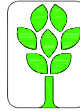
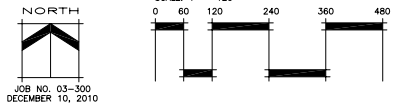


OLENTANGY CROSSINGS & OLENTANGY CROSSINGS SOUTH COMMERCIAL SALES MAP



PREPARED FOR:
PLANNED COMMUNITIES, INC.
 110 NORTHWOODS BOULEVARD, SUITE B
 COLUMBUS, OHIO 43235
 (614) 846-5330

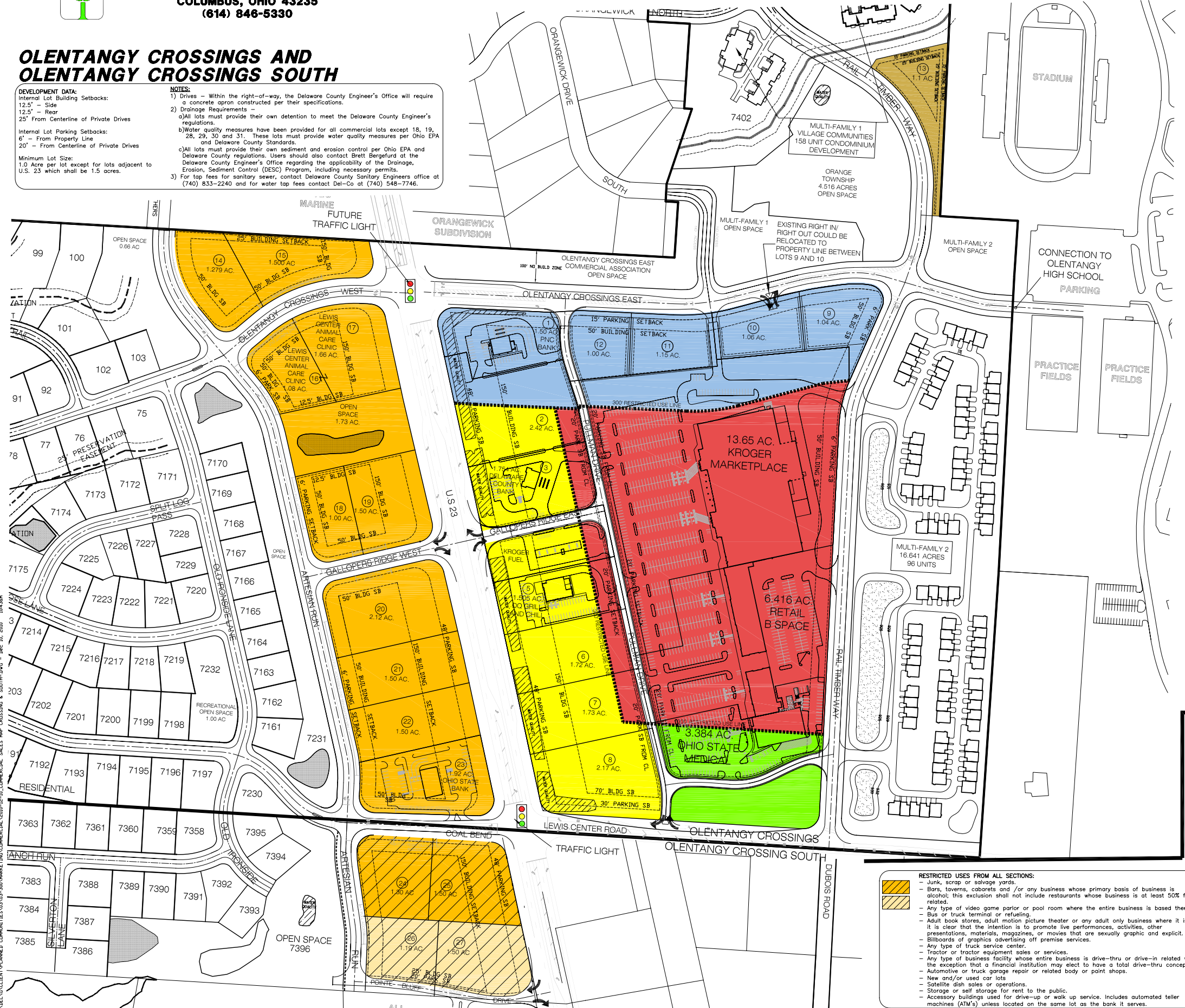
Floyd Browne Group
 Central Ohio
 740.363.6792
 740.363.6036 fax
 800.525.7647
 Offices throughout Ohio & West Virginia
 www.FloydBrowne.com



OLENTANGY CROSSINGS AND OLENTANGY CROSSINGS SOUTH

DEVELOPMENT DATA:
 Internal Lot Building Setbacks:
 12.5' - Side
 12.5' - Rear
 25' - From Centerline of Private Drives
 Internal Lot Parking Setbacks:
 6' - From Property Line
 20' - From Centerline of Private Drives
 Minimum Lot Size:
 1.0 Acre per lot except for lots adjacent to U.S. 23 which shall be 1.5 acres.

NOTES:
 1) Drives - Within the right-of-way, the Delaware County Engineer's Office will require a concrete apron constructed per their specifications.
 2) Drainage Requirements -
 a) All lots must provide their own detention to meet the Delaware County Engineer's regulations.
 b) Water quality measures have been provided for all commercial lots except 18, 19, 28, 29, 30 and 31. These lots must provide water quality measures per Ohio EPA and Delaware County Standards.
 c) All lots must provide their own sediment and erosion control per Ohio EPA and Delaware County regulations. Users should also contact Brett Bergeford at the Delaware County Engineer's Office regarding the applicability of the Drainage, Erosion, Sediment Control (DESC) Program, including necessary permits.
 3) For tap fees for sanitary sewer, contact Delaware County Sanitary Engineers office at (740) 833-2240 and for water tap fees contact Del-Co at (740) 548-7746.



OLENTANGY CROSSINGS

PERMITTED USES - Per Section 14.03 of the Orange Township Zoning Resolution:

- Commercial and office establishments of all types developed and maintained in accordance with the approved development plan.
- Community facilities such as libraries, offices or educational facilities operated by a public agency, government or private entity.
- Commercial establishments normally associated with and intended to service the traveling public with motels, service stations, restaurants, travel trailer parks for overnight parking or any other allied activity.
- Hospitals, medical facilities, nursing homes, hospices and convalescence homes.
- Medical, dental and optical laboratories.
- Kindergarten or child care facilities.
- Public or private golf courses, country clubs, hunt clubs, sportsmen's clubs, fishing lakes, or similar recreational uses with all buildings and club houses incident thereto including restaurants to serve members and/or users of the facility.
- Other commercial ventures not provided by this or other sections of this Resolution if approved as part of the plan.
- Wholesale business, storage and warehouse, excepting public storage unit facilities also known as "mini-warehouses."
- Temporary non-residential structures such as construction trailers and temporary buildings of a non-residential character may be used incident to the construction work on the premises or on adjacent public project or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit shall be valid for six (6) months and may be renewed at the discretion of the zoning inspector on finding of reasonable progress toward completion of the permanent structure or project. The zoning inspector may require provisions for sanitary waste disposal, solid waste disposal and water supply. The fees for such permit and renewals thereof shall be established by the Orange Township Board of Trustees. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit, and/or the issuance of the zoning Certificate of Compliance regarding such permanent structure. In no event shall such temporary structure be utilized for any residential use.

NOTE: EXCEPT AS OTHERWISE INDICATED.

PERMITTED USES:

- Gasoline stations or gasoline service stations that offer mechanical services, repair services.
- Tire repair, tire changing shop, tire shop
- Car washes of any type.

NOTE: EXCEPT AS OTHERWISE INDICATED.

PERMITTED PRINCIPAL USES:

- Business offices carrying on no retail trade with the general public and having no stock of goods maintained for sale to customers. Administrative offices primarily engaged in general administration, supervision, purchasing, accounting and other management functions, such as banks, savings and loan associations, life insurance, title insurance, real estate, law offices, investment companies and investing institutions.
- Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and their possessions such as physicians and surgeons, dentists and dental surgeons, optical surgeons, veterinarians limited to small animal practice, chiropractors, medical and dental laboratories, legal services, engineering and architectural services, accounting, auditing and bookkeeping services.
- Educational establishments engaged in providing services to those of preschool age such as daycares.
- Offices of credit agencies, banks, savings and loan associations, personal credit institutions or loan offices. These businesses may be drive through businesses provided any speakers are located on the north side of the buildings.
- Institutional offices providing satellite classrooms, libraries, museums, art galleries, religious organizations, medical research and daycare.
- Offices of organizations and associations for business, professional membership, labor unions, civic, social and fraternal associations, political and charitable organizations.
- Other similar business activities approved by the Township which are not listed, which are in keeping with the intent of the requirements listed above of the project to minimize impact on the residential homes south of Lewis Center Road.

PERMITTED PRINCIPAL USE:

- Business office carrying on no retail trade with the general public and having no stock of goods maintained for sale to customers. Administrative office primarily engaged in general administration, supervision, purchasing, accounting and other management functions, such as a bank, savings and loan association, life insurance, title insurance, real estate, law offices, investment company and investing institution.
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- Office of credit agency, bank, savings and loan association, personal credit institution or loan office.
- Institutional office providing satellite classrooms, libraries, museums, art galleries, religious organizations, medical research and daycare.

PERMITTED USE:

- "Big Box" User shall be located east of one out lot and at least 300' in depth from the existing or revised right of way of U.S. 23, whichever is greater; north of one out lot and at least 300' in depth from the existing or revised right of way of Lewis Center Road, whichever is greater; south of one out lot and at least 300' in depth from the right of way of Olentangy Crossing.

NOTE: USES EXCLUDED IN ALL OTHER AREAS.

RESTRICTED USES FROM ALL SECTIONS:

- Junk, scrap or salvage yards.
- Bars, taverns, cabarets and/or any business whose primary basis of business is alcohol; this exclusion shall not include restaurants whose business is at least 50% food related.
- Any type of video game parlor or pool room where the entire business is based thereon.
- Bus or truck terminal or refueling.
- Adult book stores, adult motion picture theater or any adult only business whose intention is to promote materials, magazines or movies that are sexually graphic and explicit.
- Billboards or graphics advertising off premise services.
- Any type of truck service center.
- Tractor or tractor equipment sales or services.
- Any type of business facility whose entire business is drive-thru or drive-in related with the exception that a financial institution may elect to have a total drive-thru concept.
- Automotive or truck garage repair or related body or paint shops.
- New and/or used car lots.
- Satellite dish sales or operations.
- Storage or self storage for rent to the public.
- Accessory buildings used for drive-up or walk up service. Includes automated teller machines (ATM's) unless located on the same lot as the bank it serves.

OLENTANGY CROSSINGS SOUTH

PERMITTED USES:

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