

**APPLICATION FOR COMMUNITY ENTERTAINMENT DISTRICT  
MERIDIAN BUSINESS CENTER  
DECEMBER 8, 2011**

**APPLICANT**

Miller Diversified Realty  
Agent for Property Owners of Meridian Business Center  
3410 Briarfield Ste. A  
Maumee, Ohio 43537

**LEGAL DESCRIPTIONS AND MAP** – SEE ATTACHED EXHIBITS A

**GENERAL NATURE OF DEVELOPMENT AND ESTABLISHMENTS**

As this property is zoned for Planned Commercial (PC) and Planned Industrial Purposes (PI) it is anticipated that the property will be developed for retail and related businesses purposes that are intended for in ORC Section 4301.80; including entertainment, retail, educational, sporting, social, cultural or arts establishments. ORC 4301.80 directly identifies, hotels, restaurants, retail sales establishments, enclosed shopping centers, motion picture theaters, convention facilities, sports facilities, educational facilities, and entertainment complexes, all of which are distinct and potential uses for the property and are provided for under the City of Rossford zoning code.

Immediately developed in the area are major retail establishments such as Home Depot, Target, Giant Eagle and most notably the Bass Pro shops which offers retail sales and is also considered an entertainment destination. Gold medal sports complex immediately adjacent to the intended district and Hero's indoor play area (included in the proposed district) as well as a number of hotels have led the way as a demonstration of the types of development that the area can expect to realize. It is not unreasonable to expect a water park type hotel development, an indoor ice arena, race track, a major outlet mall, or an I-Max™ type theater, convention center, satellite university or community education facility, supporting restaurants and smaller shops in the district.

Just as important as those uses identified in the code for community entertainment district is those that are not called out. As a *COMMUNITY* development. it is equally important to have some areas used and designated for business operations, providing an employment hub to draw people in on a daily basis and provide a means of income and tax revenue for municipal services (municipal income tax base). Office buildings, light manufacturing, warehousing, health care facilities (2 hospitals own land in the area), research and development, as well as some community living space such as senior housing and assisted living will complete a more comprehensive and sustainable building project. The entertainment district needs to build on the synergy generated from the different segment of real estate uses in the market. All of these components are either permitted uses, or special use conditions and are in compliance with the City of Rossford zoning code and compatible with Rossford's land use plan.

## DEVELOPMENT PERIOD

Although we are currently experiencing a recession in the real estate market with an unpredictable recovery period, the development of the entertainment district of this size is most likely at 25 -30 year undertaking. Absorption rates will vary depending on the scope of the different projects but should average between 5 and 7 acres per year during that time period.

## DEVELOPMENT INVESTMENT

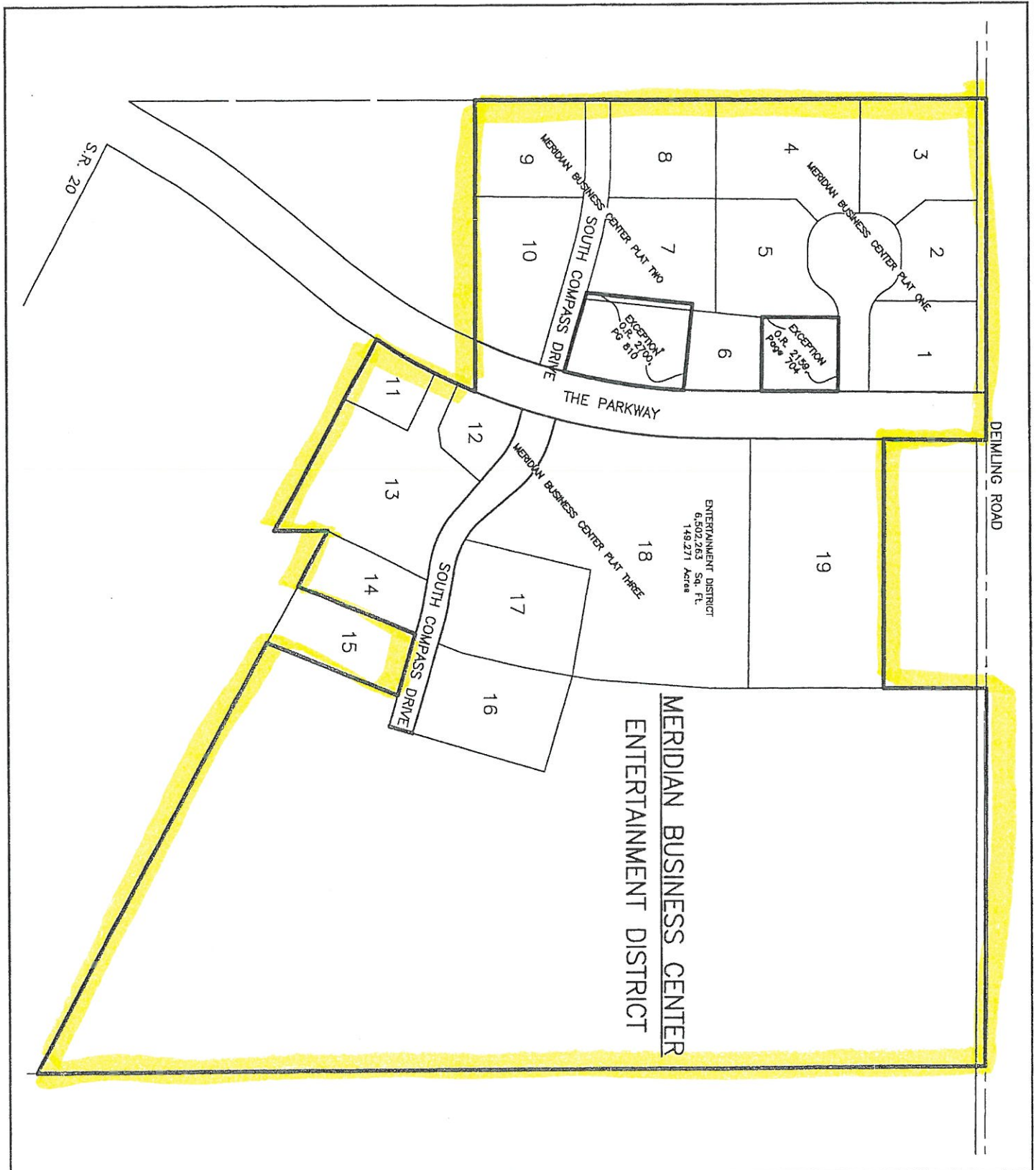
The proposed community entertainment district encompasses just over 149 acres. The valuation of the entertainment district requires a minimum threshold of investment in development (including infrastructure) and construction of \$100 Million dollars for a municipality with a population greater than 5,000 and less than 10,000. Rossford, Ohio's census population in 2009 was 6,416 (City Data.Com).

Using basic land coverage and development cost analysis:

Developable acreage:	149 ac. x 43,560 s.f. =	6,490,440 s.f.
Construction Coverage @ 20%		1,298,088 s.f.
Construction Costs (with site development)		\$150.00/s.f.

Estimated Total Investment over life of development @ 3% escalator	<b>\$ 308,785,000</b>
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Note: This would be triple the threshold of qualified investment; therefore if only 1/3 of the development occurred, or the cost of such development was minimized to only \$50/s.f. – a warehouse rate - it would still meet the investment minimum.



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SCALE:	NTS
DATE:	12-6-11
DRAWN BY:	RGS
PROJECT NO.:	10S06937
DRAWING:	10-06937FB00A1

NORTH



Feller  
Finch

& Associates, Inc.

Engineers · Architects · Surveyors

1683 Woodlands Drive, Maumee, Ohio 43537

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December 5, 2011

**Meridian Business Center  
Entertainment District**

A parcel of land being part of Road Tract Four (4), Road Tract Five (5), Road Tract Eight (8) and Road Tract Nine (9), Town four (4), United States Reserve, in the City of Rossford, Wood County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the North line of Road Tract Five (5), with the East line of said Road Tract Five (5), said North line of Road Tract Five (5) also being the centerline of Deimling Road, as it now exists, said point of intersection being marked with a found PK nail;

thence in a westerly direction, along said North line of Road Tract Five (5), having an assumed bearing of North eighty-nine (89) degrees, forty-three (43) minutes, zero (00) seconds West, a distance of two hundred eighty-two and seventy-one hundredths (282.71') feet to the intersection of the East line of a parcel of land as described in Volume 741, Page 671, Wood County Deed Records, said East line of a parcel of land as described in Volume 741, Page 671, Wood County Deed Records also being a line drawn seventy-five and zero hundredths (75.00') feet easterly of and parallel with the centerline of The Parkway, as it now exists, said point of intersection also being the True Point of Beginning;

thence continuing North eighty-nine (89) degrees, forty-three (43) minutes, zero (00) seconds West, along said centerline of Deimling Road, as it now exists, a distance of one thousand thirty-six and eighty hundredths (1,036.80') feet to the intersection of the East line of Road Tract 4;

thence North eighty-nine (89) degrees, twenty-four (24) minutes, thirty-seven (37) seconds West, along the North line of said Road Tract 4, a distance of forty-one and eleven hundredths (41.11') feet to the intersection of a line drawn forty-one and eleven hundredths (41.11') feet westerly of and parallel with said East line of Road Tract 4, also being the West line of Meridian Business Center Plat One, as recorded in Volume 23, Page 46, Wood County Plat Records;

thence South zero (00) degrees, five (05) minutes, two (02) seconds West along said West line of Meridian Business Center Plat One, as recorded in Volume 23, Page 46, Wood County Plat Records and the West line of Meridian Business Center Plat Two as recorded in Volume 23, Page 272, Wood County Plat Records, a distance of one thousand six hundred forty-two and sixty-five hundredths (1,642.65') feet to the South line of said Meridian Business Center Plat Two;

thence South eighty-nine (89) degrees, fifty-four (54) minutes, fifty-eight (58) seconds East along said the South line of Meridian Business Center Plat Two and the easterly extension of said South line of Meridian Business Center Plat Two, a distance of nine hundred twenty and zero hundredths (920.00') feet to the intersection of said East line of a parcel of land as described in Volume 741, Page 671, Wood County Deed Records also being a line drawn seventy-five and zero hundredths (75.00') feet easterly of and parallel with the centerline of The Parkway, as it

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now exists;

thence in a southwesterly direction along said East line of a parcel of land as described in Volume 741, Page 671, Wood County Deed Records also being a line drawn seventy-five and zero hundredths (75.00') feet easterly of and parallel with the centerline of The Parkway, as it now exists, along a non-tangent curve to the right, an arc distance of three hundred sixty and eight hundredths (360.08') feet to the intersection of the South line of Meridian Business Center Plat Three as recorded in Volume 23, Page 441, Wood County Plat Records, said non-tangent arc of curve to the right having a radius of one thousand nine hundred eighty-four and eighty-six hundredths (1,984.86') feet, a central angle of ten (10) degrees, twenty-three (23) minutes, thirty-nine (39) seconds, a chord distance of three hundred fifty-nine and fifty-nine hundredths (359.59') and a chord bearing of South twenty-seven (27) degrees, thirty-three (33) minutes, thirty-nine (39) seconds West;

thence South sixty-one (61) degrees, twenty-four (24) minutes, forty-four (44) seconds East along said Meridian Business Center Plat Three as recorded in Volume 23, Page 441, Wood County Plat Records, a distance of six hundred eighty-eight and forty-nine hundredths (688.49') feet;

thence North zero (00) degrees, zero (07) minutes, sixteen (16) seconds East along said Meridian Business Center Plat Three as recorded in Volume 23, Page 441, Wood County Plat Records, a distance of one hundred seventy and sixty-three hundredths (170.63') feet;

thence South sixty-one (61) degrees, twenty-four (24) minutes, forty-four (44) seconds East along said Meridian Business Center Plat Three as recorded in Volume 23, Page 441, Wood County Plat Records, a distance of two hundred one and seventy hundredths (201.70') feet to the intersection of the West line of Lot 15 in said Meridian Business Center Plat Three;

thence North twenty-two (22) degrees, six (06) minutes, fifty-seven (57) seconds East along said West line of Lot 15 in said Meridian Business Center Plat Three, a distance of four hundred nine and thirty-one hundredths (409.31') feet to the intersection of the South right of way line of South Compass Drive, as it now exist;

thence South seventy-three (73) degrees, thirty-one (31) minutes, eight (08) seconds East along said South right of way line of South Compass Drive, as it now exist, a distance of two hundred five and zero hundredths (205.00') feet to the intersection of the East line of said Lot 15 in Meridian Business Center Plat Three;

thence South twenty-two (22) degrees, six (06) minutes, fifty-seven (57) seconds West along said East line of Lot 15 in Meridian Business Center Plat Three, a distance of four hundred fifty-two and fifty-eight hundredths (452.58') feet to the intersection of the northeasterly line of a

parcel of land as described in Volume 760, Page 919, Wood County Deed Records;

thence South sixty-one (61) degrees, twenty-four (24) minutes, forty-four (44) seconds East, along said northeasterly line of a parcel of land as described in Volume 760, Page 919, Wood County Deed Records, a distance of one thousand five hundred fifty-five and ninety-four hundredths (1,555.94') feet to the intersection of the West line of the East 100 Acres in said Road Tract 9;

thence North zero (00) degrees, ten (10) minutes, seventeen (17) seconds West along said West line of the East 100 Acres in Road Tract 9, a distance of three thousand forty-four and thirty-seven hundredths (3,044.37') feet to the intersection of the North Line of said Road Tract 9, also being said centerline of Deimling Road, as it now exists;

thence North eighty-nine (89) degrees, thirty-three (33) minutes, nine (09) seconds West along said North Line of Road Tract 9, a distance of three hundred eighty-nine and sixty-one hundredths (389.61') feet to the intersection of the West line of said Road Tract 9, also being the East line of Road Tract 8;

thence North eighty-nine (89) degrees, forty-three (43) minutes, zero (00) seconds West along the North line of Road Tract 8 and also the centerline of Deimling Road, as it now exists, a distance of eight hundred eleven and sixty-six hundredths (811.66') feet to the intersection of the East line of a parcel of land as described in Official Record 2119, Page 314, Wood County Deed Records;

thence South zero (00) degrees, twenty (20) minutes, thirty-two (32) seconds West along said East line of a parcel of land as described in Official Record 2119, Page 314, Wood County Deed Records, a distance of three hundred thirty-two and thirty-one hundredths (332.31') feet to the intersection of the South line of said parcel of land as described in Official Record 2119, Page 314, Wood County Deed Records;

thence North eighty-nine (89) degrees, forty-three (43) minutes, zero (00) seconds West along said South line of said parcel of land as described in Official Record 2119, Page 314, Wood County Deed Records, a distance of seven hundred ninety-three and sixty-four hundredths (793.64') feet to the intersection of said East line of a parcel of land as described in Volume 741, Page 671, Wood County Deed Records also being a line drawn seventy-five and zero hundredths (75.00') feet easterly of and parallel with the centerline of The Parkway, as it now exists;

thence North zero (00) degrees, forty-two (42) minutes, eighteen (18) seconds East along said East line of a parcel of land as described in Volume 741, Page 671, Wood County Deed Records also being a line drawn seventy-five and zero hundredths (75.00') feet easterly of and parallel with the centerline of The Parkway, as it now exists, a distance of three hundred thirty-two and

thirty-two hundredths (332.32') feet to the True Point of Beginning.

Said parcel of land contains a Total Area of 6,659,639 square feet or 152.884 acres of land more or less.

Excepting there from a parcel of land as described in Official Record 2159, Page 704, Wood County Deed Records, being 56,400 square feet or 1.295 acres of land more or less.

Also excepting there from a parcel of land as described in Official Record 2700 Page 810, Wood County Deed Records, being 100,976 square feet or 2.318 acres of land more or less.

After said exceptions the above described parcel of land contains an area of 6,502,263 square feet or 149.271 acres of land more or less.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

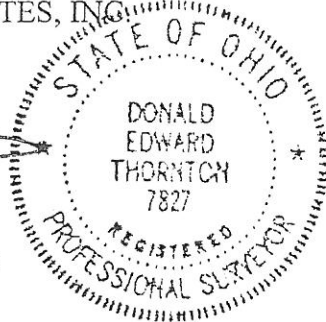
The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.



D. Edward Thornton, P. S.  
Professional Surveyor No. 7827





## CITY OF ROSSFORD, WOOD COUNTY, OHIO





Approximate area of entertainment district

A-7

