, this is not a concern.
- 3. Trees not placed in ROW. Final Development plans will indicate that street trees are outside of the ROW and in the homeowner's front yard
- 4. Small animals, as it pertains to keeping chickens, goats, et, shall be addressed in the Deed Restrictions that are established for this development.
- 5. HOA turnover will occur when ~~50%~~ *300* of the lots are sold. *(defined as delivered to owners)*

PCD items

- 1. Buffer area adjacent existing and proposed residential to the east. The buffer shall contain a minimum 5' height earth mound instead of the 2'-3' height mound as indicated on plans. The evergreen screening commitment shall remain the same. The plans shall be revised for final development plan submission and approval.

Additional items per applicant 2.10.20

The clubhouse location has been modified do to existing 16" watermain running through site. New Exhibits D-7 and Illustrative Master Plan are submitted to indicate this revision to the plan

* 2. MINIMUM 3 CBU locations w/ off street parking - 1st clubhouse, 1st park & 1 at North East quadrant. *Jo*

Todd M. Faris

Todd M. Faris
Faris Planning & Design, LLC

2/10/2020

attachments

BERLIN TOWNSHIP ZONING OFFICE

3271 Cheshire Rd.
Delaware, OH 43015

Phone: (740) 548-5217
Fax: (740) 548-7458

Hearing Date: **Sept. 10, 2019, July 23, 2019, June 25, 2019, April 9, 2019, February 26, 2019** Case: **BZC 19-001 (formerly BZC 17-007) and BZC 19-002**

Applicant: **Peachblow Land II LCC, Kenney Asset Management LLC, 470 Olde Worthington Road, Suite 101, Westerville, OH 43082**

Subject **Approval of a preliminary development plan to rezone, Parcel's #41833001016000; 41833001014000; & 41833001094000; from Farm Residential District (FR-1) to R-3 with a Planned Residential District Overlay (R-3/PRD) Approval of a preliminary development plan to rezone BZC 19-002, Parcel's #41833001016000; 41833001014000; from Farm Residential District (FR-1) to Planned Commercial and Office District (PCD) & 41833001017000; from Planned Industrial District (PID) to Planned Commercial and Office District (PCD)**

- DENIED
- APPROVED – Application and exhibits as submitted with NO ALTERATIONS or AMENDMENTS
- APPROVED - Application and exhibits as submitted with ALTERATIONS or AMENDMENTS. (see attached sheets)

Zoning Office Exhibits:

Exhibit 1a. -- excerpt of Delaware County Regional Planning Commission minutes, dated, 01/31/19,

Exhibit 2- Arial view of 418330010160000 with surrounding property owners on back, 41833001014000, with surrounding property owners on back, 41833001017000, with surrounding property owners on back, & 41833001009400, with surrounding property owners on back.

Exhibit 3 - Request of publication via email in the *Delaware Gazette*, dated, Feb. 11, 2019, 1- 2-sided page.

Exhibit 4 - Notice of Hearing to applicant, dated 02/14/2019.

Exhibit 5 - Certificate of mailing receipts dated 02/14/2019 along with landowner letter, dated 02/14/2019.

Exhibit 6 - Proof of publication in the Delaware Gazette, dated 02/14/2019.

Exhibit 7 - BZC meeting, agenda, sign-in sheet and minutes, dated 02/26/2019.

Exhibit 8 - BZC meeting, agenda, sign-in sheet and excerpt minutes, dated 04/09/2019.

Exhibit 9 - BZC meeting, agenda, sign-in sheet and excerpt minutes, dated 06/25/2019.

Exhibit 10 - BZC meeting, agenda, sign-in sheet and minutes, dated 07/23/2019.

RESOLUTION 2019.09.10 #A: MOTION TO RECOMMEND APPROVAL OF BZC 19-001 & 19-002

Ms. Korleski made a motion to recommend approval of BZC 19-001 and BZC 19-002 to the trustees with the conditions indicated on Exhibit 1:

1. 20% of the 336 units will have side load garages.
2. All garage doors will have an architectural design.
3. The PCD preliminary plan approval is extended to 3 years, and annual updates regarding the project's status will be provided by the applicant.
4. The NAICS codes for the Planned Commercial District will be provided in the final development plan.
5. The headwalls and endwalls of ponds will be stone faced.
6. All ponds will have fountains.

Motion: Ms. Korleski Second: Mr. Valentine

Vote	Kaplan	<u>Yes</u>	Armstrong	<u>No</u>
	Korleski	<u>Yes</u>	Valentine	<u>Yes</u>
	Johnson	<u>Yes</u>		<u> </u>

Motion carried.

Signed *Toni Korleski* 10/10/19
BZC Chairwoman

BZC 19-001 AND BZC 19-002

BERLIN MEADOWS - EXHIBIT 1

CONDITIONS

- ① 20% OF LOTS TO BE SIDE LOAD GARAGES
(OC 334 TOTAL LOTS)
- ② GARAGE DOORS TO BE OF ARCHITECTURAL
DESIGN OPTIONS.
- ③ PCD PRELIMINARY PLAN APPROVAL EXTENDED
TO 3 YEARS WITH YEARLY UPDATE REPORTS
- ④ IN WALLS AND HEADWALLS TO BE STONED
- ⑤ FOUNTAINS IN PONDS

9/10/19

JK

Faris Planning & Design, LLC

Landscape Architecture
243 North 5th Street
Columbus, OH
p(614)487-1964

Land Planning
Suite 401
43215

www.farisplanninganddesign.com

January 21, 2020

Berlin Township Trustees
Berlin Township Zoning Inspector
3271 Cheshire Rd.
Delaware, OH 43015

**RE: Clarification items requested from Trustees
Berlin Meadows Rezoning Application with additional items per hearing
1.13.21**

1. Pond Fountains shall be installed after pond is constructed and operational.
2. Each amenity will be constructed with Phase it is associated with.
3. Cathy Rippel confirmed that the August 21, 2019 submittal was distributed to the Trustees.
4. Attached letter from Fire Department. Developer agrees to the conditions listed and will work throughout platting and construction documents to address all concerns of fire department.
5. School grounds have been included as part of density calculation. The school site is approximately 13.98 acres, and of that acreage, the building occupies approximately 2.05 acres. Based on comments received, the school building should not be included in the net developable density. The corrected NDA would be as follows
 - 181.59 gross acres
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 - School building 2.05
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Additional Clarifications:

Exterior Appearance and Materials:

The following shall be added to the zoning statement. Exterior finishes may be comprised of vinyl, stone, wood, synthetic stone, cementitious siding, stucco, or a combination of the materials.

(additional clarification items, 1.13.20 hearing)

PRD items

1. *Snout house limitation. No homes will have a garage that extends more than 10' from main body of house foundation, or if the home has a porch, no more than 14' forward of the porch.*
2. *CBU parking areas. Inquires with home builders with CBU's already in place in existing subdivisions have not encountered any issues with parking concerns or overcrowding at CBU locations. Given the various locations scattered throughout the subdivision, this is not a concern.*
3. *Trees not placed in ROW. Final Development plans will indicate that street trees are outside of the ROW and in the homeowner's front yard*
4. *Small animals, as it pertains to keeping chickens, goats, et, shall be addressed in the Deed Restrictions that are established for this development.*
5. *HOA turnover will occur when 95% of the lots are sold.*

PCD items

1. *Buffer area adjacent existing and proposed residential to the east. The buffer shall contain a minimum 5' height earth mound instead of the 2'-3' height mound as indicated on plans. The evergreen screening commitment shall remain the same. The plans shall be revised for final development plan submission and approval.*



Todd M. Faris
Faris Planning & Design, LLC

attachments



***Berlin Township
Fire Department***
2708 Lackey Old State Road
Delaware, Ohio 43015
(740) 548-6031

***Fire Chief Craig A. Hall
Lt. Steve Arnold, Fire Prevention***

- 1) Entry into a subdivision/project development shall have 1 lane in and 2 lanes out. When required by Berlin Township FD there shall be at least 2 entry points into the subdivision/project development.
- 2) No Parking signage shall be on the Fire Hydrant side of the street. This signage shall meet the Delaware County Sheriff's office enforcement requirements.
- 3) There shall be a Fire Hydrant installed within the first 50' going into the project development.
- 4) After the first Fire Hydrant going into the project fire hydrants shall be installed every 300'-throughout the project development.
- 5) Any street stubs or ending point shall have a fire hydrant installed at the end point. If determined by Berlin Township FD a flush hydrant is acceptable to be installed in the project development however once the street extension takes place a fire hydrant shall be installed in place of the flush hydrant at the developer's cost.
- 6) The minimum water main size within any project development shall be at least 8" that shall flow a minimum 1000gpm. Actual water main size for the project development shall be determined at plan review by Berlin Township Fire Department.
- 7) Cul-de-sac shall meet the turning radius per the Orange Twp. FD attachment of 48'
- 8) Berlin Twp. FD shall have access to all green space. The width of the hard surface shall be a minimum 10'. Berlin Township FD will determine hard service requirements.
- 9) Model homes shall have an EXIT sign non-illuminated in the Office area and a 5# ABC Fire Extinguisher.

This is not an all-inclusive list

Rev. 09/19



**Berlin Township
Fire Department**
2708 Lackey Old State Road
Delaware, Ohio 43015
(740) 548-6031

**Fire Chief Craig Hall
Lt. Steve Arnold, Fire Prevention**

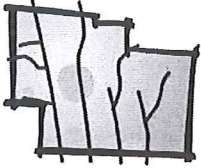
Date: 01/06/2020
To: Berlin Meadows PRD – Todd Farris?
From: Lt. Steve Arnold
Subject: Berlin Twp. Fire Department Plan Review

I am writing in response to your request regarding the proposed land use development known as Berlin Meadows PRD. This Section of land is located in Berlin Township and Berlin Township Fire Department does provide fire protection for this area. Berlin Twp. FD has reviewed the project drawings. The following items shall be corrected or modified as required. Per your Drawings dated 08/21/2019. Not Approved – Make needed correction and resubmit.

- 1) Shanahan Rd. entry – A Fire Hydrant shall be installed 50' of the intersection. From this point forward maintain a FH every 300' - throughout the project. Please review project sheets 1-3 for FH spacing. There are numerous FH spacing issues.
- 2) Shanahan Rd. entry – Shall be 1 in and 2 out lanes.
- 3) Shanahan Rd. entry – EX. 8/4" water main shall be tied into the project water system.
- 4) EX. 16" water main on Project Sheet 2/3 shall be tied into this project.
- 5) Project sheet 3/3 entry points shall be 1 in and 2 out lanes with a FH 50' from the 2 intersections.
- 6) There shall be 2 Fire Department access roads provided at the start of this project.
- 7) The water main of 8" in the area of Peachblow Rd. shall connect to the Ex. 5" WM that runs along Peachblow Rd.
- 8) In the area of Lot 322-FH – install a FH not a Flush at this dead-end street.
- 9) Add 12" WM along the main street in the area were this project and Evens Farms run alongside one another. FH's located at each intersection within 100'.
- 10) See Berlin Twp FD requirement sheet provided by Berlin Twp. Zoning for other possible requirements for this project.

We appreciate the opportunity to work with you in the future and thank you for your interest in Berlin Township. If we can be of any further assistance, please do not hesitate to call or visit our 2708 Lackey Old State location.

Respectfully,
Lt. Steve Arnold, CFSI



Decision on Rezoning Application Delaware County, Ohio

The Regional Planning Commission recently reviewed the rezoning application identified below. It is vital that the township complete the following information after the Trustee Hearing(s) so that the zoning maps maintained by the RPC are as accurate as possible.

RPC Meeting Date: 11/17/16	RPC# 19-16 ZON
Township: Berlin	
Request by: Metro Development	
To rezone: 74.624	
Located: north side of Cheshire Rd., east of Piatt Rd.	
From: FR-1	
To: R-2 with PRD overlay	
To allow: 79 SF housing development (Eaststone Crossing)	

Zoning Commission Decision Date: December 13, 17

Board of Trustees Decision Date: January 23, 17

Effective Date: February 22, 17
After the period of referendum has passed

Decision: (circle one) APPROVED DISAPPROVED

Please Note: If changes were made during the rezoning process to the Development Plan for a Planned District Zoning or if the rezoning application was changed during the township process, please submit an updated copy of the Development Plan to the RPC office for our files.

Township Trustee Signatures:

Paul Bull
Alace Fleischer
St. J. Stutz

FOR OFFICE USE ONLY

*Emailed
2/14/17*

BERLIN TOWNSHIP ZONING O

Case #
was involved

3271 Cheshire Rd.
Delaware, OH 43015

Phone:
Fax:

January 3, 2017,
Hearing Date: **December 13, 2016** Case: **BZC Case #16-009**

Applicant: G Schank & Mary Elizabeth Amrine Tom & Julia Roll
2841 Cheshire Road 2747 Gregory Road
Delaware, OH 43015 Delaware, OH 43015
Re: Parcels #41831001037000; 41831001043000; 41831001038000;
41831001041000; and 41831001040000.

Subject **Berlin Township Zoning Commission recommendation to Trustees for rezone from FR-1 to R-2 with a PRD overlay, Parcels #41831001037000; 41831001043000; 41831001038000; 41831001041000; and 41831001040000.**

- DENIED
- APPROVED – Application and exhibits as submitted with NO ALTERATIONS or AMENDMENTS
- APPROVED - Application and exhibits as submitted with ALTERATIONS or AMENDMENTS.

Date 1/23/17
Case # 16-009
Parcel # 11
Trustee

Original File Exhibits

Exhibit 1. - Application for Preliminary Development Plan for a R-2- Planned Residential District (PRD) Parcels #41831001037000, 41831001043000, 41831001038000, 41831001041000, & 41831001040000 dated 10/27/16 **submitted with application 11/04/2016.**

Exhibit 2. - Eaststone Crossing Master Development Summary, no date, 1-page, **submitted with application 11/04/2016.**

Exhibit 3. - Table of contents for the application, no date, 1-page, **s**, no date, 1-page, **submitted with application 11/04/2016.**

Exhibit 4. - Planned Residential District Text proposed zoning R-2 with PRD overlay, dated, 11/03/2016, 17-pages, **submitted with application 11/04/2016.**

Tab 1. - Ariel view of Parcels #41831001037000, 41831001043000, 41831001038000, 41831001041000, & 41831001040000 and surrounding **Exhibit A-1** addresses of surrounding property owners within 200', 6-pages, **submitted with application 11/04/2016.**

Tab 2. - Legal Description of 74.623 acres from American Land Surveyors **Exhibit B-1**, dated 10/29/2016, 3-pages, 11 x 17 of the 74.623 area tract, from American Land Surveyors, dated 10/28/2016, 1-page, **submitted with application 11/04/2016.**

Tab 3. - 11 x 17, **C-1**, Preliminary Development Plan, dated 11/03/16, 1-pg., 11 x 17. **C-2**, Phasing Plan, dated 11/03/16, 1-page, Color, 11 x 17, **C-3**, existing features, dated 11/03/16, 1-page, Large Plats of C-1, C-2 & C-3, **submitted with application 11/04/2016.**

Tab 4. - 11 x 17, **D-1**, Overall Landscape Plan, dated 11/03/16, 1-page, 11 x 17, **D-2**, Landscape Enlargement Plans, dated 11/03/16, 1-page, 11 x 17 **D-3**, Open Space Plan, dated 11/03/16, 1-page, Color 11x17, Illustrative plan, dated, 11/03/16, 1-page, Large Plats of D-1, D-2, D-3, **submitted with application 11/04/2016.**

Tab 5 - 11 x 17, **E-1**, Conceptual Utility Plan, dated, November 2016, 2-pages, letter **E-2**, from Kelly Thiel, Delaware County Sewer, to Justin Wollenberg, Terrain Evolution, dated 10/20/16, 1-page, letter **E-3**, from Shane Clark, Del-Co Water, to Justin Wollenberg, Terrain Evolution, dated 10/19/16, 2-pages, letter **E-4**, from Gary Hays, AEP Ohio, Roll Property, dated 11/02/16, 1-page, & Gary Hays, AEP Ohio, to Chad Keaton, Terrain Evolution, Schanck

Property, dated 08/08/16, 1-page, letter **E-5**, from Joe Codispoti, Columbia Gas of OH to Justin Wollenberg, Terrain Evolution, dated 10/19/16, 1-page, letter **E-7**, from Robert Chandler, Frontier Communications, to Chad Keaton, Terrain Evolution, 09/14/16, 1-page, letter **E-8**, from Captain Mark Carey, Berlin Township Fire Department, to Thom Reis, dated 10/31/16, 1-page, letter **E-9**, from John Piccin, Delaware County Engineer, to Berlin Township Zoning Board, dated 11/03/16, & 11 x 17 Black & White, Base Plan Layout, dated July 2016 2-pages, **E-10**, Schanck-Roll Properties Traffic Access Study, dated REV.1, September 2016, 23-2-sided pages, large plat plans **E-1**, dated November, 2016, 2-pages **submitted with application 11/04/2016**.

Tab 6 - letter **F-1** from Barb Schanck giving permission for Joe Thomas, Metro Development permission to act as their agent on the re-zoning, dated 09/07/2016, 1-page, and from Tom and Julia Roll giving permission for Joe Thomas, Metro Development permission to act as their agent on the re-zoning, dated 11/02/2016, 1-page, letter **F-2** of credit for re-zoning, from WesBanco, David Duncan, dated 11/02/16, 1-page, **submitted with application 11/04/2016**.

Tab 7 - **Exhibit G**, Declaration of Covenants, Easements, Conditions and Restrictions, no date, 13 2-sided pages, **submitted with application 11/04/2016**.

Exhibit 5 - Excerpt of RPC meeting minutes, dated 11/17/16, 3-2-sided pages.

Exhibit 6 - Request of publication via email in the *Delaware Gazette*, dated November 28, 2016 1- 2-sided page.

Exhibit 7 - Notice of Hearing to applicant, dated December 1, 2016.

Exhibit 8 - Certificate of mailing receipts dated December 1, 2016 along with landowner letter, dated December 1, 2016, 5-pages.

Exhibit 9 - Proof of publication in the Delaware Gazette, dated December 1, 2016.

RESOLUTION 2016.12.13.#C: APPROVE: BZC CASE #16-009
Metro Development, Eaststone Crossing

Ms. Korleski made a motion to approve BZC 16-009 filed by Metro Development, requesting the approval of a preliminary development plan known as Eaststone Crossing to rezone approximately 74.624 acres from FR-1 to R-2 with a PRD overlay, with the following divergences as signed off:

- 1) A divergence is requested to allow the lot areas to be reduced to a minimum of 15,000 SF encompassing all the lots which will vary but be above 15,000 SF.
- 2) A divergence is requested to allow the lot frontage to be reduced to 82' 3" 517 minimum for lot 54.
- 3) Side yard setback divergence is requested to allow the side yard setback to be reduced to 12' 6" on all lots.
- 4) The rear lot setback: a divergence is requested to allow the rear yard to be reduced 521 to 35' minimum on all lots.

And with the following conditions:

- 1) Provide a cross buck fence along Mary Brown's side property
- 2) The low-mow areas are to be mowed a minimum of three times per year.

Mr. Valentine seconded the motion

Motion: Ms. Korleski

Second: Mr. Valentine

Vote:	Kaplen	<u>Yes</u>	Spangler	<u>Yes</u>
	Korleski	<u>Yes</u>	Valentine	<u>Yes</u>
	O'Brien	<u>Yes</u>		<u> </u>

Motion carried, recommendation of approval will be sent to the trustees for further consideration.

Signed Toni Korleski 1/3/17
BZC Chairwoman Date

REVISED - BZC 16-009, Amendment #1
Eaststone Crossing
Submitted: 08/08/17
Exhibit 1

BERLIN TOWNSHIP ZONING OFFICE
3271 CHESHIRE ROAD
DELAWARE, OHIO 43015
740.548.5217 - PHONE
740.548.7458 - FAX
www.berlintwp.us

DATE FILED: _____
HEARING DATE: _____
FEE \$ 600.00 _____
RECEIPT # _____

APPLICATION FOR MODIFICATION OF
APPROVED ZONING PLAN

DATE: 8/8/17 BZC # _____, AMENDMENT # _____

SUBDIVISION NAME: Eaststone Crossing

SUBDIVISION PHASE: All Phases

LOCATION: 2785 Cheshire Road, Delaware, OH 43015

RANGE: 18 TWP: 4 SECTION: 3

ACREAGE: 74.624 ZONING DISTRICT R-2 with PRD Overlay

OWNER/DEVELOPER: Metro Development LLC

ADDRESS: 470 Olde Worthington Road, Suite 101, Westerville, OH 43082

EMAIL: JThomasJr@VillageCommunities.com

PHONE: 614-540-2400 FAX: 614-540-2407

DESCRIPTION OF MODIFICATION:

Modify Development Plan to allow properties to developed
independently between Roll property and Schanck property.

Update Landscape Plans.

Include Tom Roll Agreement Letter to approve independent development.

Revise text to reflect new Development Plan.

Zoning Inspector

Applicant's Name: Joseph D. Thomas Jr.

Applicant's Signature: 

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

BERLIN TOWNSHIP ZONING OFFICE

3271 Cheshire Rd.
Delaware, OH 43015

Phone: (740) 548-5217
Fax: (740) 548-7458

September 12, 2017

Hearing Date: August 22, 2014 Case: BZC Case #16-009 amendment #1

Applicant: Schanck Barbara G Trustees/Metro Development LLC,

Subject Amendments of approved development plan (removing Roll properties) Parcels #41831001037000, 41831001043000 41831001038000, 2785 Cheshire Road, Delaware, OH

DENIED

APPROVED – Application and exhibits as submitted with NO ALTERATIONS or AMENDMENTS

APPROVED - Application and exhibits as submitted with ALTERATIONS or AMENDMENTS.

Exhibit 1. - REVISED, application for modification of Approved Zoning Plan, dated 8/8/17, 1-pg. submitted 08/08/17. 1b – ADDED letter to Chet Heid from Joe Thomas, requesting Toni Korleski to Chair future meetings for Eaststone Crossing, dated 08/07/17, submitted 08/08/17. Application for development plan amendment for Parcels #41831001037000, 41831001043000, 41831001038000, dated 06/14/17, to reduce acreage from 74.624 to 54.183, reduce development lot count from 70 lots to 57 lots, revise development layout, and revise test to reflect changes **submitted 06/14/17.**

Exhibit 2. – REVISED Eaststone Crossing Master Development Summary, no date, 1-pg., submitted 08/08/17, Eaststone Crossing Master Development Summary, no date, 1-page, submitted with application 06/14/17.

Exhibit 3. – Table of contents for the application, no date, 1-page, submitted with application 06/14/17.

Exhibit 4. – REVISED Planned Residential District Text proposed zoning R-2 with PRD overlay, dated 08/08/17, 17-pgs., submitted 08/08/17, Planned Residential District Text proposed zoning R-2 with PRD overlay, proposed zoning: R-2/PRD overlay, dated 6/7/17, 16-pages, submitted with application 06/14/17.

Tab 1. - Exhibit A-1 addresses of surrounding property owners, no date, 1-page, submitted with application 06/14/17.

Tab 2. – REVISED, Exhibit B-1 Legal Description of 74.623 acres from American Land Surveyors, dated 10/29/2016, 3-pages, Exhibit B-2 11 x 17 of the 74.623 area tract, from American Land Surveyors, dated 10/28/2016, 1-page, submitted 08/08/17, Exhibit B-1 Legal Description of 54.183 acres from American Land Surveyors, dated 09/11/2016, 3-pages, Exhibit B-2 11 x 17 of the 54.183 area tract, from American Land Surveyors, dated 09/11/2016, 1-page, submitted with application 06/14/17.

Tab 3. – REVISED, Exhibit C-1, 11 x 17, Preliminary Development Plan, dated 08/08/17/, REVISED, Exhibit C-2, 11 x 17, Phasing Plan, dated 08/08/17, 1-page, REVISED, Exhibit C-3, Color, 11 x 17, existing features, dated 08/08/07/, all submitted 08/08/17, Exhibit C-1, 11 x 17, Preliminary Development Plan, dated 06/07/2017, 1-pg., Exhibit C-2, 11 x 17, Phasing Plan, dated 06/07/17, 1-page, Exhibit C-3, Color, 11 x 17, existing features, dated 06/07/2017, 1-page, REVISED Large Plats of C-1, C-2 & C-3, Large Plats of C-1, C-2 & C-3, submitted with application 06/14/17.

Tab 4. – REVISED, Exhibit D-1, 11 x 17, Overall Landscape Plan, dated 08/08/2017, 1-page, REVISED, Exhibit D-2, 11 x 17, Landscape Enlargement Plans, dated 06/07/2017, REVISED, Exhibit D-3, 11 x 17, Color, Open Space Plan & Illustrative Enlargement Plans, dated 08/08/2017, REVISED, 11 x 17 Color Illustrative Plan, dated 08/08/17, all submitted 08/08/17, Exhibit D-1, 11 x 17, Overall Landscape Plan, dated 06/07/2017, 1-page, Exhibit D-2, 11 x 17, Landscape Enlargement Plans, dated 06/07/2017, 1-page, Exhibit D-3, 11 x 17, Color, Open Space Plan & Illustrative Enlargement Plans, dated 06/07/2017, 2-pages, REVISED Large Plats of D-1,D-2 & D-3, Large Plats of D-1, D-2, submitted with application 06/14/17.

Tab 5 – Exhibit E-1, 11 x 17, Conceptual Utility Plan, dated, November 2016, 1-pages, Exhibit E-2, letter from Kelly Thiel, Delaware County Sewer, to Thomas Ries, Terrain Evolution, dated 07/13/16, 1-page, Exhibit E-3, letter from Shane Clark, Del-Co Water, to Chad Keaton, Terrain Evolution, dated 06/24/16, 2-pages, Exhibit E-4, letter from Gary Hays, AEP Ohio, Schanck Property, dated 08/08/16, 1-page, Exhibit E-5, letter from Joe Codispoti, Columbia Gas of OH to Chad Keaton, Terrain Evolution, dated 06/27/16, 1-page, Exhibit E-6, Letter from Aaron Roll, Suburban Natural Gas Co., to Chad Keaton, Terrain Evolution, dated 07/11/16, 1-pg., Exhibit E-7, letter from Robert Chandler, Frontier Communications, to Chad Keaton, Terrain Evolution, 09/14/16, 1-page, Exhibit E-8, letter from Captain Mark Carey, Berlin Township Fire Department, to Thom Reis, dated 09/13/16, 1-page, Exhibit E-9, letter from John Piccin, Delaware County Engineer, to Berlin Township Zoning Board, dated 05/31/17, & 8 ½ x 11 Black & White, Conceptual Utility Plan, dated November 2016 2-pages, Exhibit E-10, Schanck Properties Traffic Access Study, dated September 2016, 23-2-sided pages, large plat plans, Exhibit E-1, dated November, 2016, 1-pages submitted with application 06/14/17.

Tab 6 – Exhibit F-1 , letter from Barbara G. Schanck giving permission for Joe Thomas, Metro Development permission to act as their agent on the re-zoning, dated 09/07/2016, 1-page, Exhibit F-2 letter of credit for re-zoning, from WesBanco, David Duncan, dated 11/02/16, 1-page, submitted with application 06/14/17.

Tab 7 – Exhibit G, Declaration of Covenants, Easements, Conditions and Restrictions, no date, 23 2-sided pages, Exhibit A, Legal Description of the property not attached, Exhibit B Special Easements Site Plan (attached) not an attachment included, submitted with application 06/14/17.

Zoning Office Exhibits:

Exhibit 5 - Ariel view of Parcels #41831001037000, with surrounding property owner's within 200', 41831001043000, with surrounding property owner's within 200', 41831001038000, with surrounding property owner's within 200', printed on 7/10/17, 3- 2-sided-pages,

Exhibit 6 - Request of publication via email in the Delaware Gazette, Dated, July 10, 2017 1- 2-sided page.

Exhibit 7 - Notice of Hearing to applicant, dated July 12, 2017.

Exhibit 8 - Certificate of mailing receipts dated July 12, 2017 along with landowner letter, dated July 12, 2017, 4-pages.

Exhibit 9 - Proof of publication in the Delaware Gazette, dated July 12, 2017.

At the July 25, 2017 it was determined that this hearing had to be tabled to date and time certain because developer didn't have on the plat plan the Roll property included, and with a letter from the Roll's that they are not included in the Eaststone Crossing development no longer, then because of this it was discovered that it had to be (Article 17.09 (c) address to Trustees, August 14, 2017 to determine if this is a minor or major modification and then back to BZC on August 22, 2017, then will be sent back to Trustees for their vote.

Added Exhibit 10 – August 22, 2017 at the hearing, email from Joseph Thomas from Michael Love, regarding the widening on Cheshire Road, dated, August 15, 2017, 1 2-sided page.

RESOLUTION 2017.08.22.#A: RECOMMEND APPROVAL OF BZC #16-009 AMENDMENT #1, SCHANCK BARBARA G TRUSTEES/ METRO DEVELOPMENT LLC. (EASTSTONE CROSSING) TO TRUSTEES

Mr. O'Brien made a motion to recommend approval of BZC #16-009 amendment #1 as stated in the agenda with modifications to the trustees, and to direct the recommendation to be sent to the trustees.

Mr. Spangler seconded the motion.

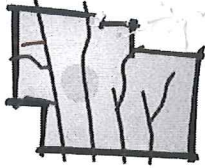
Motion: Mr. OBrien

Second: Mr. Splangler

Vote:	Kaplan	<u>Yes</u>	Spangler	<u>Yes</u>
	Korleski	<u>Yes</u>	Valentine	<u>Yes</u>
	O'Brien	<u>Yes</u>		<u> </u>

Motion carried.

Signed 
BZC Chairwoman



Decision on Rezoning Application Delaware County, Ohio

The Regional Planning Commission recently reviewed the rezoning application identified below. It is vital that the township complete the following information after the Trustee Hearing(s) so that the zoning maps maintained by the RPC are as accurate as possible.

RPC Meeting Date: 09/29/16

RPC# 18-16 ZON

Township: Berlin

Request by: Metro Development
To rezone: 23.838 acres
Located: south side of Cheshire Rd, east of Piatt Rd.
From: FR-1
To: R-3 w/ PRD overlay
To allow: single family subdivision

Zoning Commission Decision Date: December 8, 2016

Board of Trustees Decision Date: December 28, 2016

Effective Date: January 27, 2017
After the period of referendum has passed

Decision: (circle one) **APPROVED** DISAPPROVED

Please Note: If changes were made during the rezoning process to the Development Plan for a Planned District Zoning or if the rezoning application was changed during the township process, please submit an updated copy of the Development Plan to the RPC office for our files.

Township Trustee Signatures:

Steve Strubbe
A. Heiler
Ronald Bullen

FOR OFFICE USE ONLY

BERLIN TOWNSHIP ZONING OFFICE

3271 Cheshire Rd.
Delaware, OH 43015

Phone: (740) 548-5217
Fax: (740) 548-7458

December 7, 2016,

Hearing Date: **November 8, 2016**
October 11, 2016

Case: **BZC Case #16-004**

Applicant: **Schanck Barbara G Trustee & Mary Elizabeth Amrine, 2841 Cheshire Road,
Delaware, OH 43015 Parcel #41831001068000**

Subject: **Berlin Township Zoning Commission recommendation to Trustees for rezone from
FR-1 to R-3 with a PRD overlay, Parcels #41832001008000 & 41832001010000**

DENIED

APPROVED – Application and exhibits as submitted with NO ALTERATIONS or
AMENDMENTS

APPROVED - Application and exhibits as submitted with ALTERATIONS or
(See attachments behind this sheet, Site Divergences)

Date 12/28/16
Case # BZC 16-004
Exhibit # 14
Trustee

Original File Exhibits

Exhibit 1. - Application for Preliminary Development Plan for a R-3- Planned Residential District (PRD) Parcel #41831001068000 dated 09/16/2016, **submitted with application 09/16/2016.**

Exhibit 2. - Table of contents for the application, no date, 1-page, **submitted with application 09/16/2016.**

Exhibit 3. - **Revised Southwoods Master Development Summary Southwoods, no date, 1-page, submitted 10/25/2016,** Master Development Summary, no date, 1-page, **submitted with application 09/16/2016.**

Exhibit 4. - **Revised Planned Residential District Text proposed zoning R-4 with PRD overlay, dated 10/25/2016, 14 pages, submitted 10/25/2016,** Planned Residential District Text proposed zoning R-3 with PRD overlay, dated, 9/15/2016, 13-pages, **submitted with application 09/16/2016.**

Tab 1. - Ariel view of Parcel #41831001068000, and surrounding addresses of surrounding property owners within 200', 3-pages, **submitted with application 09/16/2016.**

Tab 2. - Legal Description of 23.838 acres from American Land Surveyors dated 9/11/2016, 3-pages, 11 x 17 of the 23.838 area tract, from American Land Surveyors, dated 09/11/2016, 1-page, **submitted with application 09/16/2016.**

Tab 3. - **Revised 11-x17, C-1, Preliminary Development Plan, dated 10/25/2016, 1-pg., submitted 10/25/16,** 11 x 17, C-1, Preliminary Development Plan, dated 9/15/16, 1-pg., 11 x 17. Color, 11 x 17, C-2, existing features, dated 09/15/16, 1-page, **Added 11x17 colored example of 90' lot concept plan, dated 10/25/2016, 1-pg., submitted 10/25/2016, Revised Large Plat of C-1, dated 10/25/2016, 1-page, submitted 10/25/2016** Large Plats of C-1, & C-2, dated 09/15/2016, 1-pg. each, **submitted with application 09/16/2016.**

Tab 4. - **Revised 11 x 17, D-1, Overall Landscape Plan, dated 10/25/2016, 1-pg., submitted 10/25/2016,** 11 x 17, D-1, Overall Landscape Plan, dated 09/15/16, 1-page, **Revised 11 x 17, D-2, Landscape Enlargement Plans, dated 10/25/2016, 1-pg., submitted 10/25/2016,** 11 x 17, D-2, Landscape Enlargement Plans, dated 09/15/16, 1-page, **Revised 11 x 17 D-3, Open Space Plan, dated 10/25/2016, 1-pg., submitted 10/25/2016,** Open Space Plan, dated 09/15/16, 1-page, **Revised Color 11x17, Illustrative plan Color, dated 10/22/16, 1pg., submitted 10/25/2016,** 11x17, Illustrative plan, dated, 09/15/16, 1-page, **Revised Large Plats of D-1,D-2,D-3, dated 10/25/2016, 1-pg., submitted 10/25/2016,** Large Plats of D-1,D-2,D-3, dated, 09/15/2016, 1-pg. each, **submitted with application 09/16/2016.**

Tab 5 - **Revised 11 x 17, E-1, Conceptual Utility Plan, dated October 2016, 3-pages, submitted 10/25/2016,** 11 x 17, E-1, Conceptual Utility Plan, dated, September 2016, 3-pages, letter E-2, from Kelly Thiel, Delaware County Sewer, to Thomas Ries, Terrain Evolution, dated 7/13/16, 1-page, letter E-3, from Shane Clark, Del-Co Water, to Chad Keaton, Terrain Evolution, dated 06/24/16, 3-pages, letter E-4, from Gary Hays, AEP Ohio, dated 08/08/16, 1-page, letter E-5, from Joe Codispoti, Columbia Gas of OH to Chad Keaton, Terrain Evolution, dated 06/27/16, 1-page, letter E-6 from Aaron Roll, Suburban Natural Gas Company to Chad Keaton, Terrain Evolution, date 7/11/16, 1-page, letter E-7, from Robert Chandler, Frontier Communications, to Chad Keaton, Terrain Evolution, 09/14/16m, 1-page, letter E-8, from Lt. Steve Arnold, Berlin Township Fire Department, to Thom Reis, dated 09/13/16, 1-page, letter E-9, from John Piccin, Delaware County Engineer, to Berlin Township Zoning Board, dated 09/14/16, 2-pages, Schanck Properties Traffic Access Study, E-10, dated September 2016, 21-2-sided pages, , **Revised Large Plats of E-1, dated 10/25/2016, 1-pg. each, submitted 10/25/2016,** large plat E-1-3, dated September 2016, **submitted with application 09/16/2016.**

Tab 6 - letter F-1 from Barb Schanck and May Elizabeth Amrine giving permission for Joe Thomas, Metro Development giving permission to act as their agent on the re-zoning, dated 09/07/2016, 1-page, letter F-2 of credit for re-zoning, from WesBanco, David Duncan, dated 09/12/16, 1-page, **submitted with application 09/16/2016.**

EXHIBIT D

PROPOSED COMMUNITY FACILITIES

The proposed community facilities in support of the Project, as defined in Section 349.01(I), Ohio Revised Code, will include the following:

- Public roads
- Pedestrian trails
- Water, sanitary sewer, and storm sewer improvements
- Land acquisition
- Excavation and grading
- Common area gathering park benches
- Establishment of retention ponds
- Landscaping of the common area land
- Street lighting
- Temporary seeding, signage, and stamped concrete
- Tree removal
- Other costs of the new community development program within the meaning of Section 349.01(J), Ohio Revised Code, including inspection costs, testing, water connection fees, contractor fees, general contractor fees, legal fees, property taxes, appraisals and market studies, civil engineering and staking fees, development fee, environmental engineering, geotechnical engineering, permitting, costs of issuance of, debt service reserve funding of, and capitalized interest relating to any debt issued pursuant to Section 349.05, Ohio Revised Code, and necessary contingency amounts.

EXHIBIT E

PRELIMINARY ECONOMIC FEASIBILITY ANALYSIS

Area Development Pattern and Demand

The current use of the area in and around the property and surrounding area is mainly residential and agricultural. The proposed future use of the property will be owner-occupied residential and commercial/retail. Based on the Developer’s substantial experience in developing neighboring properties and other properties throughout southern Delaware County, the Developer projects significant demand for the anticipated development of the property.

Socio-Economic Conditions

Demographic information about Berlin Township appears in the attached **Exhibit H**.

Public Services

Public services for the property are provided by the Delaware County Sheriff’s Department, the Berlin Township Fire Department, and Berlin Township Emergency Medical Services.

Developer’s Management Capability

Additional information about the Developer’s management capacity appears in the attached **Exhibit G**.

Anticipated Charge Revenue – Berlin Meadows Residential

The following chart describes charge revenue that is anticipated to be collected by the Authority from owners of residential real property within the Berlin Meadows development:

Residential Charge Revenue					
Period	Collection Year	Houses Built	Improvement Value	Assessed Value	Charge Revenue
1	2024	67	\$ 26,880,000.00	\$ 9,408,000.00	\$ 96,432.00
2	2025	134	\$ 53,760,000.00	\$ 18,816,000.00	\$ 192,864.00
3	2026	202	\$ 80,640,000.00	\$ 28,224,000.00	\$ 289,296.00
4	2027	269	\$ 107,520,000.00	\$ 37,632,000.00	\$ 385,728.00
5	2028	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
6	2029	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
7	2030	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
8	2031	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
9	2032	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00

10	2033	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
11	2034	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
12	2035	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
13	2036	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
14	2037	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
15	2038	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
16	2039	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
17	2040	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
18	2041	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
19	2042	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
20	2043	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
21	2044	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
22	2045	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
23	2046	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
24	2047	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
25	2048	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
26	2049	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
27	2050	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
28	2051	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
29	2052	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00
30	2053	336	\$ 134,400,000.00	\$ 47,040,000.00	\$ 482,160.00

Anticipated Charge Revenue – Berlin Meadows Commercial

The following chart describes charge revenue that is anticipated to be collected by the Authority from owners of commercial real property within the Berlin Meadows development:

		Commercial Charge Revenue		
	Year	Improvement Value	Assessed Value	Charge Revenue
	2020	\$ -	\$ -	\$ -
	2021	\$ -	\$ -	\$ -
	2022	\$ -	\$ -	\$ -
	2023	\$ -	\$ -	\$ -
Charge Period	2024	\$ -	\$ -	\$ -
1	2025	\$ 3,333,333	\$ 1,166,666.66	\$ 11,958.33
2	2026	\$ 6,666,667	\$ 2,333,333.31	\$ 23,916.67
3	2027	\$ 10,000,000	\$ 3,499,999.97	\$ 35,875.00
4	2028	\$ 10,000,000	\$ 3,499,999.97	\$ 35,875.00
5	2029	\$ 10,000,000	\$ 3,499,999.97	\$ 35,875.00
6	2030	\$ 10,000,000	\$ 3,499,999.97	\$ 35,875.00
7	2031	\$ 10,000,000	\$ 3,499,999.97	\$ 35,875.00

8	2032	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
9	2033	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
10	2034	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
11	2035	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
12	2036	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
13	2037	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
14	2038	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
15	2039	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
16	2040	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
17	2041	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
18	2042	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
19	2043	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
20	2044	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
21	2045	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
22	2046	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
23	2047	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
24	2048	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
25	2049	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
26	2050	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
27	2051	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
28	2052	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
29	2053	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00
30	2054	\$	10,000,000	\$ 3,499,999.97	\$ 35,875.00

Anticipated Charge Revenue – Eaststone Crossing

The following chart describes charge revenue that is anticipated to be collected by the Authority from owners of residential real property within the Eaststone Crossing development:

Residential Charge Revenue					
Period	Collection Year	Houses Built	Improvement Value	Assessed Value	Charge Revenue
1	2026	11	\$ 4,560,000	\$ 1,596,000	\$ 16,359
2	2027	23	\$ 9,120,000	\$ 3,192,000	\$ 32,718
3	2028	34	\$ 13,680,000	\$ 4,788,000	\$ 49,077
4	2029	46	\$ 18,240,000	\$ 6,384,000	\$ 65,436
5	2030	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
6	2031	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
7	2032	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
8	2033	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795

9	2034	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
10	2035	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
11	2036	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
12	2037	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
13	2038	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
14	2039	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
15	2040	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
16	2041	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
17	2042	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
18	2043	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
19	2044	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
20	2045	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
21	2046	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
22	2047	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
23	2048	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
24	2049	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
25	2050	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
26	2051	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
27	2052	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
28	2053	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
29	2054	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795
30	2055	57	\$ 22,800,000	\$ 7,980,000	\$ 81,795

Anticipated Charge Revenue – Southwoods

The following chart describes charge revenue that is anticipated to be collected by the Authority from owners of residential real property within the Southwoods development:

Residential Charge Revenue					
Period	Collection Year	Houses Built	Improvement Value	Assessed Value	Charge Revenue
1	2026	6	\$ 2,400,000	\$ 840,000	\$ 8,610
2	2027	12	\$ 4,800,000	\$ 1,680,000	\$ 17,220
3	2028	18	\$ 7,200,000	\$ 2,520,000	\$ 25,830
4	2029	24	\$ 9,600,000	\$ 3,360,000	\$ 34,440
5	2030	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
6	2031	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
7	2032	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
8	2033	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
9	2034	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050

10	2035	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
11	2036	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
12	2037	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
13	2038	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
14	2039	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
15	2040	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
16	2041	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
17	2042	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
18	2043	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
19	2044	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
20	2045	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
21	2046	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
22	2047	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
23	2048	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
24	2049	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
25	2050	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
26	2051	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
27	2052	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
28	2053	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
29	2054	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050
30	2055	30	\$ 12,000,000	\$ 4,200,000	\$ 43,050

EXHIBIT F
FINANCIAL PLAN

The Developer seeks to create the Authority to promote and coordinate the financing and construction of Community Facilities that are estimated to cost \$4,437,633 to construct. These Community Facilities are detailed in Exhibit D. It is anticipated that the Finance Authorities will issue approximately \$4,437,633 in Bonds to finance the Community Facilities. The Bonds will be secured by the Community Development Charge.

Determination of Community Development Charges

The Authority will impose a Community Development Charge on Chargeable Property (as defined below), determined as generally described in this Exhibit F, which will be a dollar amount determined on the basis of the assessed valuation of real property or interests in real property in the District sold, leased, or otherwise conveyed by the Developer. The Community Development Charge will be levied by the Authority annually in an amount sufficient to pay debt service then due on the Bonds.

Allocation of Community Development Charges

The Community Development Charges shall be allocated and applied in the following order:

- (1) Payment of Authority administrative costs;
- (2) Bond Debt Service; and
- (3) Optional redemption of Bonds.

Timing and Collection of the Community Development Charges

The Community Development Charge is estimated to be imposed on the District beginning January 1, 2024 and will continue to be imposed by the Board for so long as is necessary to pay Bond Debt Service on the Bonds. Construction plans to be commenced following approval of the Authority, and the timing of the imposition of the Community Development Charge may change depending upon completion of construction.

As permitted by Section 349.07 of the Ohio Revised Code, the Authority may certify the Community Development Charges to the Delaware County Auditor, who will enter the Community Development Charges on the tax list and duplicate of real property and certify the Community Development Charge to the Delaware County Treasurer for collection with the tax bills.

EXHIBIT G

THE DEVELOPER'S MANAGEMENT CAPABILITY

BERLIN MEADOWS DEVELOPMENT, LLC AND OTHER AFFILIATED COMPANIES

PROFILE OF PRINCIPAL: TRIANGLE PROPERTIES

Triangle Properties, Inc. was formed in 1997 to develop and build multi-family communities and to acquire large tracts of land to develop lots and to sell to homebuilders. Scioto Reserve was the first large land tract that was secured by Triangle Properties, which included 700 +/- acres. Triangle developed and constructed a large sewer plant to be able to bring development to the area. From there, Scioto Reserve Country Club was developed featuring a 6,900-yard, 18-hole golf course designed by Barry Serafin. It also includes state-of-the-art pools and The Turn Tavern for dining. Over 1,200 single-family homes surround the golf course.

Triangle Properties also acquired over 900 acres to develop its second golf course and community, Golf Village. Triangle was able to bring sewer trunk lines to the community and extend Sawmill Parkway from Powell Road to Home Road in order to bring this once rural land to a thriving community. Kinsale Golf and Fitness opened its doors in 2003. It featured a 7,300-yard, 18-hole golf course designed by Arthur Hills. The clubhouse includes a state-of-the-art workout facility, four outdoor pools, one indoor pool, tennis courts and The Grille for dining. This community consists of over 1,000 single-family home lots, 32 acres of planned commercial /office ground and 45 acres of light industrial/office ground.

In 2004, Triangle Properties began the development of Golf Village North, the second phase of the highly successful Golf Village. Golf Village North consisted of 220 +/- acres allocated as follows:

- 73 acres – multi-family residential ground
- 36 acres – commercial development
- 18 acres – Sawmill Parkway extension
- 77 acres – donated to the Olentangy School District
- 15 acres – open space

Triangle Properties also built a second phase of the Scioto Reserve community by adding additional infrastructure to the acquired land and developing an additional 172 lots to the site.

Rowland S. (Tre') Giller, III

Rowland S. (Tre') Giller, III, is president and chief executive officer of Triangle Properties. Under his leadership, the company has astutely stayed ahead of major shifts in the real estate market, finding success developing and selling multi-unit and single-family communities. Mr. Giller's emphasis on strategic planning, reducing labor costs, and implementing process improvements have led to record-setting growth and profitability.

At his direction, the company was among the first central Ohio builders to pivot its focus from single-family homes to the rental market. Since 2008, the company has constructed and sold more than 16,500 multi-family units, representing more than \$1 billion in construction. The company, which typically sells 85 percent of its multi-family projects, also manages more than 3 million square feet of commercial space. Mr. Giller's ability to identify potential building sites, navigate the zoning process, and manage construction costs led to the successful transition.

Mr. Giller, who has held numerous positions at Triangle Properties and its affiliated companies, has gained a deep understanding of the central Ohio real estate market. He has served as a real estate agent, sales manager and later acquired his realtor broker license. He currently is the broker for DRK's brokerage operations. He foresaw the need for high-end apartments to appeal to young professionals and empty nesters who want amenities without mortgages. His ability to grasp complex issues and offer creative solutions has made him a sought-after partner for anyone looking to buy or build multi-family units or seeking advice about property management. He's also an entrepreneur who has helped the company expand its services and develop new businesses, including the American Power and Light Company, a utility billing service that generates \$40 million in revenue annually and serves 13,000 customers in central Ohio.

While Mr. Giller has been CEO, the company has reduced labor costs by 47 percent and increased its cash flow by 350 percent. Mr. Giller oversees a budget of \$250 million and manages assets in excess of \$400 million. During his tenure as investment sales manager, his team sold more than \$1.5 billion in commercial and multi-family real estate. In addition to his role with Triangle Properties, Mr. Giller also oversees the management and operations of Metro Development, Village Communities, American Power and Light and Columbus & Central Ohio Systems.

Governor John R. Kasich appointed Mr. Giller to serve on the Ohio Real Estate Commission Board in 2012, and he currently serves as president. He is active with the Columbus Board of Realtors, the Ohio Association of Realtors, the Buildings Industry Association, and as a board member on the Commercial Real Estate Development Association (NAIOP). He also teaches real estate education courses and leads seminars for real estate professionals and potential investors.

Mr. Giller graduated from Southern Methodist University in 1991 with a bachelor's degree in history and a minor in photography. While at Southern Methodist University, Mr. Giller was an all-conference football player. After graduation, he joined the Chicago Bears as a free agent. After a brief time with the Bears, he took a position with the Gordon Company. He held several positions with the Gordon Company, including food brokerage representative and sales manager, before joining the DRK team in 1997.

AFFILIATED COMPANIES

DONALD R. KENNEY & COMPANY, REALTY

Donald R. Kenney & Company, Realty currently has in excess of \$100 million worth of commercial real estate available for sale or lease. This commercial real estate consists of multi-family apartment units, professional and medical office buildings, warehouse distribution facilities, retail centers and vacant land. As one of the area's largest, full-service commercial brokerage firms, Donald R. Kenney & Company Realty offers the experience and the market knowledge that owners and sellers have come to respect.

COLUMBUS AND CENTRAL OHIO SYSTEMS, INC.

This company was founded in 1996 as a utility billing service for water and sewer. Today, the company bills over 8,000 tenants a month and manages 7,000 accounts.

AMERICAN POWER & LIGHT, LLC

This company was founded in 2003 as a utility billing service for electric. Today, the company bills over 14,000 accounts.

VILLAGE COMMUNITIES, LLC

This company was formed in 2004 as a builder and seller of single-family and condominium residences. From 2004 to current, we have built approximately 10,000 units under this entity.

ARDENT PROPERTY MANAGEMENT, INC.

This company was formed in 2005 as a management service company overseeing the management of all of the apartment communities in Central Ohio and surrounding areas.

CONCORD/SCIOTO DEVELOPMENT, LLC

This company was formed in 2007 and its primary function is overseeing the construction of a 1.4 million gallon per day (with an expansion to 2.8 MGD) water reclamation facility known as the Lower Scioto Water Reclamation Facility. This was built and turned over to Delaware County in 2013. This project also consists of the construction of major infrastructure such as a 16" water line, a water tower, and a 12" force main and sanitary lift station. The utilities will be constructed across the O'Shaughnessy Reservoir with a purpose of serving a large portion of the northwest quadrant of Delaware County.

METRO DEVELOPMENT LLC

This company was formed in 2008 to develop new multifamily and extended stay communities. It also developed and constructed a 4.5 million dollar sewer line for Delaware County. This opened up over 1,200 lots to the Tributary area in southern Delaware County, which includes the following:

- Woodcrest – 300 lots
- Riverbluff – 125 lots
- Clarkshaw Moor – 222 lots
- Scioto Ridge – 162 lots
- Heathers – 75 lots
- Clarkshaw Reserve – 257 lots
- Price Farms – 65 lots

The multi-family communities developed by Metro Development include the following:

• Winchester Park	344 units	
• Residence at Edgewater	148 units	Sold
• Ashbrook Run	292 units	Sold
• Prescott Place	244 units	Sold
• Northpark Place	208 units	Sold
• Albany Landings	272 units	Sold
• Brookfield Apartments	160 units	
• Liberty Crossing	226 units	Sold
• Northpark Place II	264 units	Sold
• Worthington Woods	66 units	Sold
• Woods at Perry Lane	168 units	Sold
• Remington Woods	200 units	Sold
• Ravines at Rocky Ridge	136 units	Sold
• Reserve at Walnut Creek	148 units	Sold
• Easton Pointe Apartments	208 units	Sold
• Winchester Crossing	158 units	Sold
• Hartford Village	72 units	Sold
• Four Pointe	204 units	Sold
• Remington Woods II	136 units	Sold
• Braxton at Bethel	114 units	
• The Attleigh	184 units	Sold
• Highcross	48 units	
• The Griff	288 units	Sold
• Gantz Meadows	56 units	

DEVELOPMENT AND MANAGEMENT EXPERIENCE

Multi-family:

• Addison Woods	56 units	Sold
• Arden Park	180 units	Sold
• Austin Place	256 units	
• Brooklane	138 units	
• Central Park	220 units	Sold
• Emerson	240 units	Sold
• Gage Crossing	196 units	
• Hayden Reserve	96 units	
• Greyson at Hickory Chase	492 units	Sold
• Liberty House	152 units	
• Lincoln Pointe	72 units	
• Tussing	96 units	Sold
• Walnut Creek	186 units	Sold
• Cooks Pointe	144 units	
• Richmond Reserve	216 units	
• Seattle House	240 units	
• Reserve at Sawmill Ravine	24 units	
• Gables West	184 units	Sold
• Woodfield Park	240 units	
• Grays	168 units	
• Dixon House	138 units	
• Kenmore Place	264 units	
• Four Winds	144 units	
• Winchester Park	344 units	
• Residence at Edgewater	148 units	Sold
• Ashbrook Run	292 units	Sold
• Prescott Place	244 units	Sold
• Northpark Place	208 units	Sold
• Albany Landings	272 units	Sold
• Brookfield Apartments	160 units	
• Liberty Crossing	226 units	Sold
• Northpark Place II	264 units	Sold
• Worthington Woods	66 units	Sold
• Woods at Perry Lane	168 units	Sold
• Remington Woods	200 units	Sold
• Ravines at Rocky Ridge	136 units	Sold

DEVELOPMENT AND MANAGEMENT EXPERIENCE - CONTINUED

• Reserve at Walnut Creek	148 units	Sold
• Easton Pointe Apartments	208 units	Sold
• Winchester Crossing	158 units	Sold
• Hartford Village	72 units	Sold
• Four Pointe	204 units	Sold
• Remington Woods II	136 units	Sold
• Braxton at Bethel	114 units	
• The Attleigh	184 units	Sold
• Highcross	48 units	
• The Griff	288 units	Sold
• Gantz Meadows	56 units	

CONDOMINIUM AND SINGLE FAMILY DEVELOPMENTS

• The Village at Worthington Crossing	80 units	Delaware County
• Walker Woods	108 units	Lewis Center
• Ravines at Rocky Fork	88 units	Columbus
• Quail Creek	40 units	Columbus
• Residences at Scioto	36 units	Columbus
• Sterling Pines	76 units	Columbus
• Village at Murphy Park	96 units	Powell
• Village at Gantz Park	104 units	Grove City
• Villas at Rocky Fork	88 units	Westerville
• Village at Scioto Reserve	72 units	Powell
• Glen at Schirm Farms	46 units	Columbus
• Preserve at Albany Woods	44 units	Columbus
• Willows at Preserve Crossing	247 units	Columbus
• Village at Willowbrook Farms	64 units	Delaware
• Meadows at Carson Farms	66 units	Delaware
• Alkire Woods	108 units	Columbus
• Preserve at Winchester Crossing	210 units	Columbus
• Hartford Village	112 units	Hilliard
• Village at Bale Kenyon	138 units	Columbus
• Traditions at Powell	40 units	Powell
• Traditions at Rocky Fork	258 units	Westerville
• Traditions at Creekview	62 units	Columbus

• Traditions at Highbluffs	114 units	Worthington
• Ravines at Scioto Reserve	80 units	Powell
• Traditions at Polaris	100 units	Columbus
• Kinsale Village at Golf Village	124 units	Powell
• Heathers at Golf Village	148 units	Powell
• Reserve at Preston Woods	136 units	Columbus
• Ravines at Flint Park	104 units	Columbus
• Ravines at Meadow Ridge	176 units	Delaware County
• Traditions at Worthington Woods	120 units	Columbus
• Lakes at Polaris	90 units	Columbus
• Village at Olentangy Crossing	156 units	Lewis Center

COMMERCIAL/INDUSTRIAL (square footage per item):

- Millennium Office Park – 93,494
- One Lakeview Plaza – 102,114
- Sinclair Road Office Center – 34,560
- Clubview Offices – 9,859
- Worthington Commerce Center – 231,660
- Taylor Station Commerce Center – 64,265
- Crossroad Commerce Center – 120,540
- 470 Olde Worthington Road – 88,218
- Green Meadows Commerce Center – 38,109
- Green Meadows North Commerce Center – 14,259
- Corporate Hill I and II -203,237
- Upper Metro – 97,467
- Orange Pointe Commerce Center – 140,160
- 1900 Polaris Parkway – 160,000
- Countyline Office Condominiums – 42,885
- Shoppes at Orion Retail Center - 9,642
- Tuffy Auto Center Galbraith Road, Cincinnati
- Tuffy Auto Center Cemetery Road, Hilliard
- Tuffy Auto Center Colerain Road, Cincinnati

Athletic Clubs (square footage per item):

- Kinsale Golf & Fitness – 30,000
- Premier at Sawmill Athletic Club – 60,000
- Scioto Reserve Country Club – 40,000

EXHIBIT H

BERLIN TOWNSHIP DEMOGRAPHIC INFORMATION

Berlin Township (as of 2018):

- Population: 7,444
- Housing Units: 2,251
- Persons per Housing Unit: 3.31