

EXHIBIT A

Being situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of half sections 8, 9, Township 5, Range 22, Refugee Lands, and being all of a 2.10 acre tract (Tract #1), all of a 0.143 acre tract (Tract#2), all of a 0.927 acre tract (Tract #3), all of a 1.13 acre tract (Tract #17), conveyed to Dresser Industries, Inc. shown of record in Deed Book 2139, Pages 466, 456, and all of a 2.26 acre tract conveyed to Dresser Industries, Inc. shown of record in Deed Book 2148, Page 370 (99 year lease, lease record 141, page 83), Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin on the westerly line of Ingleside Avenue (40 feet wide) at the southeasterly corner of said 0.092 acre tract, and a corner of said 1.13 acre tract, said point being at the intersection of the westerly line of said Ingleside Avenue, with the centerline of a Buttles Avenue (70 feet wide), produced westerly;

Thence, South 2° 45' 27" West, along the westerly line of said Ingleside Avenue, and along the easterly line of said 1.13 acre tract, a distance of 7.40 feet to an iron pin at the southeasterly corner of said 1.13 acre tract, and the northeasterly corner of a 1.045 acre tract conveyed to the Jennings-Lawrence Company shown of record in Deed Book 2493, Page 659;

Thence, North 87° 11' 03" West, along the southerly line of said 1.13 acre tract, and along the northerly line of said 1.045 acre tract, and along the northerly line of a 1.169 acre tract conveyed to Summer and Company shown of record in Deed Book 1998, Page 362, a distance of 305.22 feet to an iron pin at a corner of said 1.13 tract, and a corner of said 1.169 acre tract;

Thence, North 2° 45' 27" East, along a line of said 1.13 acre tract, and a line of said 1.169 acre tract, and along a line of parallel with the westerly line of said Ingleside Avenue, a distance of 33.20 feet to an iron pin at a corner of said 1.13 acre tract, and a corner of said 1.169 acre tract;

Thence, North 87° 11' 03" West, along the southerly line of said 1.13 acre tract, and along the northerly line of said 1.169 acre tract, passing iron pins on line at 120.35 feet, 270.13 feet, a total distance of 357.13 feet to a point in the center of the Olentangy River at the southwesterly corner of said 1.13 acre tract, and the northwesterly corner of said 1.169 acre tract;

Thence North 4° 03' 13" West, along the center of the Olentangy River, and along the westerly line of said 1.13 acre tract, and along the westerly line of said 2.10 acre tract, a distance of 223.55 feet to a point at the northwesterly corner of said 2.10 acre tract, and the southwesterly corner of said 2.26 acre tract;

thence North 1° 11' 10" West, along the center of the Olentangy River, and along the westerly line of said 2.26 acre tract, and along the westerly line of said 0.927 acre tract,

a distance of 254.27 feet to a point at the northwesterly corner of said 0.927 acre tract, and the southwesterly corner of a 4.056 acre tract conveyed to the Columbus Forge and Iron Company shown of record in Deed Book 346, Page 39;

Thence, South $87^{\circ} 11' 03''$ East, along the northerly line of said 1.13 acre tract, and along the southerly line of said 4.056 acre tract, a distance of 504.03 feet to an iron pin on the westerly line of Neil Factory Switch at the northeasterly corner of said 0.927 acre tract;

Thence, in a southerly direction, along the westerly line of said Neil Factory Switch, and along the easterly line of said 0.927 acre tract, and along the arc of a curve to the left having a radius of 915 feet, more or less, a long chord bearing and distance of South $34^{\circ} 33'$ East, 11.55 feet to an iron pin at a point of reverse curvature;

Thence, in a southerly direction, continuing along the westerly line of Neil Factory Switch, and along the easterly line of said 0.927 acre tract, and along the easterly line of said 2.26 acre tract, and along the arc of a curve to the right having a radius of 940 feet, more or less, along chord bearing and distance of South $26^{\circ} 21' 15''$ East, 279.93 feet to an iron pin on the northerly line of said 2.10 acre tract, and at the southeasterly corner of said 2.26 acre tract;

Thence South $87^{\circ} 11' 03''$ East, along the northerly line of said 2.10 acre tract, a distance of 59.13 feet to an iron pin on the westerly line of said Ingleside Avenue at the northeasterly corner of said 2.10 acre tract;

Thence South $2^{\circ} 45' 27''$ West, along the westerly line of said Ingleside Avenue, and along the easterly line of said 2.10 acre tract, and along the easterly line of said 0.092 acre tract, a distance of 247.75 to the Place of Beginning, containing 7.027 acres.

E-005

All of

(010)

005889

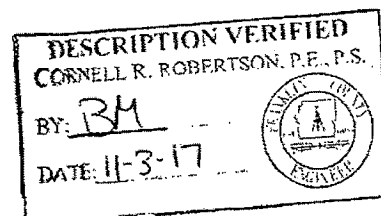


Exhibit B

Graphics Plan

GC19-010, 871 Ingleside Avenue, Columbus, OH 43215

The 7.18 +/- acre site is developed with two (2) four (4) story apartment buildings totaling 245 dwelling units in the AR-2, Apartment Residential District. The area is characterized as mixed-use with apartments, office, industrial uses and abutting self-storage to the south. The self-storage facility reduces visibility to the south. A heavy tree line along the west side of the site and along the Olentangy River limit visibility of the apartment complex to the west and to SR 315.

Applicant proposes a Graphics Plan to permit two (2) ground signs and one (1) roof sign. Chapter 3376, On-premises Signs in Residential Districts was designed for suburban-style apartment development. Building mounted signs are not permitted, yet this site and other urban development sites require adequate identification. Greater latitude with sign style and placement is appropriate for urban development. Ingleside Avenue (30') is an alley by code definition yet, as in many older areas and historic districts of the City, there are rights of way of less than 35 feet, such as Ingleside Avenue, that provide primary access to a site and area in general, along with access for this site from the terminus of Perry Street. A roof sign is proposed on the south elevation of the west apartment building for identification of the apartment complex name "River House" from the SR 315 north bound ramp from W. Goodale Street. Drawings for the ground signs and roof sign are included with the application.

Applicant proposes brick ground signs at both the north entrance (terminus of Perry Street) and the east entrance (Ingleside Avenue), both as depicted on the submitted drawings. The proposed ground signs, as illustrated, are setback 15', are a maximum of 8 feet tall and graphic area will comply with a maximum of 32 SF, as permitted by Section 3376.04, Residential Complex Signs. The ground sign copy will be "River House" for identification of the apartment Complex with halo-lit cast aluminum letters. Ingleside Avenue (30') isn't a street ($\geq 35'$ ROW) as defined, so the proposed Ingleside Avenue ground sign won't front on a street. Both ground signs are proposed to be illuminated and are less than 50 feet from a residential district, with the Ingleside Avenue sign 45 feet from a residential district and the Perry Street ground sign 15 feet from a residential district.

The proposed roof sign will be mounted on the south parapet at the southwest corner of the west building to identify the "River House" apartment complex from the SR 315 north bound ramp from W. Goodale Street. It is important to identify the apartment complex externally because, while identification at the terminus of Perry Street and Ingleside Avenue are important as entrances to the site, it doesn't provide any identification other than at these limited site access points. The "River House" sign will be 4'-0" x 28'-4" outside dimensions with the capital letters R and H being 4' tall, but the rest of the letters being 2'-11". Total graphic area (4'-0" x 28'-4") is only 114 SF. The letter faces are as stated on the DaNite Sign Co. exhibit with white LED illumination.

The Graphics Plan incorporates code modifications as follows:

- 1). Chapter 3376, On-premises Signs in a Residential District, to permit a Roof Sign in the AR-3, Apartment Residential District.
- 2). 3376.02(A), Illumination in Residential Districts, to reduce the distance of an illuminated ground sign from a residential district to 45 feet for the Ingleside Avenue ground sign and to 15 feet for the Perry Street ground sign.
- 3). Section 3376.04(A), Residential Complex Signs, to permit a ground sign not directed to a street, thereby permitting a ground sign directed to Ingleside Avenue (30' ROW), in addition to
 - aground sign directed to the terminus of Perry Street (60') and to reduce the distance of an illuminated ground sign from a residential district to 45 feet for the Ingleside Avenue ground sign and to 15 feet for the Perry Street ground sign.

Applicant requests approval of the graphics identified herein and with the submitted exhibits as the Graphics Plan for the "River House" apartment complex. The requested graphics are necessary for reasonable identification of the apartment complex. The proposed signs are reasonable and appropriate for the site and area. Approval of the Graphics Plan will not be injurious to neighboring properties and isn't contrary to the public interest or the intent/purpose of the Graphics Code.

Exhibits:

- 1). "North Entry Feature" and "East Entry Feature"
- 2). "Signage – West Building, South Elevation"

Danite Sign Co.

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www.danitesign.com

UL LISTED via STANDARD UL48
FILE NO: E60042 Danite Sign Co.

For electrical illuminated signs, see illuminated signs; UL does not apply.

COLORS

- ☒ PMS 289 BLUE
☐ WHITE

APPROVED-CUSTOMER

DATE

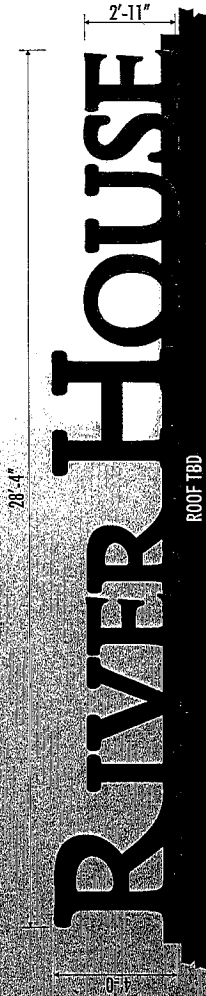


JOB NAME RIVER HOUSE #S2-33380-RS
STREET 833 INGLETSIDE AVE
CITY STATE COLUMBUS OH
SIGN TYPE CHANNEL LETTERS

DATE 11/27/17 REV DATE: 11/01/19
FILE NAME RIVER HOUSE.CDR
DIRECTORY ANYA > PREFERRED LIVING

SCALE AS NOTED SALE ID DESIGNER AG

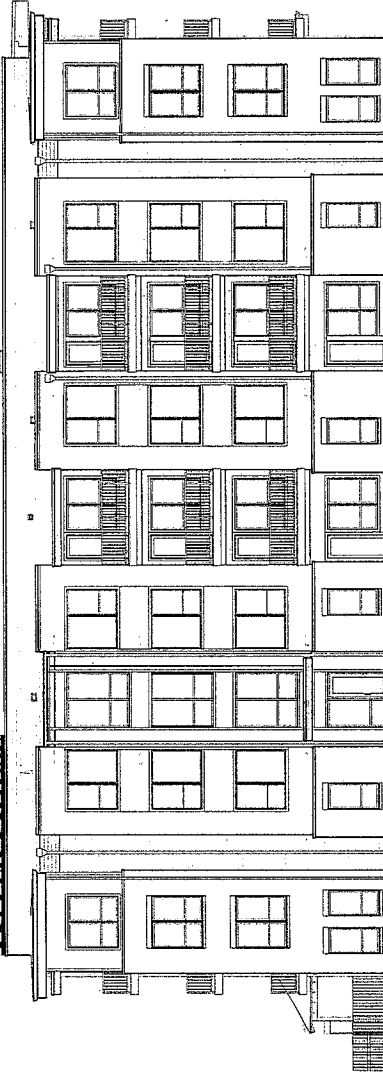
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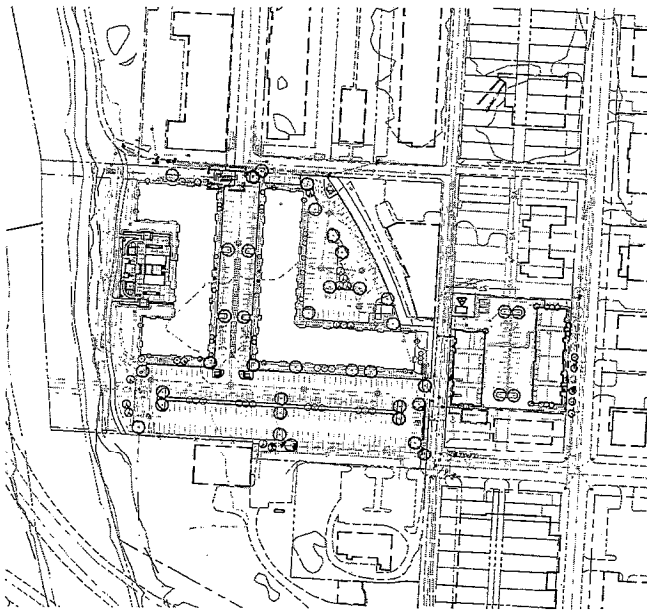
#S2-33380-RS: RACEWAY MOUNT FACE LIT (LED) ILLUMINATED CHANNEL LETTERS 1/4" = 1'-0"

ALL LETTERING: BLUE RETURNS AND TRIM CAP
LETTER FACES: WHITE ACRYLIC WITH DIGITALLY PRINTED PERFORATED VINYL TO MATCH PMS 289 BLUE
ILLUMINATION: WHITE LED
MOUNTING: TBD DEPENDING ON ROOF (SURVEY REQUIRED)

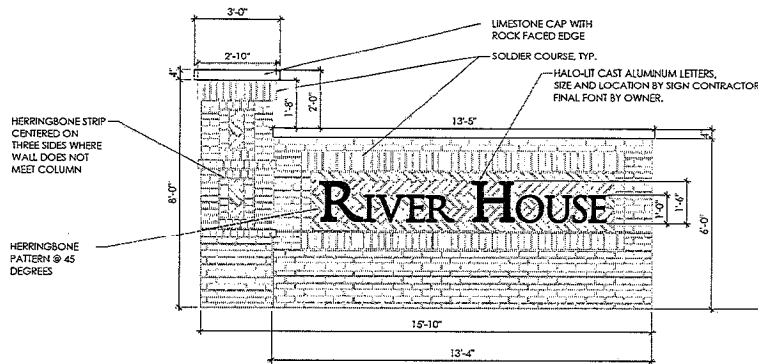
RIVER HOUSE



PROPOSED CONCEPTUAL WEST BUILDING ELEVATION 1/16" = 1'-0"

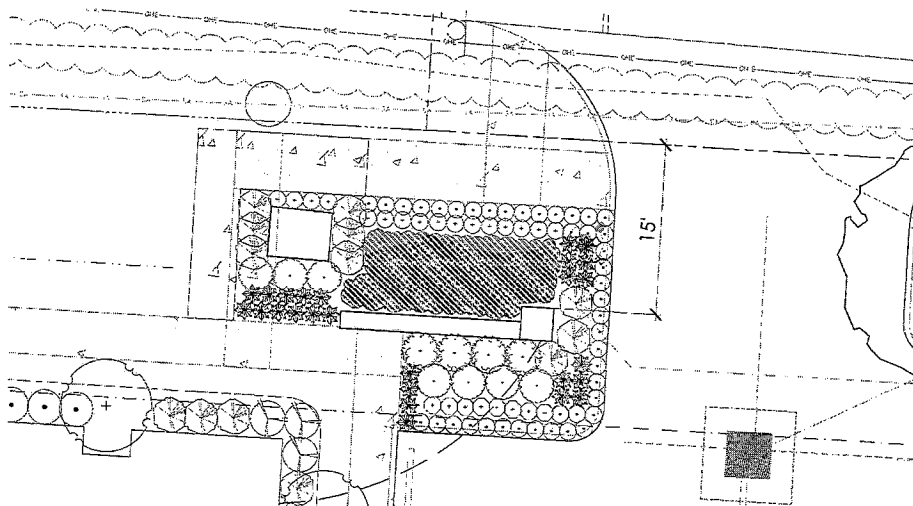


① KEY MAP
SCALE: 1" = 100'



NOTE: Brick color to match building

② RIVER HOUSE BRICK ENTRY SIGN ELEVATION
SCALE: 1/2" = 1'



③ NORTH ENTRY ENLARGEMENT
SCALE: 1" = 5'

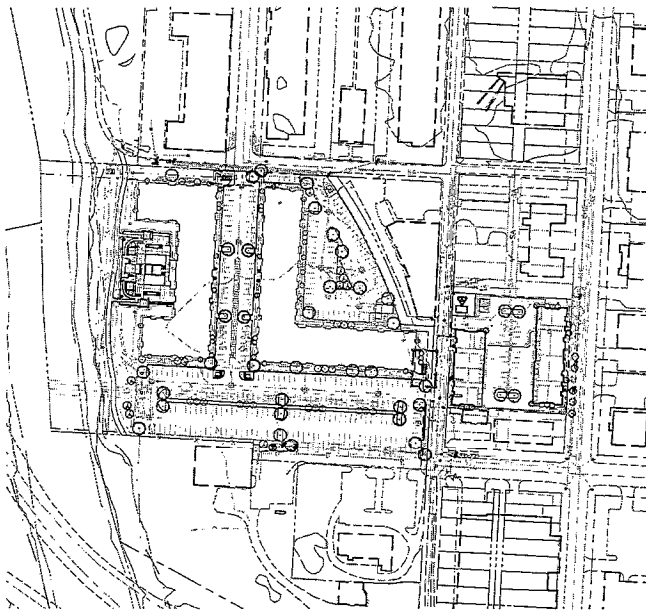
NORTH ENTRY FEATURE

INGLESIDE AVENUE

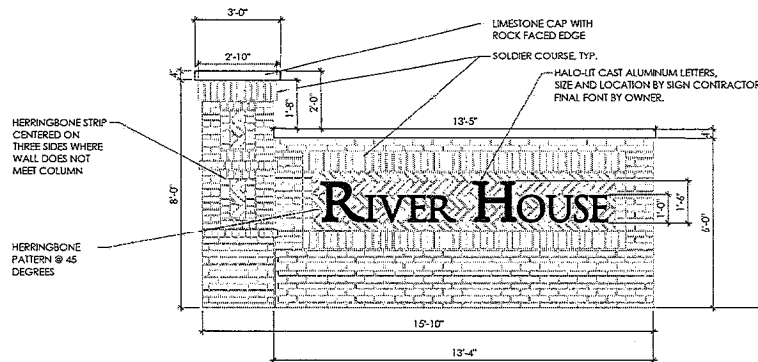
PREPARED FOR PREFERRED LIVING
DATE: 2/5/19

Faris Planning & Design

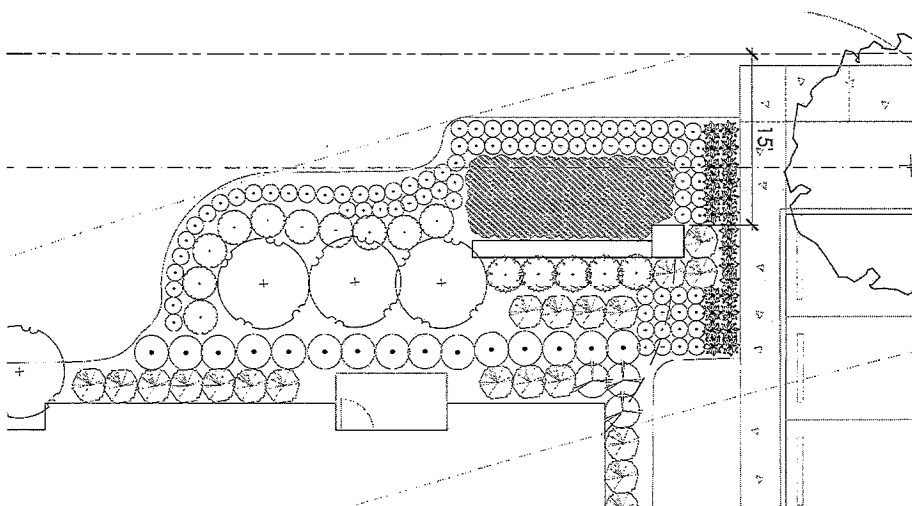
LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
D (614) 487-1964 www.farisplanninganddesign.com



① KEY MAP
SCALE: 1" = 100'



② RIVER HOUSE BRICK ENTRY SIGN ELEVATION
SCALE: 1/2" = 1'



③ EAST ENTRY ENLARGEMENT
SCALE: 1" = 5'

EAST ENTRY FEATURE

INGLESIDE AVENUE

PREPARED FOR PREFERRED LIVING

DATE: 2/5/19

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