

04/03/04 1:06:02

March 23, 2004

Ms. Patti Austin
Private Development Planning Engineer
Transportation Division
City of Columbus
3rd Floor
90 North Front Street
Columbus, Ohio 43215

Re: Hilliard Rome Road and Nike Drive

Dear Patti:

Thanks for spending time with us last week, regarding Sky Bank and their location at the southeast corner of Hilliard Rome and Nike Drive, Columbus. It is my understanding that we have agreed upon the following curb cuts for Sky Bank and the balance of the 8 acre site, contiguous and adjacent to the Sky Bank Site:

1. There will be one (1) 36 foot full access road on Hilliard Rome Road ("South Access Rd") approximately 200 feet south of Nike Drive (right in, left out and right out) with a drive from the South Access Rd into the Sky Bank site and a drive into the site on the south side of the access road. This South Access Rd will remain a full access road until such time as Hilliard Rome Road is widened. At that time the access road from Hilliard Rome Road will be restricted to right in, right out meaning that vehicular traffic will not exit onto Hilliard Rome Road to go south.
2. There will be one (1) 30 foot full access road (East Access Rd) on Nike Drive approximately 180 feet east of Hilliard Rome Road, which will extend south and connect to the South Access Rd.

Additionally, once the balance of the land (the 8 acre site adjacent to and contiguous to the Sky Bank Site) is designed and under development, there will be allowed another one (1) 36 foot full access road on Hilliard Rome Road ("2nd South Access Rd"), located on the adjacent site but not closer than 200 feet from the above referenced South

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Access Rd and one (1) 30 foot full access road on Nike Drive ("2nd East Access Rd"), but not closer than 300 feet from the East Access Rd. Again, at such time as Hilliard Rome Road is widened, the 2nd South Access Rd will be restricted to a right in, right out road, meaning that vehicular traffic will not exit onto Hilliard Rome Road to go south.


I am attaching a map of the Sky Bank Site and also the adjacent site which should outline the access roads for Sky Bank and also the future adjacent parcel.

If my understanding is in accord with your understanding, would you please acknowledge same, so that we might each have a record for our respective files.

Again Patti, many thanks for your cooperation. You and Rock certainly helped us work our way through the bureaucracy of government.

Sincerely,

FEIBEL REALTY COMPANY

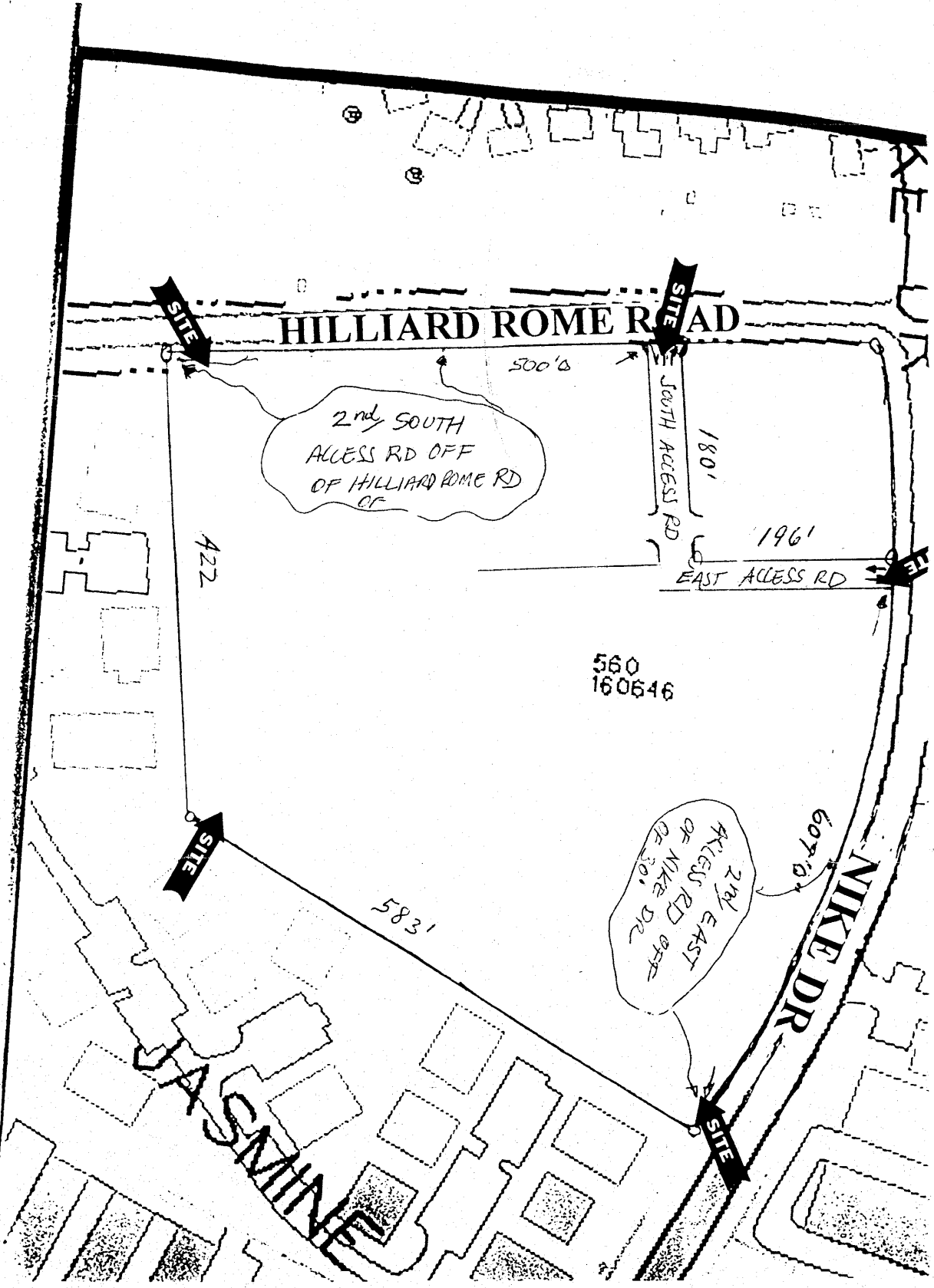


Donald T. Feibel

DTF/sf

Enclosures: Sky Bank Site
Site Plan for Adjacent Property

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