

Housing Survey Creation of Easton Square Place C.R.A.

On June 8, 2007, a housing survey was conducted by the City of Columbus Department of Development in the area to be designated as the Easton Square Place C.R.A. This area, located north of McCutcheon Road and on the west side of Stelzer Road, will be comprised of approximately 11 parcels (please see attached Exhibit A for entire list).

The vacant parcels will be the site of a series of non-retail business (including office) or industrial structures and related site improvements.

The area is comprised largely of vacant land, one large non-retail business development and two residential structures (010-200908 and 010-146541). The residential structures consist of homes built of the one-story ranch style. One house (010-146541) is located on a major thoroughfare and is surrounded by commercial development. The other house (010-200908) is in an area comprised largely of housing structures that appear to have been built in the 1950s and 1960s. It is currently owned by a non-profit entity as opposed to individuals. There are few to no new residential structures in the area. There are also no interior roads currently servicing the area. Surrounding the area is largely commercial and industrial development. Abbott Labs owns the property on the other side of Stelzer Road and has constructed a series of laboratory facilities on that property. The property to the north of the area, on the north side of Morse Crossing, consists almost entirely of industrial structures.

Due to the age of the area, current commercial development and the zoning of the area as non-residential, the creation of new housing in the area and the repair of existing housing are discouraged. Moreover, due to the new commercial development in the area, residential use of the property would not be the highest and best economical use of the property even assuming zoning would allow it. The area and surrounding property was once comprised of residential units, but it is now clearly moving in the direction of commercial development.

Exhibit A

The following list of tax parcels in existence as of May 21, 2007 identifies those parcels to be included in the Easton Square Place Community Reinvestment Area. The listing of tax parcel numbers below is for informational purposes only and the list is not intended to be inclusive of current or future tax parcels which lie within the attached described area and shall not be deemed to exclude any parcels which are otherwise included within the attached described area. Any future tax parcels created by a split or combination of these existing tax parcels is deemed to be automatically included in this Exhibit A.

010-233783
010-200908
010-146550
010-146538
010-182472
010-146725
010-146723
010-149718
010-146724
010-149714
010-146541

