

PETITION FOR ORGANIZATION
OF A NEW COMMUNITY AUTHORITY

TO THE BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY, OHIO:

Pursuant to Chapter 349 of the Ohio Revised Code, Tartan Ridge, LLC (the “Developer”) hereby petitions for creation of a new community authority (the “Authority”). The Developer is an Ohio limited liability company and is the “developer”, within the meaning of Section 349.01(E) of the Ohio Revised Code, for the new community district described in paragraph 3 below.

The Developer further states as follows:

1. The Authority is named “Jerome/Washington Township Fire New Community Authority”.

2. The principal office of the Authority shall be located at 495 South High Street, Suite 150, Columbus, Ohio 43215, or such other location as may hereafter be determined by the Board of Trustees of the Authority.

3. Attached to this petition as Exhibits A-1 and A-2 are a map (Exhibit A-1) and legal descriptions (Exhibit A-2) of those parcels (the “Property”) comprising the new community district (the “District”), including a full and accurate description of the boundaries of the District, which is located entirely within the City of Dublin (the “City”) and Union County. All properties within such boundaries will be included in the District. The total acreage to be included in the District will be approximately 189.57 acres, all of which acreage is owned or controlled (within the meaning of Section 349.01(E) of the Ohio Revised Code) by the Developer. The property to be included in the District is developable as one functionally interrelated community.

4. Attached to this petition as Exhibit B is a statement setting forth the proposed zoning regulations to be adopted for the property within the boundaries of the District for comprehensive development as a new community. The area within the boundaries of the District lies within the zoning jurisdiction of the City of Dublin. A copy of the applicable proposed zoning regulations for the property is included as part of Exhibit B.

5. Attached to this petition as Exhibit C is a current plan indicating the proposed development program (the “Program”) for the District; the land acquisition and land development activities, community facilities, and services which it is proposed the Authority will undertake under the Program; the proposed method of financing these activities and services; and the projected total population of the new community.

6. Consistent with Section 349.04 of the Ohio Revised Code, the Board of Trustees governing the Authority should consist of seven members, with three of those members to be citizen members appointed by the Union County Board of County Commissioners (the "Commissioners"), three members to be appointed by the Developer, and one member to be appointed by the Commissioners to serve as a representative of local government.

7. Attached to this petition as Exhibit D is a preliminary economic feasibility analysis, including the area development pattern and demand, location and proposed District size, present and future socio-economic conditions, public services provision, financial plan, and a statement of the Developer's management capability.

8. The development will comply with all applicable environmental laws and regulations.

9. For purposes of the establishment of the Authority, the City of Marysville and the City of Columbus are the only "proximate cities" as that term is defined in Section 349.01(M) of the Ohio Revised Code.

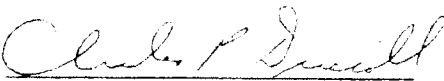
Attached Exhibits A-1, A-2, B, C and D are part of this petition.

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

The Developer hereby requests that the Union County Board of Commissioners, as the organizational board of commissioners under Section 349.03 of the Ohio Revised Code, 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. Pursuant to Section 349.03(A) of the Ohio Revised Code, that hearing must be held not less than thirty nor more than forty-five days after the filing of this petition pursuant to Section 349.03 of the Revised Code on this ____ day of _____, 2007.

TARTAN RIDGE, LLC,
an Ohio limited liability company

By: Multicon Investment Company,
an Ohio corporation and its
Managing Member

By: 
Charles P. Driscoll,
Vice President

Proximate City Approval

The City of Columbus by Ordinance No. _____, passed by the City Council on _____, 200__, has authorized _____, the City Clerk, to sign this petition, and the petition is herewith signed, as evidence of that approval.

City of Columbus

By: _____

City Clerk

The City of Marysville by Ordinance No. _____, passed by the City Council on _____, 200__, has authorized _____, the Clerk of Council, to sign this petition, and the petition is herewith signed, as evidence of that approval.

City of Marysville

By: _____

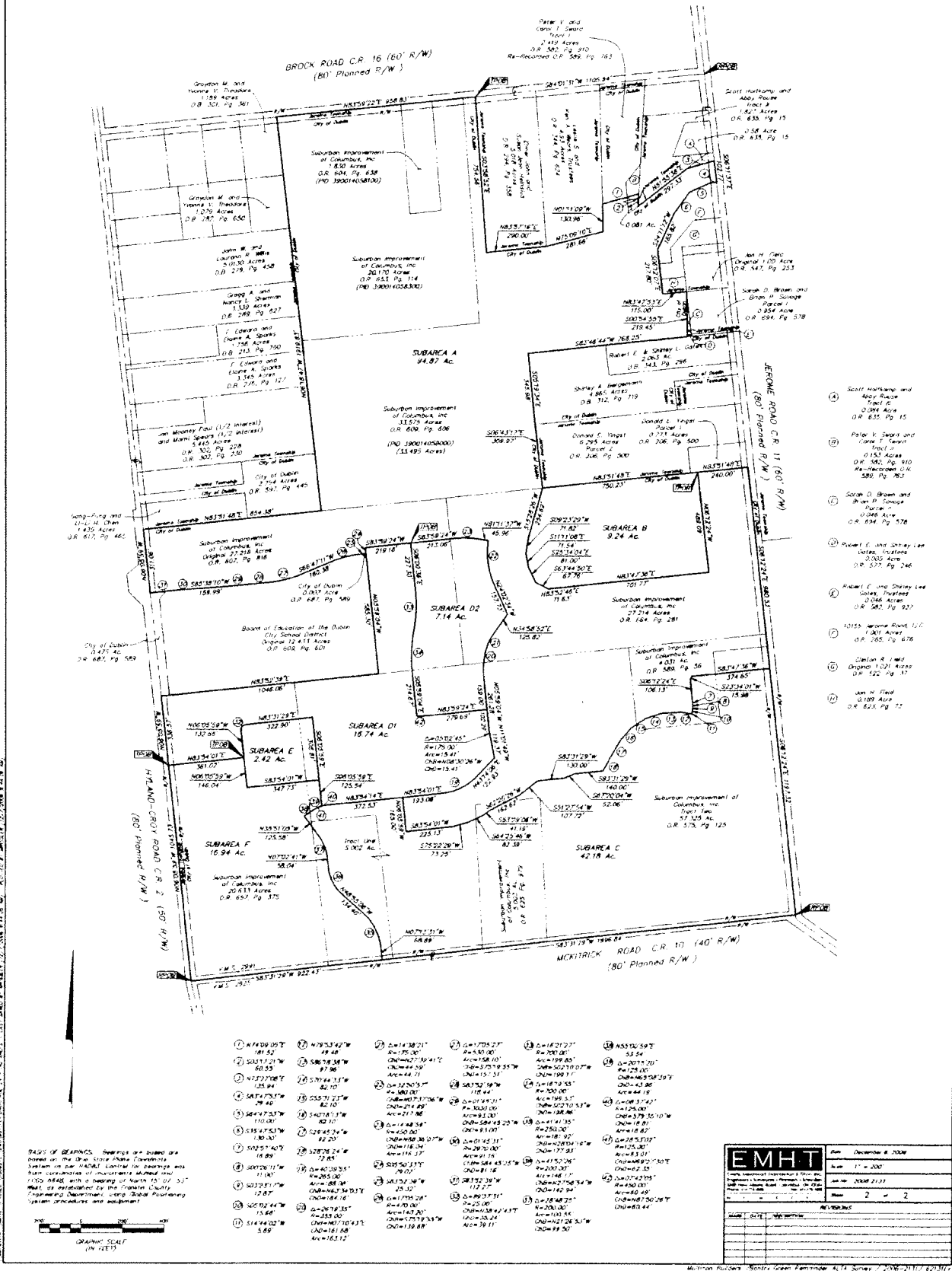
Clerk of Council

EXHIBIT A-1

Map of Jerome/Washington Township Fire New Community District

SUBAREA EXHIBIT
VIRGINIA MILITARY SURVEY No. 2991
CITY OF DUBLIN* AND JEROME TOWNSHIP, UNION COUNTY, OHIO

*City of Dublin is located in Washington Township of Franklin County by annexation from City of Dublin Ordinance Number 71-02 of record in Official Records 171 Page 476 Ordinance Number 0-20-02 of record in Official Records 857 Page 224 and Ord. # 503.07



LIST OF BEARINGS Bearings are based on based on the Ohio State Plane Coordinate System on the NAD83 datum. All bearings are true bearings of magnetic north. All distances are in feet. All bearings are to the nearest 0.01' and all distances are to the nearest 0.01'.

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EMHT	Date: December 8, 2008
	Scale: 1" = 200'
Project: Subarea Exhibit	Sheet: 2 of 2
Drawn by: [Name]	Checked by: [Name]
Approved by: [Name]	

EXHIBIT A-2

Legal Description of Jerome/Washington Township Fire New Community District

LEGAL DESCRIPTION

189.570 ACRES

Situated in the State of Ohio, County of Union, Jerome Township and City of Dublin, (City of Dublin is located in Washington Township of Franklin County by annexation per City of Dublin Ordinance Number 71-02, of record in Official Record 371, Page 628, Ordinance Number 67-05, of record in Official Record 657, Page 224 and ORC § 503.07), lying in Virginia Military Survey No. 2991, being all of the 57.325 acre tract conveyed as Tract Two and all of the 5.002 acre tract conveyed as Tract One, all of the 20.633 acre tract, all of the remainder of the original 27.218 acre tract, all of the 5.003, 4.031, 27.214, 33.575, 20.170, and 1.830 acre tracts conveyed to Suburban Improvement of Columbus, Inc. by deeds of record in Official Record 575, Page 125, Official Record 657, Page 375, Official Record 607, Page 816, Official Record 625, Page 979, Official Record 589, Page 56, Official Record 664, Page 281, Official Record 609, Page 606, Official Record 653, Page 114, and Official Record 604, Page 638, respectively (all references are to the records of the Recorder's Office, Union County, Ohio) and being more particularly described as follows:

BEGINNING at a railroad spike set at the centerline intersection of Jerome Road (County Road 11, 60 feet wide) and McKittrick Road (County Road 10, 40 feet wide), being the southeast corner of said 57.325 acre tract;

Thence South $83^{\circ} 31' 29''$ West, a distance of 2919.27 feet, with the centerline of said McKittrick Road, being the southerly line of said 57.325, 5.003, 5.002 and 20.633 acre tracts (passing railroad spikes found at 1197.38 feet and 1511.50 feet and pony spikes found at 1944.74 feet, and 2256.75 feet), to a 1/2 inch rebar found at the centerline intersection of said McKittrick Road and Hyland-Croy Road (County Road 2, 50 feet wide), being the southwesterly corner of said 20.633 acre tract;

Thence North $06^{\circ} 05' 59''$ West, a distance of 1382.30 feet, with the centerline of said Hyland-Croy Road, being the westerly line of said 20.633 acre tract, to an axle found at the common corner of said 20.633 acre tract and the 0.475 acre tract conveyed to the City of Dublin by deed of record in Official Record 687, Page 589;

Thence North $83^{\circ} 52' 39''$ East, a distance of 1046.06 feet, across said Hyland-Croy Road and with the southerly lines of said 0.475 acre tract and the original 12.433 acre tract conveyed to the Board of Education of the Dublin City School District by deed of record in Official Record 609, Page 601 and with the northerly lines of said 20.633 and 57.325 acre tracts (passing a 5/8 inch rebar capped "Priday" found at 25.00 feet), to an iron pin set at a common corner of said original 12.433 acre tract and the remainder of said original 27.218 acre tract;

Thence North $05^{\circ} 59' 04''$ West, a distance of 585.30 feet, with the easterly lines of said original 12.433 acre tract and the 0.007 acre tract conveyed to the City of Dublin by deed of record in said Official Record 687, Page 589 and with the westerly line of the remainder of said original 27.218 acre tract, to an iron pin set at the common corner of said 0.007 acre tract and the remainder of said original 27.218 acre tract;

189.570 ACRES

-2-

Thence South $83^{\circ} 52' 39''$ West, a distance of 25.32 feet, with the northerly line of said 0.007 acre tract, a southerly line of said 27.218 acre tract, to an iron pin set at a northwesterly corner thereof, a northeasterly corner of said 12.433 acre tract, at a point of curvature to the left;

Thence with the common line to said 27.218 acre and 12.433 acre tracts, the following courses and distances:

With the arc of said curve, having a central angle of $17^{\circ} 05' 28''$, a radius of 470.00 feet, an arc length of 140.20 feet, and a chord which bears South $75^{\circ} 19' 55''$ West, a chord distance of 139.68 feet to an iron pin set at a point of tangency;

South $66^{\circ} 47' 11''$ West, a distance of 160.38 feet to an iron pin set at a point of curvature to the right;

With the arc of said curve, having a central angle of $17^{\circ} 05' 28''$, a radius of 530.00 feet, an arc length of 158.10 feet, and a chord which bears South $75^{\circ} 19' 55''$ West, a chord distance of 157.51 feet to an iron pin set at a point of tangency;

South $83^{\circ} 52' 39''$ West, a distance of 118.44 feet to an iron pin set at a point of curvature to the right;

With the arc of said curve, having a central angle of $01^{\circ} 45' 31''$, a radius of 3030.00 feet, an arc length of 93.00 feet, and a chord which bears South $84^{\circ} 45' 25''$ West, a chord distance of 93.00 feet to an iron pin set at a point of tangency;

South $85^{\circ} 38' 10''$ West, a distance of 160.00 feet to an iron pin set at a point of curvature to the left;

With the arc of said curve, having a central angle of $01^{\circ} 45' 31''$, a radius of 2970.00 feet, an arc length of 91.16 feet, and a chord which bears South $84^{\circ} 45' 25''$ West, a chord distance of 91.16 feet to an iron pin set at a point of tangency;

South $83^{\circ} 52' 39''$ West, a distance of 112.27 feet to mag nail set in the centerline of said Hyland-Croy Road;

Thence North $06^{\circ} 05' 59''$ West, a distance of 311.06 feet, with said centerline, to a rail road spike found at the southwesterly corner of the 1.435 acre tract conveyed to Gang-Fung and Li-Li H. Chen by deed of record in Official Record 617, Page 465;

Thence North $83^{\circ} 51' 48''$ East, a distance of 854.38 feet, with the northerly line of said original 27.218 acre tract and with the southerly lines of said 1.435 acre tract and the 2.754 acre tract conveyed to the City of Dublin by deed of record in Official Record 597, Page 445, to an iron pin set at the common corner of said 2.754 acre tract and said 33.575 acre tract;

Thence North $06^{\circ} 18' 47''$ West, a distance of 1919.83 feet, with the westerly lines of said 33.575 and 20.170 acre tracts and with the easterly lines of said 2.754 acre tract, the 5.445 acre tract conveyed to Jan Mooney Paul (1/2 Interest) and Marni Spears (1/2 Interest) by deeds of record in

189.570 ACRES

-3-

Official Record 302, Page 228 and Official Record 302, Page 230, the 3.345 acre tract conveyed to F. Edward and Elaine A. Sparks by deed of record in Deed Book 276, Page 127, the 1.756 acre tract conveyed to F. Edward and Elaine A. Sparks by deed of record in Deed Book 213, Page 700, the 3.339 acre tract conveyed to Gregg A. and Nancy L. Sherman by deed of record in Deed Book 289, Page 627, the 5.0130 acre tract conveyed to John W. and Laurann R. Willis by deed of record in Deed Book 279, Page 458, the 1.079 acre tract conveyed to Graydon M. and Yvonne V. Theodore by deed of record in Deed Book 282, Page 650, and the 1.189 acre tract conveyed to Graydon M. and Yvonne V. Theodore by deed of record in Deed Book 301, Page 361 (passing a 3/4 inch rebar found at 1.55 feet, a 1 inch iron pipe found at 279.32 feet (2.96 feet left), a 3/4 inch iron pipe found at 357.29 feet, a 3/4 inch iron pipe found at 608.48 feet (0.86 feet left), a 1 inch pipe found at 779.21 feet (0.50 feet left), a 3/4 inch iron pipe capped "7277" found at 828.14 feet, a 1/2 inch rebar found at 929.70 feet, a 1 inch iron pipe found at 950.28 feet, a 3/4 inch iron pipe found at 1378.54 feet and a 3/4 inch iron pipe found at 1890.04 feet), to a railroad spike found at the common corner of said 20.107 acre tract and said 1.189 acre tract, being in the centerline of Brock Road (County Road 16, 60 feet wide);

Thence North 83° 59' 22" East, a distance of 958.83 feet, with the centerline of said Brock Road and with the northerly lines of said 20.170, 1.830, and 33.575 acre tracts (passing railroad spikes found at 450.01 feet, 600.00 feet, 750.00 feet and 900.00 feet), to a railroad spike found at a common corner of said 33.575 acre tract and the 5.018 acre tract conveyed to Elmer John and Susan Jean Heinsius by deed of record in Deed Book 294, Page 358;

Thence South 03° 58' 52" East, a distance of 754.56 feet, with a line common to said 33.575 and 5.018 acre tracts (passing a 1 inch iron pipe found at 29.77 feet), to a common corner of said tracts, referenced by a 1 inch iron pipe found (0.81 feet North);

Thence North 83° 57' 16" East, a distance of 290.00 feet, with a line common to said 5.018 and 33.575 acre tracts, to the common corner of said 5.018 acre tract and the 4.93 acre tract conveyed to Leslie S. and Ken A. Wears, Trustees by deed of record in Official Record 344, Page 624, referenced by a 1/2 inch rebar found (0.59 feet left);

Thence with the lines common to said 4.93 and 33.575 acre tracts, the following courses and distances:

North 75° 09' 10" East, a distance of 281.67 feet, to a 1/2 inch iron pipe found;

North 01° 11' 09" West, a distance of 130.96 feet, to an iron pin set at the southwesterly corner of the 2.419 acre tract conveyed as Tract I to Peter V. and Carol T. Sward by deed of record in Official Record 582, Page 910 and re-recorded in Official Record 589, Page 763;

Thence North 74° 09' 05" East, a distance of 181.52 feet, with the southerly lines of said 2.419 acre tract and the 0.153 acre tract conveyed as Tract II to Peter V. and Carol T. Sward by deed of record in Official Record 582, Page 910 and re-recorded in Official Record 589, Page 763 and with a northerly line of said 33.575 acre tract, to a 1/2 inch rebar capped "7277" found in the westerly line of the 1.827 acre tract conveyed as Tract II to Scott Holtkamp and Abby Rouse by deed of record in Official Record 635, Page 15;

189.570 ACRES

-4-

Thence with the line common to said 1.827 and 33.575 acre tracts, the following courses and distances:

South 03° 17' 20" West, a distance of 60.55 feet, to a 1/2 inch rebar capped "7277" found;

North 51° 55' 38" East, a distance of 297.33 feet, to a 3/4 inch iron pipe capped "7277" found at the southwesterly corner of the 0.084 acre tract conveyed to Scott Holtkamp and Abby Rouse as Tract III by deed of record in Official Record 635, Page 15;

Thence North 73° 27' 08" East, a distance of 135.94 feet, with the line common to said 0.084 and 33.575 acre tracts (passing a 3/4 inch iron pipe capped "7277" found at 105.55 feet), to a cotton gin spindle found at the common corner of said 0.084 and 33.575 acre tracts, being in the centerline of said Jerome Road;

Thence South 06° 11' 37" East, a distance of 102.77 feet, with the centerline of said Jerome Road, being an easterly line of said 33.575 acre tract, to a magnetic nail found at the common corner of said 33.575 acre tract and the 1.001 acre tract conveyed to 10155 Jerome Road, LLC by deed of record in Official Record 285, Page 676;

Thence with the line common to said 33.575 and 1.001 acre tracts, the following courses and distances:

South 83° 47' 53" West, a distance of 29.49 feet, to a point, referenced by a 1 inch iron pipe found (0.60 feet West);

South 64° 47' 53" West, a distance of 110.00 feet, to a point, referenced by a 1 inch iron pipe found (0.60 feet West);

South 35° 47' 53" West, a distance of 130.00 feet, to a point, referenced by a 1 inch iron pipe found (0.48 feet South);

South 24° 11' 12" West, a distance of 185.82 feet, to a 1 inch rebar found;

Thence South 06° 12' 07" East, a distance of 217.80 feet, with the easterly line of said 33.575 acre tract and the westerly lines of said 1.001 acre tract, the original 1.021 acre tract conveyed to Clinton R. Field by deed of record in Official Record 522, Page 37 and the 0.189 acre tract conveyed to Jon H. Field by deed of record in Official Record 623, Page 73 (passing a 1 inch iron pipe found at 70.10 feet and a 5/8 inch rebar capped "Central" found at 146.16 feet), to a 3/4 inch iron pipe found at the southwesterly corner of said 0.189 acre tract;

Thence North 83° 47' 53" East, a distance of 115.00 feet, with the line common to said 0.189 and 33.575 acre tracts, to a 1 inch iron pipe found at the common corner of said 0.189 acre tract, the original 1.00 acre tract conveyed to Jon H. Field by deed of record in Official Record 547, Page 253, the 0.954 acre tract conveyed as Parcel I and the 0.046 acre tract conveyed as Parcel II to Sarah D. Brown and Brian P. Savage by deed of record in Official Record 694, Page 578;

189.570 ACRES

-5-

Thence South 00° 54' 55" East, a distance of 219.45 feet, with the westerly lines of said 0.046 acre tract and the 0.005 acre tract conveyed to Robert E. and Shirley Lee Gates, Trustees by deed of record in Official Record 577, Page 246 and with the easterly line of said 33.575 acre tract, to an iron pin set at the southwesterly corner of said 0.005 acre tract, being in the northerly line of the 2.063 acre tract conveyed to Robert E. and Shirley L. Gates by deed of record in Deed Book 343, Page 296;

Thence South 83° 46' 44" West, a distance of 768.25 feet, with the northerly lines of said 2.063 acre tract and the 4.865 acre tract conveyed to Shirley A. Bergemann by deed of record in Deed Book 312, Page 719 and with a southerly line of said 33.575 acre tract (passing a 3/4 inch iron pipe found at 391.41 feet), to a 1 inch iron pipe found at the northwesterly corner of said 4.865 acre tract;

Thence South 05° 19' 34" East, a distance of 345.98 feet, with the line common to said 4.865 and 33.575 acre tracts, to a 1/2 inch rebar found at the common corner of said 4.865 acre tract and the 6.295 acre tract conveyed as Parcel 2 to Donald E. Yingst by deed of record in Official Record 206, Page 500;

Thence South 06° 43' 17" East, a distance of 309.97 feet, with the line common to said 33.575 and 6.295 acre tracts, to an iron pin set at the common corner thereof, being in the northerly line of said 27.214 acre tract;

Thence North 83° 51' 48" East, a distance of 990.23 feet, with the northerly line of said 27.214 acre tract and the southerly lines of said 6.295 acre tract and the 0.773 acre tract conveyed as Parcel 1 to Donald E. Yingst by deed of record in Official Record 206, Page 500, to an axle found at the common corner of said 0.773 and 27.214 acre tracts, being in the centerline of said Jerome Road;

Thence South 06° 12' 24" East, a distance of 2177.84 feet, with the centerline of said Jerome Road and the easterly lines of said 27.214, 4.031 and 57.325 acre tracts (passing railroad spikes found at 813.52 feet and 873.52 feet), to the POINT OF BEGINNING containing 189.570 acres, more or less, of which 1.711 acres lie within Jerome Township, 187.859 acres lie within the City of Dublin and 4.459 acres lie within the right-of-ways of Brock Road, Jerome Road, McKittrick Road and Hyland-Croy Road.

Of the above described 189.570 acre tract, 1.830 acres are all of PID 390014058100, 20.170 acres are all of PID 390014058300, 0.081 acre is all of PID 170014047100, 33.495 acres are all of PID 390014058000, 14.786 acres are part of PID 390014029000, 27.214 acres are all of PID 390014029100, 20.633 acres are all of PID 390014024002, 5.002 acres are all of PID 390014063000, 57.325 acres are all of PID 390014026000, 4.031 acres are all of PID 390014026100 and 5.003 acres are all of PID 390014027000.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

189.570 ACRES

-6-

Bearings for this description are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments McNeal and FCGS 6648, with a bearing of North 15° 07' 53" West, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON AND TILTON, INC.

Edward J. Miller
Professional Surveyor No. 8250

Date

EJM:jmv/ December 06
187_457 ac 62131

EXHIBIT B

Proposed Zoning Regulations Applicable to the Jerome/Washington Township Fire New Community District

I. Description:

The development to be included in the Jerome/Washington Township Fire New Community District shall be known as “Tartan Ridge.” A wide range of residential uses shall be complimented by large areas of parkland and open space within the community as well as a neighborhood commercial component on the southwestern portion of the site. The residential aspect will feature a high level of architectural design, a site plan that preserves natural features and creates recreational amenities throughout, and a diverse mix of products. The anticipated price range of residential units is between \$400,000 and \$900,000, with an average value per unit of approximately \$600,000. The neighborhood commercial component of the project shall also be of a high architectural quality and is intended to provide locally-serving retail and office uses for residents of northwest Dublin and the surrounding vicinity. It is expected that new construction for retail and office uses will yield improvements with a value of at least \$10 million.

II. Permitted Uses:

Development of Tartan Ridge shall occur across a number of subareas. Residential uses are permitted across the large majority of the site, with neighborhood commercial and office uses to be permitted on approximately seventeen (17) acres in the southwestern quadrant. The applicable development standards will permit estate-type lots throughout the northern, central, and western portions of the property. These lots will provide for homes with large square footages and sizable yards. The southern and western areas will allow for intermediately-sized lots that tend to be clustered around open spaces and have reduced setback restrictions when compared to the homes found to the north. Permitted residential uses nearer to the neighborhood commercial area will allow for smaller lots and product types that yield higher densities than elsewhere in the project. Single-family homes in these areas shall be loaded either from public streets to the front of the lot or via garage access from private alleys to the rear. Attached townhome units are also anticipated adjacent to the neighborhood commercial property. A maximum of 270 housing units shall be permitted in Tartan Ridge.

The neighborhood commercial center to be found on the southwestern quadrant of the property is intended to provide locally serving retail uses such as, but not limited to, pharmacies, restaurants, clothing stores, dry cleaners, gasoline service stations, and similar uses. Professional office and daycare uses are also permitted and anticipated. A maximum of 68,500 square feet of commercial/office development shall be permitted in Tartan Ridge.

III. Development Standards:

A planned unit development (PUD) text setting forth the applicable development standards for Tartan Ridge shall be approved by the City of Dublin as a part of the zoning process. Generally speaking, these standards preserve rural setbacks along Brock Road, Jerome Road, McKitrick Road, and Hyland-Croy Road. Access to the development will occur from each of these roadways and the developer will contribute financially for improvements to roadways and intersections that will be impacted by this project. A public street system shall serve the residential component of Tartan Ridge while a combination of public streets and private drives shall be found in the commercial area. Approximately seventy-five (75) acres of open space are proposed as a part of this development, with a number of sizable parks to be created throughout.

Architecture within the development will be required to fit within a number of specific styles such as Village Center, Midwestern Vernacular, Colonial Revival, Classical, European Country, and American Period Revival. Various architectural requirements will be placed on all structures within the development to ensure a consistent quality of design. An Architectural Review Committee is to be created in order to provide an additional mechanism for implementing these standards.

The developer shall provide a system of sidewalks, bike paths, and leisure trails to provide pedestrian connectivity to points within and outside of the site. Street trees shall be required along all public streets.

EXHIBIT C

PROPOSED CURRENT DEVELOPMENT PROGRAM AND PLAN

A. Proposed New Community Development Program

Tartan Ridge is an approximately \$170 million residential and commercial development project located in the City of Dublin, bounded by Brock Road on the north, McKittrick Road on the south, Hyland-Croy Road on the west, and Jerome Road on the east. The project will be situated on approximately 189.57 acres. The current plan envisions a residential community of no more than 270 units and a neighborhood commercial component.

The development has been planned and designed to disperse distinct residential product types throughout the site that shall vary in size and architectural design. The residential component of Tartan Ridge will serve as the focal point of a broader community that will include nearby neighborhood commercial uses, open space areas, and a school.

Site Description

Plans for development of the approximately 189.57 acre site were influenced by the existing natural features of the Property and many existing trees will be preserved and incorporated into the open spaces and planned parks. The development plan includes approximately 75 acres of open space, including multiple parks. There will also be a trail system throughout the development, encouraging pedestrian activity.

The Tartan Ridge Project

The Tartan Ridge Project (the “Project”) will include residential and commercial development. The Project proposes the use of different types of homes to be built within the residential development. The home type and the location of each type within the development is deliberate to aid in fostering the type of neighborhood described above. The Project also includes plans for civic space for the neighborhood community to gather.

Zoning

The Property as a whole includes a number of tax parcels with a Rural (R) zoning designation within the City of Dublin. The Developer currently has a Preliminary Development Plan application on file with the City that, if approved, would change the zoning designation of the Property to Planned Development (PUD).

Fire Services and EMS Services

The City of Dublin, consistent with its history of providing uniform governmental services to its residents, has entered into a Services Agreement with the Township of Washington, Franklin County, Ohio (“Washington Township”) and the Township of Jerome, Franklin County, Ohio (“Jerome Township”), pursuant to which Washington Township will provide fire and EMS services to residents of the District (the “Services Agreement”). In connection with this Services Agreement, the Developer has agreed, as a condition of the recent annexation of approximately 82 acres of the Property by the City of Dublin, to form the Authority to collect a charge which shall

then be paid to Washington Township for its provision of fire and EMS services to the District pursuant to the Services Agreement.

B. Proposed Land Acquisition and Land Development Activities

The Developer owns or controls (within the meaning of Section 349.01(E) of the Ohio Revised Code) all land within the proposed District.

The Developer plans to develop a vibrant community of residential units and commercial space. Development of the neighborhood will include the setting aside of civic spaces, the preservation of existing trees, and the planting of street trees, encouraging pedestrian activity and a sense of community.

C. Proposed Community Facilities and Services

The “land development” to be financed or otherwise paid for by the Authority is intended to include any needed improvements to the making, installing or constructing of roads, streets, curbs, gutters, sidewalks, storm drainage facilities, and other installations or work, and the construction of community facilities, together with all necessary appurtenances thereto; and specifically, the financing of fire and EMS services to be provided to the District by nearby Washington Township. The Authority will enter into a contract with Washington Township for the provision of fire and EMS services, pursuant to which the Authority shall pay to Washington Township a fee for services equal to the assessed value of the property in the District that is in Jerome Township multiplied by the effective fire millage for Washington Township property. The Authority will finance the fire and EMS services unless and until those services become the responsibility of others.

The “community facilities” are intended to include the recreation facilities, natural resource facilities, including parks and other open space, community streets, or other community facilities, together with all necessary appurtenances thereto, required by the development project described above in Section B. These community facilities are to be financed or otherwise paid for, constructed, operated, and maintained by the Authority.

The proposed Authority is precluded, pursuant to Section 349.05 of the Ohio Revised Code, from directly providing the public services of fire and police protection, and, unless such services cannot be obtained from other existing political subdivisions, is also precluded from providing water supply and sewage treatment and disposal. As discussed *infra*, Washington Township is providing fire and EMS services to the District, and the anticipated sources of the other public services are set forth in Exhibit D to this Petition.

A director of the Authority (the “Director”) may be engaged pursuant to Section 349.06(G) of the Ohio Revised Code to coordinate the day-to-day activities of the Authority, and to report directly to the Board of Trustees. The Director could be assisted by contracted for or employed administrative and operations staff.

D. Proposed Method of Financing the Community Activities and Services

Community facilities and services will be financed using receipts from the community development charge imposed by the New Community Authority under Chapter 349. of the Ohio Revised Code. Further discussion of the financial plan for the District is included in Exhibit D to this petition.

E. The Projected Total Population of the New Community

The Project will include up to 270 new homes upon full development of the new community district, with a total projected population of approximately 800 people.

EXHIBIT D

PRELIMINARY ECONOMIC FEASIBILITY ANALYSIS

A. Location and Area Development Pattern and Demand

The surrounding area of the proposed District has been extensively developed with primarily single-family residential developments. Dublin, Ohio has historically been a very desirable residential community. Due to the District's attractive market location, it has been considered one of the most sought-after single-family residential parcels in the Dublin area.

This new Tartan Ridge community, with its extensive trail, park and open space system, will bring up to 270 high quality single-family homes to the Dublin market. Within walking distance of the neighborhood schools and Glacier Ridge Metro Park, this project will attract an upscale buyer and will instantly become one of the more attractive communities in Dublin.

The site of the proposed District will be properly zoned for development by the Developer as reflected and discussed in Exhibits B and C to the Petition.

B. Location and Proposed District Size

The location of the boundaries of the District is shown on the map attached to this petition as Exhibit A-1.

C. Present and Future Socio-Economic Conditions

When the approximately 270 units of Tartan Ridge community are built-out, the District will grow to an upscale community with more than 800 residents and will become a premier residential neighborhood that will stimulate surrounding property values and will help support existing and new commercial development.

D. Public Services Provision

1. Freeways and Roads

The District is located near the Dublin and Columbus metropolitan areas and is served by the existing road infrastructure. The Project envisions narrow streets shaded by rows of trees, and the addition of sidewalks and other vehicular and pedestrian infrastructure.

2. Provision of Public Services and Utilities.

The District is located in the City of Dublin and Union County. The District lies entirely in the Dublin City School District. Central sewer treatment and water supply service will be provided by the City of Dublin. Electric, gas, telephone and cable services will be provided by various publicly held utilities and private companies and are generally already available. While the utility companies' practice is to incur the costs to bring the services to the site if they are not already available, the development may incur some additional incremental costs to take existing electrical and telephone lines underground to enhance the appearance of the area. Solid waste disposal will be provided by or through the City of Dublin.

E. Financial Plan

1. Disclosures to Homeowners

During the sales process, purchasers of property in the District will be informed pursuant to Section 349.07 of the Ohio Revised Code of the existence of the Authority and the community development charge.

2. Public Charge Covenant Filing

The Developer has filed a Declaration of Covenants and Restrictions for the Community Authority (the Covenant) with the Union County Recorder as Instrument Number 336280, in Official Record Book 719 at Page 765. The Covenant was filed for the purpose of creating covenants running with the land to establish the obligation of current and future landowners to pay the Authority community development charges. Once the District is formed, that charge will be implemented by the Board of Trustees.

3. Anticipated Community Development Charge Revenues

The Community Development Charge Rate for Chargeable Parcels shall be determined according to the following formula: a maximum of 0.004 (i.e. 4 mills) plus the quotient of (A) the sum of (i) the product of (a) the Washington Township (Franklin County) total residential effective fire millage rate as determined by the Union County Auditor for the taxing district known as Wash Twp./Franklin Co. Dublin Corp-Dublin CSD (currently taxing district number 39) for the preceding year and (b) the Total Assessed Valuation of *residential* Chargeable Parcels in the District that are in Jerome Township, Union County, Ohio and (ii) the product of (a) the Washington Township (Franklin County) total commercial effective fire millage rate as determined by the Union County Auditor for the taxing district known as Wash Twp./Franklin Co. Dublin Corp-Dublin CSD (currently taxing district number 39) for the preceding year and (b) the Total Assessed Valuation of *commercial* Chargeable Parcels in the District that are in Jerome Township, Union County, Ohio and (B) the Total Assessed Valuation of all Chargeable Parcels in the District; provided, however, that Millage Rate shall not in any year exceed the Washington Township (Franklin County) total residential effective fire millage rate as determined by the Union County Auditor for the taxing district known as Wash Twp./Franklin Co. Dublin Corp-Dublin CSD (currently taxing district number 39) for the preceding year plus .004 (i.e. 4 mills).

Community development charge revenues are tied directly to the requirements of the Services Agreement and therefore will annually be equal to the amount owed by the Authority to Washington Township for its provision of certain services. Total community development charge revenue actually collected by the Authority will be dependent on sales and development of property in the District. A preliminary estimate of charge revenues that will be generated when the project reaches full build-out, based on anticipated property values of \$172,000,000 (\$600,000 average home value x 270 units + \$10,000,000 commercial development value) in the District and the Community Development Charge Rate that would be estimated for the 2006 tax year (approximately 6 mills) are approximately \$361,200 ($\$172,000,000 \times 35\% \times 0.006\%$). Because the calculation of the community development charge is tied directly to the formula used to calculate the payment required in the Services Agreement, the community development charge shall generate revenues sufficient to pay Washington Township for services rendered pursuant to the Services Agreement and to meet the limited operation and maintenance expenses of the Authority.

4. Application of Community Development Charge Revenues

Anticipated community development charges will be used solely for the purpose of paying for “land development” and “community facilities” and for the purpose of paying for fire and EMS services provided by Washington Township to the District, all as described herein.

5. Community Development Charge Collections

Community development charge collections will be administered under the direction of the Board of Trustees. Community development charges are payable annually or semiannually on due dates to be determined by the Board. As permitted by Section 349.07 of the Ohio Revised Code, the Board may certify past due charges to the Union County Auditor, who shall enter the unpaid charge on the tax list and duplicates of real property and certify the charge to the Union County Treasurer. Past due charges will be collected in the manner provided for the collection of real property taxes.

F. Developer's Management Capability

Tartan Ridge, LLC, the developer of the Project, is an Ohio limited liability company located in Columbus, Ohio. The Developer has retained Squire, Sanders & Dempsey L.L.P. to provide legal guidance for the process of approving the creation of the Jerome/Washington Township Fire New Community Authority.