



# RECORD OF DISCUSSION

## Planning & Zoning Commission

Thursday, July 8, 2021 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**2. 5055 Upper Metro Place  
21-094INF**

**Informal Review**

Proposal: Development of a four-story, mixed-use building consisting of 174 residential units, 13,500-square-feet of commercial space, and associated site improvements on a 1.84-acre site.

Location: Southwest of the intersection of Upper Metro Place with Frantz Road and zoned Bridge Street District, Commercial.

Request: Informal review and non-binding feedback for a future development application under the provisions of Zoning Code §153.066.

Applicant: Dwight McCabe, McCabe Companies

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-094

**RESULT:** The Commission conducted an informal review and provided non-binding feedback on a proposal to construct a four-story, mixed-use building with 174 residential units, 222 parking spaces, and 0.80 acres of open space. The Commission expressed support for the mix of commercial and residential uses. The Commission expressed concern regarding the mass and scale of the building on the site. The Commission recommended the mass be broken down into multiple buildings. Members of the Commission identified a desire for engaging architectural character with a future iteration of the design. Members of the Commission expressed differing direction regarding the total number of stories. The Commission recommended that the open space be more accessible and engaging. Some members of the Commission were supportive of on-street parking while other members of the Commission expressed reservations.

**MEMBERS PRESENT:**

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Absent
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
  
 B62DEF02B6D24C7  
 Tammy Noble, Senior Planner



~~different building. She is concerned that there will be little sunlight penetration; people will feel “warehoused” here. The massing needs to be broken up significantly to provide interest for public and private spaces for the senior residents. She agrees that providing more space on the backside would provide some beautiful landscape opportunities.~~

~~Ms. Call stated that she concurs with fellow Commissioners’ comments. She believes that the current reduction in parking and open space is due to the size of the proposed building. She agrees with the need to be very cautious with shared spaces, whether open space or parking, and not for accounting purposes only. A reduction in open space already has been permitted for each of the blocks, and when an open space or parking space is shifted to other blocks, the walk distance to reach those amenities is increased for the patrons or residents. With the already reduced amount of open space inherent to the nature of this District, we need to be cognizant of that issue. If we were to permit any further reduction in either open space or parking, shared-use agreements would be necessary for documentation purposes. Future Commissions will need to administer the redevelopment of these areas and it will be difficult for them to undo all the “spaghetti arrangements” that have occurred in the preceding years. Although she is not opposed to podium buildings, a certain level of detail and quality is expected within the Bridge Street District. In summary, she is not in favor of the reduction in parking and open space; reducing the size of the building should mitigate those issues.~~

~~Mr. Fishman agreed with the need to reduce the size of the building and provide more open space at the entrance. Unlike Chicago or Los Angeles, apartment residents here should not have to park in another building. Walking 300 feet to park in another building is not common within the Columbus, Ohio area. He is opposed to reducing the number of parking spaces provided for senior residents.~~

~~Ms. Call noted that when considering terracing and steps, it is necessary to be cognizant of ADA standards.~~

### **Public Comments**

~~No public comments were received on the case.~~

~~Ms. Call inquired if the applicant required further address.~~

~~Matt Starr, Crawford Hoying, 6640 Riverside Drive, Dublin, OH, stated that he appreciates the comments. He would point out that the residential parking ratio in the neighborhood is 1.15 to 1.2 cars per standard unit. The proposed parking envisioned a 1.0 parking ratio. For 530 units, there is ability to park 580+ cars. They have sufficient direction on the other elements.~~

## **2. 5055 Upper Metro Place, Informal Review, 21-094INF**

Feedback on development of a four-story, mixed-use building consisting of 174 residential units, 13,500 square feet of commercial space, and associated site improvements. The 1.88-acre site is zoned Bridge Street District, Commercial and is located southwest of the intersection of Upper Metro Place with Frantz Road.

### **Staff Presentation**

Ms. Noble stated that this is a proposal for a mixed-use development on a vacant 1.88-acre parcel. The applicant is requesting feedback on the development of a four-story, mixed-use building consisting of 174 residential units, 13,500-square-feet of commercial space, and associated site improvements. The site is located southwest of the intersection of Upper Metro Place with Frantz Road and zoned Bridge Street District, Commercial, as is the area to the north and west. Community Commercial is located to the east and a PUD is located to the south. The primary uses within the immediate area are hospitality uses. Home2 is located to the north; to the west is Embassy Suites; to the west is Town Suites.

An 111,318 square-foot, 4-story mixed-use building is proposed, which would contain 174 residential units and 13,500 square feet of commercial space. This will be an L-shaped building with frontage along Frantz Road and Upper Metro Place. Open space is located south of the building. This mixed-use building type is a permitted building type in the BSD Commercial District, permitting a maximum of five stories. This site is also located with the Dublin Corporate Area Plan (DCAP), a Special Area Plan under review by the Commission. The objectives of that area plan are to create a more walkable, dense community within an area that has been predominantly Office uses. Commercial activity is proposed on the first floor of the building and will consist of a pub/restaurant use located in the northeast corner of the building. It will also include an outdoor dining area. The internal space along Frantz Road will provide a fitness facility for both the building residents and the general public. The remaining space will be conference space to meet the needs of surrounding hotel uses. The proposal provides approximately 35,000 square feet of open space, which largely addresses the need for the residential uses, but does not account for the requirement for the commercial uses. Underground parking will supplement the on-street parking provided on the site for commercial uses and service parking, providing a total of 222 parking spaces. 17 on-street parking spaces will be located along Upper Metro Place.

Staff has provided the following questions to facilitate the Commission's review:

- 1) Does the Planning and Zoning Commission generally support the proposed site layout?
- 2) The open space provide in the proposal does not meet the open space requirement for both residential and commercial uses. Would the Commission support a waiver from this requirement?
- 3) Is the Commission supportive of the open space design, location and layout?
- 4) Is the Commission supportive of the conceptual mass, scale and height of the building?
- 5) Does the Commission support on-street parking?

### **Commission Questions for Staff**

Mr. Grimes inquired if on-street parking currently exists here.

Ms. Noble responded that it does not.

Ms. Fox stated that she is unclear how both the requirements of the Bridge Street District Plan and the DCAP recommendations are being blended within this proposal.

Ms. Noble responded that the two plans are very different, and Commission feedback is sought regarding the building height. However, this plan has focused on providing mixed use, open space and vitality within the area, which is the intent of the DCAP.

Ms. Fox stated that the DCAP calls for one to two stories on Frantz Road. She requested Ms. Noble to review the building height requirements for vertical mixed use and Office.

Ms. Noble responded that with this building type, the Bridge Street Commercial zoning permits a maximum of 5 stories. The proposed DCAP would permit 2 stories along Frantz Road.

Ms. Fox inquired if both the commercial and vertical mixed use are permitted to be 5 stories.

Ms. Noble responded affirmatively.

### **Applicant Presentation**

Dwight McCabe, 7361 Currier Road, Plain City, OH 43064 stated that there is lengthy history with this particular property, which has been vacant for many years. It has been difficult to develop this property, but the Bridge Street zoning now presents an opportunity to develop it. There are varieties of overlays impacting this site, but there is an intent to revitalize Metro Park. The desire is to develop a live-work-play concept within an existing developed corridor and office park. Grandview Yard is an example of that occurring successfully. That area provides commerce, hospitality and residential. Those uses work together because the vehicular component has been minimized and the walkable component has been elevated. This site is very narrow with a small amount of Frantz Road frontage. The adjacent uses of a hotel and a bank are not likely to change; however, south on Frantz Road, redevelopment of the sites will be occurring. The challenge was how to insert this proposed development in a connected and purposeful manner.

Mr. Way stated that the applicant has indicated that the on-street parking is vital to their operations. He requested more details on that element.

Mr. McCabe responded that what makes this site difficult is that the access is right-in, right out on Frantz Road. That is part of the reason commercial previously not fared well on this corner. There is no parking along Frantz Road. If it is necessary to drive around the block to find parking at the rear, patrons will not be interested. The on-street parking will provide more easily accessible parking and also show evidence of activity, attracting more customers. The parking would be provided in a manner to encourage a walkable environment.

Ms. Fox inquired about the open space thoroughway, which staff proposed. She agrees with some of the traffic issues the applicant mentioned. City Council and many of the neighbors are very interested in the DCAP. The streetscape along Frantz Road is a high priority, and where multifamily and the sensitive infill areas are very important. As we discuss this proposal, it is very possible that the massing will change. Is the applicant open to that type of conversation?

Mr. McCabe responded affirmatively. The dilemma identified early in the process is that the Bridge Street zoning requirements are very explicit about buildings facing the street. The massing can make it impossible to meet that requirement. Their hope is that variances will not be needed. They would like to fit within the box given. They have attempted many layouts to identify one that would work. It is necessary to provide parking under the building, or too much parking is lost, and functionally, the site does not work. Providing more surface parking results in loss of greenspace. In addition, any amenity included must actually function. The intent of this proposal is to provide an easily understood portal to the site. He pointed out that "The Goat" in Hilliard is a very successful development with great synergy. That is the kind of place that people seek out.

Mr. Way inquired if the underground parking is a 60-foot bay that runs along the entire length of the building.

Ms. McCabe responded affirmatively. The shift of grade makes it work.

Mr. Way inquired if there would be parking under the greenspace.

Mr. McCabe responded that there would not be.

Mr. Way inquired if the on street parking would be restricted.

Mr. McCabe responded that it would not be restricted, although building tenants would have assigned parking within the underground parking. Part of the parking seen within this parcel includes approximately 22 spaces allocated to the hotel.

Mr. Way inquired why the structure is 4 stories, although 5 stories are permitted.  
Mr. McCabe stated that if the on-street parking would not work, it must be provided onsite, so they decided to allow sufficient flexibility to make the site work.

Mark Costandi, Architect, Costandi Studio, 2125 Sinton Avenue, Cincinnati, OH 45206, stated that he has been involved with the preliminary designs. He would like to point out the individual issues of parking, open space and building height must all work together. For example, the height was determined by the need to limit the number of units to permit the required 200 square feet of open public space per unit. The open-air amenities for the residents could not be included in that equation. The proposed plan is entirely about meeting Code and making the numbers work in a coordinated manner. This plan makes it all work as closely as possible. Although the amount of setback provided is dictated by the public utility extended through there, they have been able to take advantage of it as public space. Linear and gathering types of open space will be included. The public space will not be one-dimensional. One thing that is not very clear in the slides shown is that multiple concepts of open space are included on the site. One public space, a plaza, penetrates the building. It will be under cover, due to the bridge of the apartments above it. The commercial spaces will be able to take advantage of that open space and the public space along Frantz Road. This will provide constant visual recognition of activity, inspiring people to discover for themselves what is occurring on the site. This will not be a one-dimensional development.

### **Commission Discussion**

Mr. Grimes stated that the general layout is a beautiful concept, but the parcel is too small for it. Too much is being provided on this size of a parcel. He would not be in favor of a waiver for the open space requirement. He has concerns with the on-street parking, as there is currently no on-street parking on this street.

Mr. Way stated that he understands the challenges of this parcel. He believes the mixed-use is appropriate here. He is very concerned about the massing of the building. It is a linear façade that is articulated but not broken up well. He believes it should be two 5-story buildings that would still achieve the number of units desired and the necessary parking. The separation between the buildings could be the open space desired with a public face along Metro Place. If done well, it would attract people from the hotels across the street. He is in favor of the project, but consideration needs to be given to breaking up the building. He is supportive of 5 stories, as the adjacent building is 5 stories. The other nearby hotels are 4 and 8 stories.

Mr. Schneier stated that he commends the architect, as this is a difficult parcel. He previously had an office in Metro Place, and if this will be the first project in the revitalization of Metro Place, it must set a high standard. If Grandview Yard is the inspiration, this layout does not meet that expectation. The proposed look is more institutional, not a desired look. He is supportive of mixed use here and the on-street parking requested. His issue is the building mass.

Mr. Fishman stated that he believes this is too much building for this site, although dividing the mass into two buildings might help. He does not understand how providing the public space between the commercial and multi-family would work. The intention of the Bridge Street zoning is to raise the bar, requiring something special. This proposal has a long way to go to achieve that. Covering the space with building and nestling small public spaces within the building will not result in true public areas. The trend seems to be forcing more building on a space than is necessary.

Downtown Bridge Street is very special and the City has been careful with that area. We really value open space, and he would not be in favor of an open space variances. Less building or two buildings would be preferable on this site.

Ms. Fox stated that there is a push-pull between the Bridge Street zoning and the DCAP. As Mr. Way pointed out, there is some opportunity here, which the architect has attempted to address by finding ways to activate the streetscape. Instead of greenspace, what is desired is activated, socially connected open areas. The site does not need anything this massive. Per the DCAP and Bridge Street zoning principles, what we want to achieve here are buildings with dynamic design that are not flat-faced and linear. The buildings should be designed per human scale based on the District and the location. This location is a gateway location for both Bridge Street and the DCAP. She agrees with the suggestion to break the building into two buildings. It is not necessary to be close to the street. What we are interested in is not how many feet away the building is but whether it draws visitors to the site. This is a front-door site, and the development has to be great. She believes multi-residential would be appropriate here, but it does not need to be located on the side of the street. That is where the restaurant and dynamic energy should be located, inviting people to linger. She is not opposed to on-street parking, as it was described. She would be supportive of underground parking and some front doors from the residential component to the street. In summary, the plan must have architectural character. Following the form-based Code can be restrictive; what we want to see here are elements of interest, something that is timeless.

Ms. Call stated that she agrees with Mr. Grimes' comments. The massing on the parcel is very intense. She is supportive of Mr. Way's suggestion to break it up into two buildings with inviting open space between. She believes mixed use is appropriate in this space and likes the proposed ground-floor commercial. She is not particular supportive of on-street parking, but depending on the ultimate layout, she could be persuaded to permit 17 on-street parking spaces. However, cars are not a component that can activate a space; people are, as evidenced by the Bridge Street District. Waivers are a potential mechanism, if warranted.

Ms. Call inquired if the applicant sought clarity on any items.

Mr. McCabe stated that it was very frustrating not to be able to have provided architecture. He understands the direction regarding the massing. What he is hearing from the Commission is that, although the proposal meets Code, the Commission does not want the plan to feel as massive. They are able to meet the open space requirement if the parking is required to be on site. There is excess open space available with the hotel site that could be re-distributed.

Ms. Call responded that it would have been necessary to consider that option with the hotel development, not after the fact.

Mr. McCabe that the site is actually over-parked, so they would be able to provide that onsite, if on-street parking is not permitted.

Ms. Call stated that at this time, only the massing is considered, not the architecture. However, the Commission is not in favor of the open space placement. If that is moved, the building footprint would be impacted and could, therefore, not meet the requirements. Some members of the Commission are supportive of the proposed on-street parking. In regard to the architecture details which would be provided in a future iteration, the Commission is looking for a 3.0 version of Metro Place. There are two opposing versions of Code applicable to this site, and the Commission would take both into consideration. The applicant would not be required to meet over and above Code.

Ms. Fox stated that the massing is too large. She would prefer to see a 2-story building along Frantz Road, but the residential building behind it could be more stories. The DCAP document is very important, as that sets the stage for the streetscape. She would not be supportive of a 4-story building along the Frantz Road streetscape.

Ms. Call noted that Commission support for a higher number of stories along Frantz Road appears to be split. However, the Commission is not requesting a reduction in building square footage, only the massing of that square footage.

Mr. McCabe stated they would re-think the massing and bring back a future plan that reflects the Commission's guidance.

### **Public Comments**

No public comments were received on this proposal.

Ms. Call stated that due to the number of residents present for the DCAP Cases, Cases 5 through 7 would be heard next, followed by Case 3.

### **ADMINISTRATIVE CASES**

#### **~~5. DCAP Code Amendments, MUR-4, Informal Review, 19-117ADMC~~**

~~Feedback on proposed amendments to the City of Dublin Zoning Code to create the MUR-4, Mixed Use Regional – Llewellyn Farms Office District, which includes the creation of a new zoning district and associated development standards.~~

#### **~~6. DCAP Design Guidelines, Informal Review, 21-086ADMC~~**

~~Feedback on proposed design guidelines to complement the proposed MUR-4, Mixed Use Regional – Llewellyn Farms Office, Zoning District requirements.~~

#### **~~7. DCAP Area Rezoning, MUR-4, Informal Review, 21-087ADMC~~**

~~Feedback on a proposed area rezoning accompanying the creation of the MUR-4, Mixed Use Regional – Llewellyn Farms Office, Zoning District.~~

### **Staff Presentation**

~~Ms. Rauch stated that the proposed Zoning Code requirements, Design Guidelines and Area Rezoning for the Dublin Corporate Area Plan (DCAP), MUR-4 Zoning District were introduced at the June 17, 2021 Planning and Zoning Commission meeting. The Commission reviewed the materials, provided feedback and requested additional information for future consideration.~~

#### Background

~~Four districts were created when the DCAP was adopted in 2018. The proposal before the Commission this evening is only for the MUR-4, the Llewellyn Farms Office District. The DCAP documents recommend lower density Office use, and when adjacent to residential areas, the building story height is limited, setbacks are increased and landscaping buffering is provided. At the June meeting, the Commission discussed the various limitations and specifically discussed Site 11, the only undeveloped parcel within the District. No numbers, other than building heights, were~~

# UPPER METRO PLACE FINAL PLAT

COPY

The undersigned, CAPITOL SQUARE, LTD, an Ohio Limited Liability Company, by OLIN A. JONES, President, COOKER RESTAURANT CORPORATION, an Ohio Corporation, by G. ARTHUR SEELBINDER, Chairman of the Board, DUBLIN SUITES INC., an Ohio Corporation, by THOMAS E. BANTA, Senior Vice President, UPPER METRO PLACE LLC, an Ohio Limited Liability Company, by ROBERT C. WHITE, President, UPPER METRO PLACE LLC, an Ohio Limited Liability Company, by TIMOTHY C. HANSLEY, City Manager, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "UPPER METRO PLACE FINAL PLAT", a subdivision \* containing lots numbered 1 to 5, both inclusive, do hereby accept this plat of same and dedicate to public use as such all or part of the road shown hereon and not dedicated heretofore.

\* of 22.672 Acres,

In Witness Whereof, TIMOTHY C. HANSLEY, City Manager of CITY OF DUBLIN, an Ohio Municipal Corporation, has hereunto set his hand this 2nd day of January, 1998.

WITNESSES:  
Theresa Caplinger CITY OF DUBLIN  
Anne C. Claus by: Timothy C. Hansley  
 TIMOTHY C. HANSLEY,  
 City Manager

STATE OF OHIO S.S. Franklin County, Ohio

Before me, a notary public in and for said State, personally appeared TIMOTHY C. HANSLEY, City Manager of CITY OF DUBLIN, an Ohio Municipal Corporation, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of CITY OF DUBLIN, an Ohio Municipal Corporation, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 22 day of January, 1998.

My Commission Expires: May 16, 1999  
Linda S. Glick  
 Notary Public, State of Ohio

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Surveys No. 2542, originally containing 23.704 acres of land, more or less, being conveyed to Capitol Square, LTD., an Ohio Limited Liability Company, by deed of record in Instrument 199802050026186, Recorder's Office, Franklin County, Ohio.

In Witness Whereof, Olin A. Jones, President of CAPITOL SQUARE, LTD an Ohio Limited Liability Company, has hereunto set his hand this 30th day of October, 1998.

WITNESSES:  
Barbara R. Sammons CAPITOL SQUARE, LTD  
Paul Shedd by: Olin A. Jones  
 Olin A. Jones,  
 President

STATE OF OHIO S.S. Franklin County S.S.

Before me, a notary public in and for said State, personally appeared Olin A. Jones, President of CAPITOL SQUARE, LTD, an Ohio Limited Liability Company, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of CAPITOL SQUARE, LTD, an Ohio Limited Liability Company, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 30th day of October, 1998.

My Commission Expires:  
Paul Shedd  
 Notary Public, State of Ohio

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Surveys No. 2542, containing 2.580 acres of land, more or less, being conveyed to Cooker Restaurant Corporation, by deed of record in Instrument 199807010164724, Recorder's Office, Franklin County, Ohio.

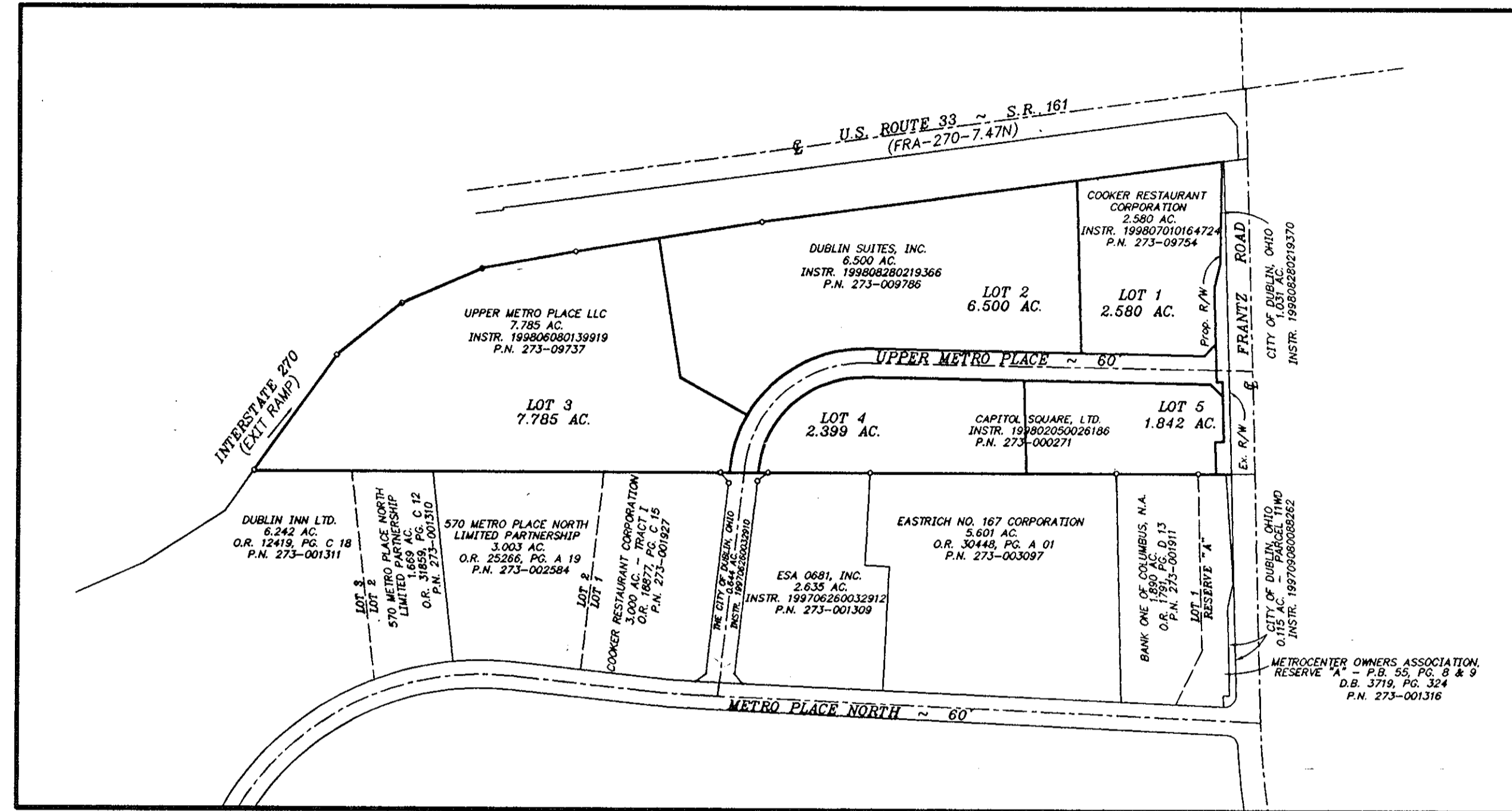
In Witness Whereof, G. Arthur Seelbinder, Chairman of the Board, Cooker Restaurant Corporation, an Ohio Corporation, has hereunto set his hand this 5 day of December, 1998.

WITNESSES:  
G. Arthur Seelbinder COOKER RESTAURANT CORPORATION  
G. Arthur Seelbinder by: G. Arthur Seelbinder  
 G. Arthur Seelbinder,  
 Chairman of the Board

Before me, a notary public in and for said State, personally appeared G. Arthur Seelbinder, Chairman of the Board, Cooker Restaurant Corporation, an Ohio Corporation, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of COOKER RESTAURANT CORPORATION, an Ohio Corporation, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 3 day of December, 1998.

My Commission Expires:  
Kevin L. Baxter  
 Notary Public, State of Florida



LOCATION MAP

NO SCALE

Easements are reserved where indicated on the plat for the construction, operation and maintenance of all public and private utilities and the cable television industry, both above and beneath the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands, for storm water drainage and, where specifically designated, for bike paths and public landscape/buffer areas. Maintenance responsibility for public landscape/buffer easements remains with the property owners dedicating the easements and or their assigned successors.

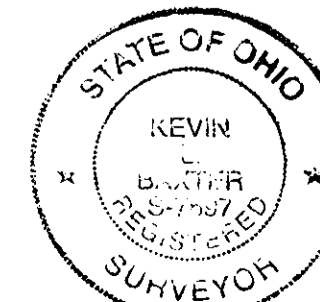
Surveyed and Platted By  
**C.F. BIRD & R.J. BULL, INC.**  
 Consulting Engineers & Surveyors  
 2875 W. Dublin-Granville Road  
 Columbus, Ohio 43235

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless otherwise indicated. Iron pipes are indicated by the following symbol: —|—. Permanent monuments to be set upon completion of construction necessary to the improvement of this land are indicated by the following symbol: —●—.

BASIS OF BEARINGS: The north lines of Reserve "A" and Lots 1, 2 and 3, being N 83° 15' 23" W, as shown upon the plat of Metrocenter of record in Plat Book 55, Pages 8 & 9, Recorder's Office, Franklin County, Ohio.

The property is in Zone X (Areas determined to be outside 500-year floodplain) as shown on Flood Insurance Rate Map, Panel 107 of 387, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0107 G (Effective Date: August 2, 1995).

By: Kevin L. Baxter  
 Kevin L. Baxter ~ Ohio Surveyor No. 7697



Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Surveys No. 2542, containing 6.500 acres of land, more or less, being conveyed to Dublin Suites, Inc., by deed of record in Instrument 199808280219366, Recorder's Office, Franklin County, Ohio.

In Witness Whereof, Thomas E. Banta, Senior Vice President, Dublin Suites, Inc., an Ohio Corporation, has hereunto set his hand this 9th day of November, 1998.

WITNESSES:  
Barbara R. Sammons DUBLIN SUITES, INC.  
Thomas E. Banta by: Thomas E. Banta  
 Senior Vice President

STATE OF OHIO S.S. Franklin County S.S.

Before me, a notary public in and for said State, personally appeared Thomas E. Banta, Senior Vice President, Dublin Suites, Inc., an Ohio Corporation, who acknowledges the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of DUBLIN SUITES, INC., an Ohio Corporation, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 9th day of November, 1998.

My Commission Expires:  
May 18, 2003  
Barbara R. Sammons  
 Notary Public, State of Ohio



Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Surveys No. 2542, containing 7.785 acres of land, more or less, being conveyed to Upper Metro Place LLC, by deed of record in Instrument 199806080139919, Recorder's Office, Franklin County, Ohio.

In Witness Whereof, Robert C. White, President, Upper Metro Place LLC, an Ohio Limited Liability Company, has hereunto set his hand this 27th day of October, 1998.

WITNESSES:  
Robert C. White UPPER METRO PLACE LLC,  
Paul Shedd by: Robert C. White  
 President

STATE OF OHIO S.S. Franklin County S.S.

Before me, a notary public in and for said State, personally appeared Robert C. White, President, Upper Metro Place LLC, an Ohio Limited Liability Company, who acknowledges the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of UPPER METRO PLACE LLC, an Ohio Limited Liability Company, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 27th day of October, 1998.

My Commission Expires:  
Paul Shedd  
 Notary Public, State of Ohio

Approved this 9th day of January, 1998.  
Barbara M. Walker  
 Secretary of Planning Commission

Approved this 21st day of January, 1998.  
Bobbie S. Lindner  
 City Engineer, City of Dublin, Ohio

Approved this 21st day of January, 1998.  
Richard B. Metcalf  
 Director of Development, City of Dublin, Ohio

The attached plat was approved and accepted by motion of Council passed the 19th day of October, 1998, wherein subject to this plat being properly recorded, that Upper Metro Place is accepted for the City of Dublin, Ohio.

Anne C. Claus  
 Clerk, City of Dublin, Ohio  
 Transferred this 5th day of February, 1999.

Joseph W. Leta (Just Learning)  
 Auditor, Franklin County, Ohio

Filed for record this 5th day of FEB, 1999 at 10:43 A.M.  
 Fee 86.40 File No. 199902050030381 Richard B. Metcalf By P.R.  
 Recorder, Franklin County, Ohio

Recorded this 5th day of FEB, 1999 in Plat Book 90, Pgs: 94 & 95.  
Phillip H. Banks II  
 Deputy Recorder, Franklin County, Ohio

COPY

