

PETITION TO CREATE THE MORSE ROAD SPECIAL IMPROVEMENT DISTRICT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signatures of Property Owners

Date: _____

Property Owner:

(printed name of owner)

Authorized Signatory:

(printed name of authorized signatory)

X

(signature)

Address for notices to Property Owner

Commonly used property address: _____

Parcel Number(s) _____

Front Footage _____ Square Footage _____

Commonly used property address: _____

Parcel Number(s) _____

Front Footage _____ Square Footage _____

Commonly used property address: _____

Parcel Number(s) _____

Front Footage _____ Square Footage _____

Commonly used property address: _____

Parcel Number(s) _____

Front Footage _____ Square Footage _____

MORSE ROAD SPECIAL IMPROVEMENT DISTRICT

MORSE ROAD SERVICES PLAN

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

PUBLIC SPACE SERVICES

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

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

SUPPLEMENTAL SERVICES

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

ADMINISTRATION

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

BUDGET

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

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

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

EXHIBIT B

MORSE ROAD SPECIAL IMPROVEMENT DISTRICT

DISTRICT BOUNDARIES

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

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

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

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

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

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

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

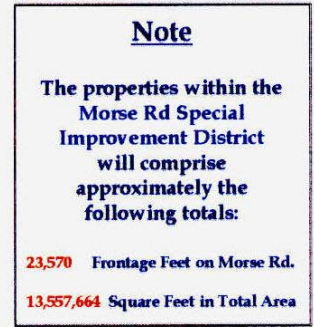
The "MAP OF THE APPROXIMATE BOUNDARIES OF THE DISTRICT" and the "LIST OF PROPERTIES IN THE DISTRICT BY PARCEL NUMBER" that follow are also part of Exhibit B.

LIST OF PROPERTIES IN THE DISTRICT BY PARCEL NUMBER**EXHIBIT B**

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

10/26/2005

EXHIBIT B



Source: 2005 Franklin County Auditor

