

RECEIPT

CITY OF COLUMBUS, MAYOR ANDREW J. GINTHER
DEPARTMENT OF BUILDING AND ZONING SERVICES
111 NORTH FRONT STREET
(614) 645-6090

Application: GC18-043
Application Type: Zoning/Graphics Commission/Variance/NA
Address:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
1053930	2907	\$1,900.00	10/09/2018	DWAGNER		

Owner Info.: STATE STREET BANK & TRUST
CO OF CONN NA TR

Work Description: TO ALLOW AN AUTOMATIC CHANGEABLE COPY SIGN FOR FUEL PRICING IN THE URBAN COMMERCIAL OVERLAY

Welcome to City of Columbus
Building and Zoning Department

065

Please have a seat and
listen for your number
to be called.

10-09-18

02:19 PM

WORTHINGTON SIGNS
1510 FINDLAY STREET
PORTSMOUTH, OH 45662

2907
56-773/422

10-9-2018

Date

Pay to the Order of Columbus City Treasurer \$ 1,900.00
One Thousand Nine Hundred and 00/100 Dollars

 Photo Safe Deposit®
Details on back



FIFTH THIRD BANK

For SPEEDWAY # 9751, VARIANCE FILING 7.00  NP

⑆042207735⑆ 7550730431⑈ 02907

Graphics Commission Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: _____ Date Received: _____

Application Accepted by: _____ Fee: _____

Commission/Civic: _____

Existing Zoning: _____

Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

Variance Graphics Plan Special Permit Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

To permit an LED Gas price sign to be displayed in an UCO in relief of CC: 3372.606

LOCATION

Certified Address: 1165. S. High Street City: Columbus Zip: 43206

Parcel Number(s): 010-015283

APPLICANT

Applicant Name: State Street+Trust Co of Conn NA TR Phone Number: 1-800-683-1948 Ext.: n/a

Address: 539 S. Main Street City/State: Findlay, Ohio Zip: 45840

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: State Street+Trust Co of Conn NA TR Phone Number: 1-800-683-1948 Ext.: n/a

Address: 539 S. Main Street City/State: Findlay, Ohio Zip: 45840

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one): Attorney Agent

Name: Stanley W. Young, III, Worthington Signs Phone Number: 1-740-497-4713 Ext.: n/a

Address: 1510 Findlay Street City/State: Portsmouth, Ohio Zip: 45662

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Stanley W. Young, III (Agent for Applicant)

PROPERTY OWNER SIGNATURE Stanley W. Young, III (Agent for Property Owner)

ATTORNEY / AGENT SIGNATURE Stanley W. Young, III

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Graphics Commission Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION #

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

3382.05 Variance

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use of income compared to other conforming premises in the same district; and
 4. Where the result of granting the Variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any district.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

(Please see attached statements)

Signature of Applicant Stanley W. Gentry III Date 10-8-2018

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Please make checks payable to the Columbus City Treasurer

Graphics Commission Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young, III
of (1) MAILING ADDRESS 1510 Findlay Street, Portsmouth, Ohio 45662

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR PROPERTY 1165 S. High Street, Columbus, Ohio 43206

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) State Street Bank + Trust Co of Conn NA TR
539 S. Main Street, Findlay, Ohio 45840-3229

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Stanley W. Young, III 740-497-4713

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Columbus South Side Area Commission c/o Mr. Curtis Davis
584 E. Moler Street, Columbus, Ohio 43207
614-332-3355 cdavis@team-ics.com

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property

(7) SIGNATURE OF AFFILIANT

Stanley W. Young, III

Sworn to before me and signed in my presence this 9th day of October, in the year 2018

(7) SIGNATURE OF NOTARY PUBLIC

[Signature]

May 21, 2022
My Commission Expires

Notary Seal Here



TWILA PHILLIPS
Notary Public, State of Ohio
My Comm. Expires May 21, 2022
Recorded in Fairfield County

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Graphics Commission Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stanley W. Young, III
of (COMPLETE ADDRESS) 1510 Findlay Street, Portsmouth, Ohio 45662

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>State Street Bank +Trust Co of Conn NA TR</u>	<u>539 S. Main Street, Findlay, Ohio 45840-3329</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SIGNATURE OF AFFIANT *Stanley W. Young III*

Sworn to before me and signed in my presence this 9th day of October, in the year 2018

[Signature]
SIGNATURE OF NOTARY PUBLIC

May 21, 2022 Notary Seal Here
My Commission Expires



TWILA PHILLIPS
Notary Public, State of Ohio
My Comm. Expires May 21, 2022
Recorded in Fairfield County

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

NOTES:

Vote _____

Signature of Authorized Representative _____

Recommending Group Title _____

Daytime Phone Number _____

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Graphic Summary

This subject site known as 1165 S. High Street, Columbus, Ohio 43206 is an existing Speedway Station located in the State of Ohio, Franklin County, City of Columbus, and is in the South High Street / South Front St., UCO Urban Commercial Overlay, and is Zoned CPD, Z88-3004, which prohibits Automatic Changeable Copy signage, which includes gas price signs. The existing sign sits on Parcel # 010-015283 and is existing non-conforming due to it's location to the right-of-way. Our proposal is to remove the existing double-faced manually changed gas price sign and replace with an LED electronic gas price sign of the same size, using retro-fit faces in the existing sign cabinet. No change in size or location. This will allow this site to be more visible and have a cleaner look for the sign. It will also allow this site to be more competitive with like surrounding gas suppliers in the area. On behalf of Speedway and Worthington Signs we respectfully ask for your consideration in our request.

Respectfully,



*Stanley W. Young, III
Agent for Applicant*

10/8/2018

Hardship Statements

I have read section 3382.05, Variance and believe my application for relief from section CC: 3372.606, satisfies the four criteria for a Variance in the following ways:

This existing free-standing sign has been in its current location for quite sometime. The sign is existing non-conforming, meaning it does not meet the minimum set-back requirements of the Graphics code which is 15' from the established Right-Of- Way. Requiring it to be moved in such a tight site would cause a traffic flow situation and not be in the best interest of the site as a whole. The modifications to the sign are keeping it in the same location but changing out the price sign faces which the code does allow for maintenance for non-conforming signs.

Speedway Superamerica is up-grading all existing sites from a manually changed gas price sign to an LED gas price sign. This will bring this site up to conformance with other Speedway Stations. Changing gas prices manually is not only time consuming but can also be dangerous, as there have been reports of employees being injured by falling numerals from the price sign tracks as there are being removed or replaced.

This site could continue to use the old gas price system. However, it does not meet the 'new image' standards as set forth by Speedway Superamerica. There are many gas stations in the area that have converted to this new display method. This up-grade will permit this site to compete on an even playing field with other like gas suppliers in the area.

The granting of this Variance will NOT be injurious to neighboring properties and will not be contrary to the public interest or the intent, purpose, and spirit of the City of Columbus Graphics Code. We therefore ask for your consideration in our Variance request.

Respectfully,



*Stanley W. Young, III
Agent for Applicant*

10/8/2018

Zoning Report

Site Information

Address	1165 S HIGH ST
Mailing Address	539 S MAIN ST FINDLAY OH 45840-3229
Owner	STATE STREET BANK + TRUST CO OF CONN NA TR
Parcel Number	010015283
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z88-3004, Commercial, CPD, 10/25/1988, H-35
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	SOUTH HIGH ST/ SOUTH FRONT ST UCO
Planning Overlay	None
Graphics Variance	None
Area Commission	Columbus Southside Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010015283

Zoning Number: 1165

Street Name: S HIGH ST

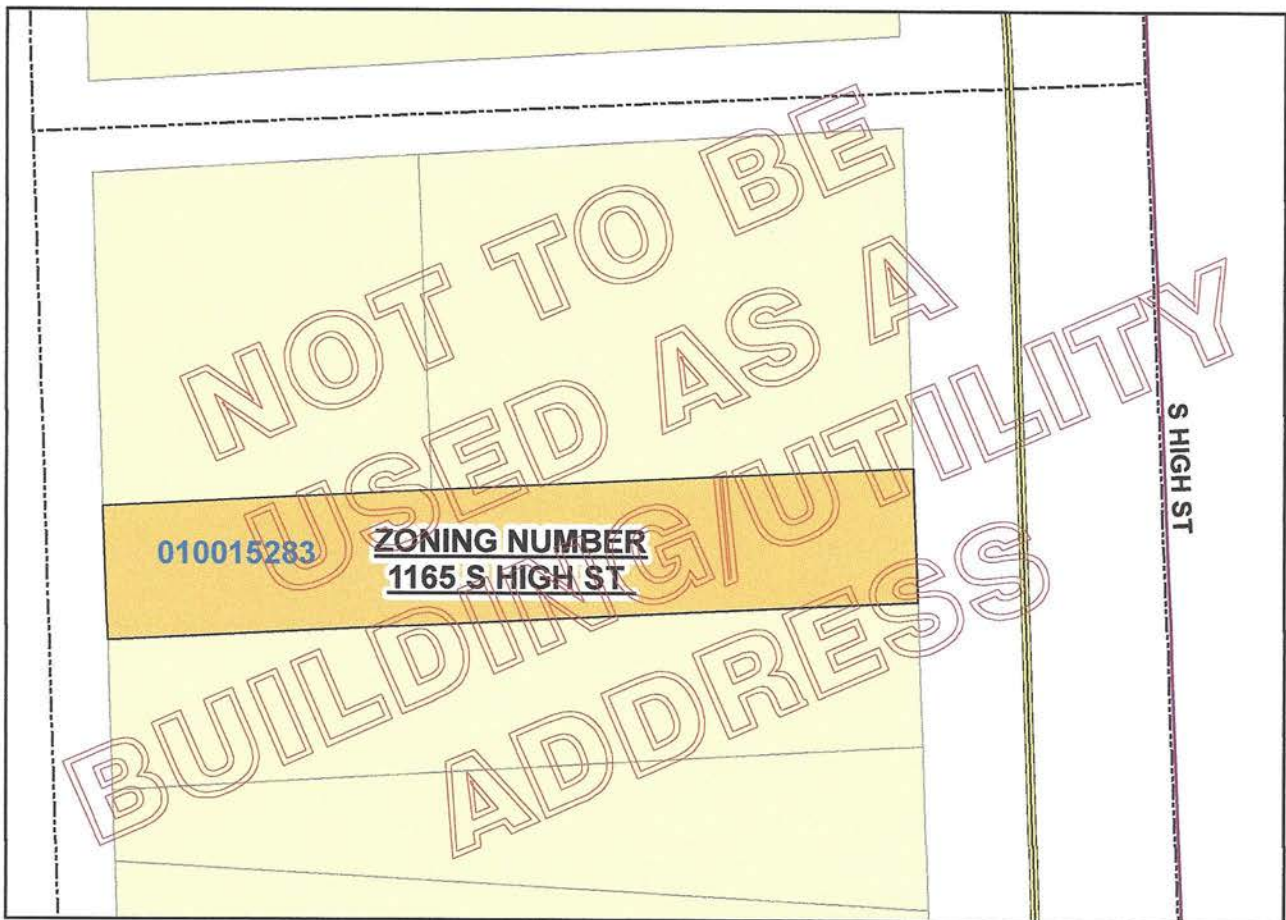
Lot Number: N/A

Subdivision: N/A

Requested By: TRINITY SIGN GROUP (STAN YOUNG)

Issued By: *Adugna Amariam*

Date: 10/8/2018



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

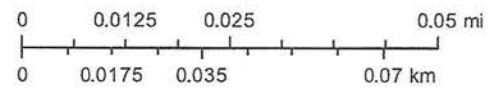
GIS FILE NUMBER: 137101

Franklin County Auditors Office



October 5, 2018

1:1,465



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



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[Reference](#)

[Contact Us](#)

Current Parcel List

Results		Click rows to view property details		Displaying 1 - 18 of 18	
<input type="checkbox"/>	Alt ID	Site Address	Owner 1	Owner 2	
<input type="checkbox"/>	... 010-016521-00	1151 S HIGH ST	WALSAM PROPERTIES LLC		
<input type="checkbox"/>	... 010-042141-00	1141 S HIGH ST	COMMON LAW EQUITIES LLC		
<input type="checkbox"/>	... 010-026797-00	1138 S FRONT ST	ANOTHER LLC		
<input type="checkbox"/>	... 010-013893-00	1146 S FRONT ST	DEMARCO INC		
<input type="checkbox"/>	... 010-016910-00	1152 S FRONT ST	GERMAN VILLAGE HOLDINGS	LTD	
<input type="checkbox"/>	... 010-230800-00	S FRONT ST	GERMAN VILLAGE HOLDINGS	LTD	
<input type="checkbox"/>	... 010-230801-00	S FRONT ST	DEMARCO INC		
<input type="checkbox"/>	... 010-000604-00	1160-1166 S FRONT ...	DEMARCO INC	FRANCIS E DEMATTEO	
<input type="checkbox"/>	... 010-015218-00	FRONT ST	DEMARCO INC	FRANCIS E DEMATTEO	
<input type="checkbox"/>	... 010-014796-00	E FRONT ST	DEMARCO INC	FRANCIS E DEMATTEO	
<input type="checkbox"/>	... 010-002194-00	1172 S FRONT ST	DEMARCO INC	FRANCIS E DEMATTEO	
<input type="checkbox"/>	... 010-016522-00	1182 S FRONT ST	WMCS & CO LLC		
<input type="checkbox"/>	... 010-000584-00	1165 S HIGH ST	STATE STREET BANK & TRUST	CO OF CONNECTICUT N A TR	
<input type="checkbox"/>	... 010-039112-00	1165 S HIGH ST	STATE STREET BANK & TRUST	CO OF CONN NA TR	
<input type="checkbox"/>	... 010-048985-00	1175 S HIGH ST	STATE STREET BANK & TRUST	CO OF CONN NA TR	
<input type="checkbox"/>	... 010-015283-00	1165 S HIGH ST	STATE STREET BANK & TRUST	CO OF CONN NA TR	
<input type="checkbox"/>	... 010-040343-00	1165 S HIGH ST	STATE STREET BANK & TRUST	CO OF CONN NA TR	
<input type="checkbox"/>	... 010-063782-00	1165 S HIGH ST	STATE STREET BANK & TRUST	COMPANY OF CONN	

Selection Manager

- Select page all
- Select all
- Deselect page all
- Deselect all

Search Manager

[View List - Map](#)

Reports

- Proximity Report
- Map Report
- Parcel Summary
- Parcel Detail

[Printable Version](#)

Results Page: [1]

Disclaimer:

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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Walsam Properties, LLC.
 4661 Sawmill Road, Ste: 102
 Columbus, Ohio 43220-6123

WMCS & Co, LLC
 Atten: William McMenamy
 6055 Whitney Woods Ct.
 Columbus, Ohio 43213-2150

Walsam Properties, LLC.
 4661 Sawmill Road, Ste: 102
 Columbus, Ohio 43220-6123

WMCS & Co. LLC.
 Atten: William McMenamy
 6055 Whitney Woods Ct.
 Columbus, Ohio 43213-2150

Common Law Equities, LLC
 1141 S. High Street
 Columbus, Ohio 43206-3414

State Street Bank & Trust Co of Conn
 TR, Speedway LLC, C/O Property Tax
 539 S. Main Street
 Findlay, Ohio 45840-3229

Common Law Equities, LLC
 1141 S. High Street
 Columbus, Ohio 43206-3414

State Street Bank & Trust Co of Conn
 TR, Speedway, LLC C/O Property Tax
 539 S. Main Street
 Findlay, Ohio 45840-3229

Another, LLC
 1 Miranova Pl, Apt. 2400
 Columbus, Ohio 43215-5079

Columbus Southside Area Commission
 C/O Mr. Curtis Davis
 584 E. Moler Street
 Columbus, Ohio 43207

Columbus Southside Area Commission
 C/O Mr. Curtis Davis
 584 E. Moler Street
 Columbus, Ohio 43207

Another, LLC.
 1 Miranova Pl, Apt. 2400
 Columbus, Ohio 43215-5079

Worthington Signs
 1510 Findlay Street
 Portsmouth, Ohio 45662

Demarco, Inc.
 1160 S. Front St.
 Columbus, Ohio 43206-3436

Worthington Signs
 1510 Findlay Street
 Portsmouth, Ohio 45662

Demarco, Inc.
 1160 S. Front St.
 Columbus, Ohio 43206-3436

Trinity Sign Group
 220 Pontious Lane
 Circleville, Ohio 43113-1577

German Village Holdings
 769 S 3rd St.
 Columbus, Ohio 43206-2003

Trinity Sign Group
 220 Pontious Lane
 Circleville, Ohio 43113-1577

German Village Holdings
 769 S. 3rd. St.
 Columbus, Ohio 43206-2003

PARTNERSHIP

JAN 3 1991

16327 PAGE C/11

FRANKLIN COUNTY, OHIO

TIME 12:15 P.M. RECORDED FRANKLIN CO., OHIO

145054

JAN 3 1991 SA # 5251 Ohio

JOSEPH W. TESTA, RECORDER

LIMITED WARRANTY DEED \$ 18.00

16329611

THIS LIMITED WARRANTY DEED, made as of the 31st day of December, 1990, by SUPERAMERICA GROUP, INC., a Kentucky corporation ("Grantor"), the street address of which is 3499 Dabney Drive, Lexington, Kentucky 40509, in favor of STATE STREET BANK AND TRUST COMPANY OF CONNECTICUT, NATIONAL ASSOCIATION, not in its individual capacity but solely as Owner Trustee under Trust Agreement dated as of December 31, 1990 ("Grantee"), of which the tax mailing address is 100 Constitution Plaza, Hartford, Connecticut 06103, and SUPERASH REMAINDERMAN LIMITED PARTNERSHIP, a limited partnership ("Remainderman"), the tax mailing address of which is c/o Cornerstone Financial Advisors Limited Partnership, 190 South LaSalle Street, 17th Floor, Chicago, Illinois 60603.

WITNESSETH, THAT:

Grantor, for the consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor duly paid, the receipt and sufficiency of which are hereby acknowledged, does by these presents grant, with limited warranty covenants: (A) to Grantee and Grantee's successors and assigns, an estate for years for twenty (20) years commencing on the date hereof, and ending at 11:59 p.m. local time on December 31, 2010, in and to the land described in Exhibit A attached hereto and incorporated herein by this reference (the "Land"), (B) to Remainderman, its successors and assigns forever, the remainder in the Land, and (C) to Grantee, its successors and assigns forever, all right, title and interest of Grantor in and to all buildings, structures and other improvements now or hereafter located on the Land, and all facilities, fixtures, machinery, apparatus, installations, equipment and other property (including, without limitation, all heating, ventilating, air conditioning, plumbing and electrical fixtures, equipment and systems; all hot water heaters, boilers, heating controls and motors; all building lighting systems; all floor coverings; and all sprinkler equipment and sprinkler systems), together with all accessions, parts and appurtenances, appertaining or attached thereto and all substitutions, renewals or replacements of and additions, improvements, accessions and accumulations to any and all thereof (but excluding all signs, exterior lighting standards, machinery, apparatus, furniture, furnishings, telephone systems, computers, computer terminals, and all items relating to data transmission, trash compactors, all shelving, snow-removal and lawn-maintenance equipment and other equipment, and all moveable or demountable partitions, underground and aboveground storage tanks and piping, motor fuel pumps and dispensers, trade fixtures and temporary auxiliary structures, and all renewals and replacements thereof or hereafter located on the Land) (the "Improvements").

TransOhio Title

COL # 20188

230

TRANSFERRED JAN 3 1991 PALMER C. MCNEAL AUDITOR FRANKLIN COUNTY, OHIO


CONVEYANCE TAX \$ 900.00 PALMER C. MCNEAL

16329613

Property Tax Statements should be mailed to:

SUPERAMERICA GROUP, INC.
P.O. Box 14000
Lexington, Kentucky 40512

This Instrument Prepared By:


Cynthia Lude, Esq.
Winston & Strawn
35 West Wacker Drive
Chicago, Illinois 60601

After Recording, Mail To:

Douglas L. Wisner, Esq.
White & Case
1155 Avenue of the Americas
New York, New York 10036

CDL206/IN/12:27:90/Ludel/kp/II

Exhibit A
Station 5251

Lots 2, 3, and 4 of "Herman Wirths Subdivision" and Lot 8 and the North 10' of Lot 7 of "Dorothea Ambos Subdivision No. 1"

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of Lots 2, 3 & 4 of "Herman Wirths Subdivision," of record in Plat Book 4, Page 101, and all of Lot 8 and the north ten (10) feet of Lot 7 of the "Dorothea Ambos Subdivision No. I," of record in Plat Book 4, Page 46, as last described in Official Record 14229, Page B-17 to SuperAmerica Group, Inc. (record references to those of the Recorder's Office, Franklin County, Ohio), being more particularly described as follows:

Beginning at an iron pin found at the northeasterly corner of said Lot 2, being at the intersection of the westerly right-of-way line of S. High Street (U.S. Route 23), with the southerly right-of-way line of a 20 foot alley; thence southerly along said westerly line of S. High Street, an assumed bearing of South, (passing the common easterly corners of said Lots 2 & 3 at 69.98 feet, Lots 3 & 4 at 131.71 feet, Lots 4 & 8 at 164.20 feet, and Lots 7 & 8 at 195.21 feet) a distance of 205.21 feet to an iron pin set at the northeasterly corner of that part of Lot 7 described in Deed Book 2508, Page 681 to Ivan S. and Geraldine V. Huston; thence westerly along a line 10.00 feet southerly from, as measured perpendicular to and parallel with, the northerly line of said Lot 7, North $89^{\circ}52'30''$ West, 170.06 feet to an iron pin found at the northwesterly corner of said Huston, being in the easterly right-of-way line of a 23 foot alley; thence northerly along said line of alley, North, (passing the common easterly corners of said Lots 7 & 8 at 10.00 feet, Lots 8 & 4 at 58.00 feet, Lots 4 & 3 at 71.76 feet, and Lots 2 & 3 at 133.51 feet) a distance of 203.51 feet to an iron pin set at the northwesterly corner of said Lot 2; thence easterly along the northerly line of said Lot 2, being the southerly line of said 20 foot alley, North $89^{\circ}33'05''$ East, 170.06 feet to the point of beginning, as re-surveyed and described in December of 1989, last dated December 18, 1990 by Carl E. Turner, Jr., Professional Surveyor No. 6702.

K-24

ALL OF
(010)

63782

40343

15283

48985

39112

584

DM

1-3-91

Exhibit B
Station 525:

1. General real estate taxes for the calendar year 1990, a lien due and payable December, 1990 (first half) and June 1991 (second half) and delinquent after December 1990 (first half) and June 1990 (second half) and for subsequent years not yet due and payable.

Note: The land is assessed under the following tax index number(s): 010-063782, 010-040343, 010-015283, 010-048985, 010-039112 and 010-000584.

2. Easement and Agreement to Columbus and Southern Electric Company of record in Official Record 13915D02.

3. Power poles and overhead lines along the western portion of the property not falling within recorded easement areas as disclosed by survey prepared by Terra Surveying Services Co. last dated December 18, 1990.

4. Encroachments of the guard rails over and into the alley on the west and the alley on the north as disclosed by survey prepared by Terra Surveying Services Co. dated September 14, 1990, last revised December 18, 1990, Project No. 65-4-W-89.

16329616

Rights of Hepow, Inc. under an unrecorded lease dated
August 1, 1989

END OF PERMITTED EXCEPTIONS

010035382

010025535

010025536

ORIG

2/27/1928
04, H-60

010287576
010287576
010287577
010287579

010004583

Columbus GIS

010063782

010040343

010-015283

1165 ~~010045293~~
10/25/1988
CPD, H-35

1175 010048985

○ 1165 010039112

010000584

1165

Slow loc.



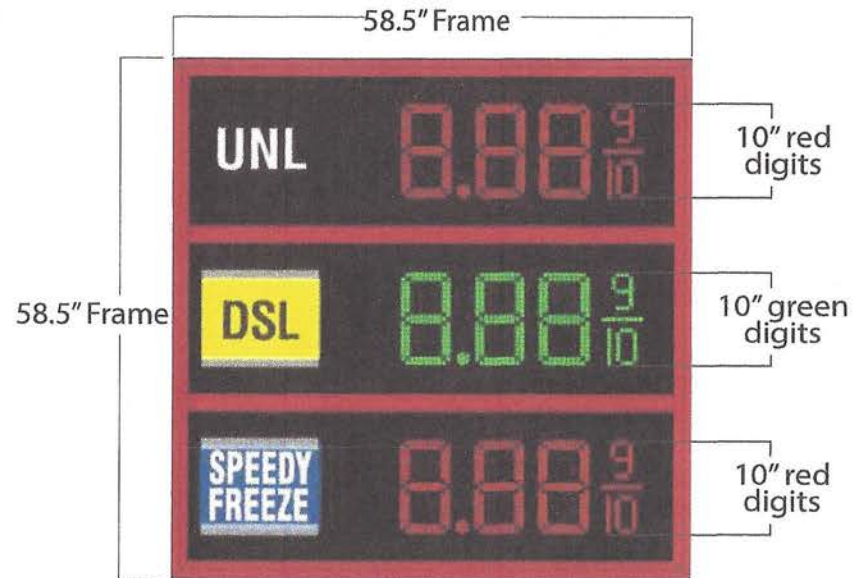
S. High St.



EXISTING

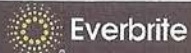


PROPOSED



58.5" X 58.5" DF 3 PROD. RGR LED PRICER RETROFIT

- Frame ptd. Speedway Red



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: SPEEDWAY LLC

Project No: 388815

Scale:

Date: 08/17/18

Drawn By: KRW

Location & Site No: 1165 S High St
Columbus, OH

SPDY9751

Description: 58.5" X 58.5" DF 3 Prod.
RGR LED Pricer Retrofit

Revised:

Revised:

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

CUSTOMER SIGNATURE

DATE

LANDLORD SIGNATURE

DATE