

**APPLICATION FOR COMMUNITY ENTERTAINMENT DISTRICT
NORTH MERIDIAN
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 B

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 2 and 3 acres per year during that time period.

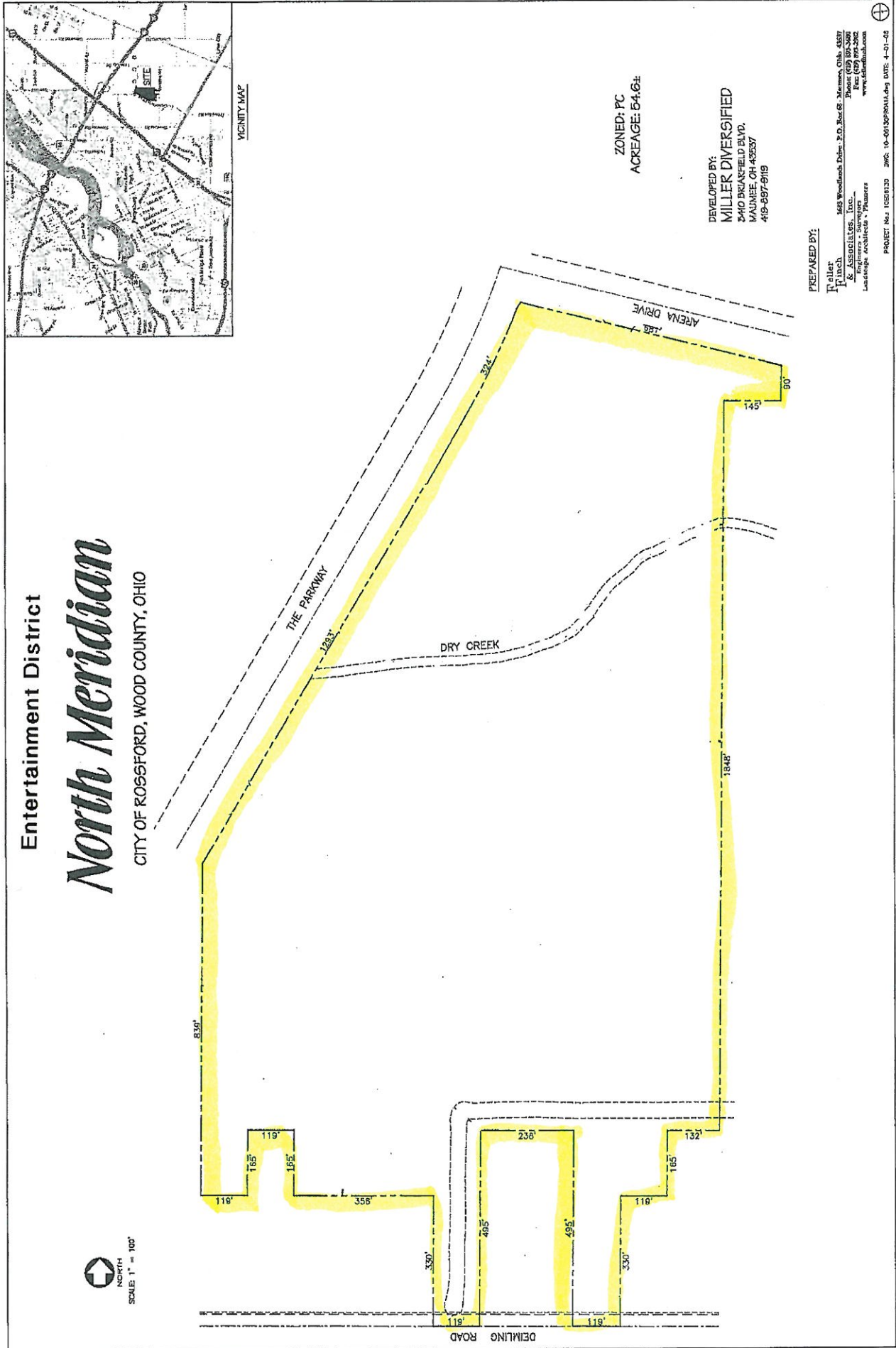
DEVELOPMENT INVESTMENT

The proposed community entertainment district encompasses just over 54 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:	54 ac. x 43,560 s.f. =	2,352,240 s.f.
Construction Coverage @ 20%		470,448 s.f.
Construction Costs (with site development)		\$150.00/s.f.

Estimated Total Investment over life of development @ 3% escalator	\$ 111,909,000
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North Meridian
Entertainment District

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THE FOLLOWING REAL ESTATE BEING A PART OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 3, TOWN 4, UNITED STATES RESERVE, CITY OF ROSSFORD, AND PERRYSBURG TOWNSHIP, WOOD COUNTY, OHIO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 POST OF SAID SECTION 3, AT A FOUND RAILROAD SPIKE (WCR), THENCE N 00DEG 25MIN 55SEC E 495.00 FEET ON AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TO THE NORTHEAST CORNER OF A 0.50 ACRE TRACT OF LAND AS CONVEYED TO DONALD HERBERT & ALICE THERESA LAHOTE (DV 559, PG 934) AT A SET IRON PIN, THE PRINCIPAL PLACE OF BEGINNING FOR THE TRACT HEREIN TO BE DESCRIBED;

THENCE N 89DEG 43MIN 00SEC W 132.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 3, TO A SET IRON PIN AT THE NORTHWEST CORNER OF SAID 0.50 ACRE TRACT;

THENCE S 00DEG 25MIN 55SEC W 165.00 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 3, TO A SET IRON PIN AT THE NORTHEAST CORNER OF A 0.90 ACRE TRACT OF LAND AS CONVEYED TO WILLIAM N. & MELANIE J. NESPER (DV 550, PG 72);

THENCE N 89DEG 43MIN 00SEC W 118.82 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 3, TO A SET IRON PIN AT THE NORTHWEST CORNER OF SAID 0.90 ACRE TRACT;

THENCE S 00DEG 25MIN 55SEC W 330.00 FEET PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3, TO A RAILROAD SPIKE SET ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 AT THE SOUTHWEST CORNER OF SAID 0.90 ACRE TRACT;

THENCE N 89DEG 43MIN 00SEC W 118.82 FEET ON AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TO A RAILROAD SPIKE SET AT THE SOUTHEAST CORNER OF A 1.35 ACRE TRACT OF LAND AS CONVEYED TO WILLIAM R. MONTRIE AND GAIL WATSON (DV 685, PG 832);

THENCE N 00DEG 25MIN 55SEC E 495.00 FEET PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TO A SET IRON PIN AT THE NORTHEAST CORNER OF SAID 1.35 ACRE TRACT;

THENCE N 89DEG 43MIN 00SEC W 237.64 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 3, TO A SET IRON PIN AT THE NORTHWEST CORNER OF A 1.35 ACRE TRACT OF LAND AS CONVEYED TO LARRY WILLIAM SEILING (DV 502, PG 658);

THENCE S 00DEG 25MIN 55SEC W 495.00 FEET PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3, TO A RAILROAD SPIKE SET ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3 AT THE SOUTHWEST CORNER OF SAID 1.35 ACRE TRACT;

THENCE N 89DEG 43MIN 00SEC W 118.82 FEET ON AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TO A RAILROAD SPIKE SET AT THE SOUTHEAST CORNER OF A 0.90 ACRE TRACT OF LAND AS CONVEYED TO LAWRENCE J. & PEGGY A. HAAS (DV 605, PG 1010);

THENCE N 00DEG 25MIN 55SEC E 330.00 FEET PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TO A SET IRON PIN AT THE NORTHEAST CORNER OF SAID 0.90 ACRE TRACT;

THENCE N 89DEG 43MIN 00SEC W 356.46 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 3, TO A SET IRON PIN AT THE SOUTHEAST CORNER OF A 0.45 ACRE TRACT OF LAND AS CONVEYED TO JEAN LOIS DOSTER (DV 559, PG 933);

THENCE N 00DEG 25MIN 55SEC E 165.00 FEET PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TO A SET IRON PIN AT THE NORTHEAST CORNER OF SAID 0.45 ACRE TRACT;

THENCE N 89DEG 43MIN 00SEC W 118.82 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 3, TO A SET IRON PIN AT THE NORTHWEST CORNER OF SAID 0.45 ACRE TRACT;

THENCE S 00DEG 25MIN 55SEC W 165.00 FEET PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TO A SET IRON PIN AT THE SOUTHWEST CORNER OF SAID 0.45 ACRE TRACT;

THENCE N 89DEG 43MIN 00SEC W 118.63 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 3, TO A SET IRON PIN ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3 AT THE NORTHWEST CORNER OF A 0.90 ACRE TRACT OF LAND AS CONVEYED TO BARRY A. & JESSICA BROWN (DV 605, PG 1003);

THENCE N 00DEG 29MIN 41SEC E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, 838.41 FEET TO A SET IRON PIN ON THE SOUTHERLY RIGHT OF WAY OF THE PARKWAY;

THENCE N 30DEG 42MIN 18SEC E 1,293.06 FEET ON AND ALONG THE SOUTHERLY RIGHT OF WAY OF THE PARKWAY, TO A SET IRON PIN AT THE BEGINNING OF A NON-TANGENT CURVE;

THENCE CONTINUING ON AND ALONG THE SOUTHERLY RIGHT OF WAY OF THE PARKWAY AND A CURVE TO THE LEFT 324.59 FEET, SAID CURVE HAVING A DELTA OF 09DEG 22MIN 11SEC AND A RADIUS OF 1,984.86 FEET (CHORD = N 26DEG 01MIN 12SEC EAST 324.23 FEET) TO A SET IRON PIN AT THE BEGINNING OF A

REVERSE CURVE;

THENCE ON AND ALONG THE SOUTHERLY RIGHT OF WAY OF EAST ARENA DRIVE AND A CURVE TO THE RIGHT 71.88 FEET, SAID CURVE HAVING A DELTA OF 82DEG 22MIN 00SEC AND A RADIUS OF 50.00 FEET (CHORD = N 62DEG 31MIN 07SEC EAST 65.85 FEET) TO A SET IRON PIN AT THE BEGINNING OF A TANGENT LINE;

THENCE S 76DEG 17MIN 54SEC E 865.42 FEET ON AND ALONG THE SOUTHERLY LINE OF EAST ARENA DRIVE, TO A SET IRON PIN ON THE WEST LINE OF A 0.1898 ACRE PARCEL TRACT CONVEYED TO ROSSFORD, OHIO TRANSPORTATION IMPROVEMENT DISTRICT (VOL. 740 PG. 13);

THENCE S 13DEG 42MIN 06SEC W, ALONG THE WEST LINE OF SAID 0.1898 ACRE TRACT, 62.89 FEET TO A SET IRON PIN ON THE SOUTH LINE OF THE N1/4 OF THE N1/2 OF THE SE1/4 OF SECTION 3;

THENCE N 89DEG 44MIN 47SEC WEST 358.87 FEET ON AND ALONG SAID SOUTH LINE TO A SET IRON PIN ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3;

THENCE S 00DEG 25MIN 55SEC W 1,848.99 FEET ON AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, TO THE PLACE OF BEGINNING ENCLOSING AN AREA OF 55.3994 ACRES OF LAND, MORE OR LESS, OF WHICH 0.1637 ACRES LIES WITHIN THE PRESENT RIGHT-OF-WAY OF DEIMLING ROAD, SUBJECT TO ALL LEGAL HIGHWAYS, RECORDED EASEMENTS AND RESTRICTIONS.

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT.

EXCEPTING THEREFROM THE FOLLOWING 2 PARCELS THEREOF:

1. A 25 FOOT WIDE STRIP OF LAND SITUATED IN PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 3, UNITED STATES RESERVE, TOWN 4, CITY OF ROSSFORD (PERRYSBURG TOWNSHIP), WOOD COUNTY, OHIO, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 POST OF SECTION 3 AT A FOUND PK NAIL; THENCE SOUTH 00 DEGREES, 01' 28" WEST, A DISTANCE OF 386.00 FEET ON AND ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 3 TO THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3 AT A SET RAILROAD SPIKE; THENCE NORTH 89 DEGREES 44' 47" WEST, A DISTANCE OF 2001.46 FEET ON AND ALONG THE NORTH LINE OF SAID SOUTH 3/4 TO THE SOUTHERLY LINE OF PROPOSED EAST ARENA DRIVE AT A SET 5/8 INCH IRON REBAR W/ID CAP MARKED POGGEMEYER DESIGN GROUP; THENCE NORTH 76 DEGREES, 17' 54" WEST, A DISTANCE OF 263.00 FEET ON AND ALONG THE SOUTHERLY LINE OF PROPOSED EAST ARENA DRIVE TO THE PRINCIPAL POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH 13 DEGREES, 42' 06" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 76 DEGREES, 17' 54" WEST, A DISTANCE OF 908.73 FEET PARALLEL WITH AND 25 FEET SOUTHERLY OF THE SOUTHERLY LINE OF PROPOSED EAST ARENA DRIVE TO THE SOUTHEASTERLY LINE OF PROPOSED THE PARKWAY AT THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ON AND ALONG SAID CURVE AN ARC DISTANCE OF 52.36 FEET THROUGH A DELTA ANGLE OF 60 DEGREES, 00' 00" TO THE BEGINNING OF A TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 75 DEGREES 42' 06" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 76 DEGREES, 17' 54" EAST, A DISTANCE OF 865.42 FEET ON AND ALONG THE SOUTHERLY LINE OF PROPOSED ARENA DRIVE TO THE PLACE OF BEGINNING ENCLOSING AN AREA OF 0.5143 ACRES OF LAND, MORE OR LESS.

2. That part of the southeast 1/4 (lying within Parcel II) of Section 3, Town 4, United States Reserve, City of Rossford, Wood County, Ohio, and more particularly described as follows:

Commencing at the east 1/4 post of said Section 3, at a found PK nail; thence south 00 degrees 01' 28" west along the east line of the southeast 1/4 of Section 3 and the centerline of Lime City Road, a distance of 436.00 feet to a found railroad spike, said spike being at the easterly extension of the southerly right of way of Arena Drive;

thence north 89 degrees 44' 47" west and along the southerly right of way of Arena Drive, a distance of 1408.90 feet to a found capped iron rod at the beginning of a point of curvature;

thence continuing along said southerly right of way on a tangent curve to the right, with a delta angle of 13 degrees 26' 54", an arc length of 347.94 feet, a radius of 1482.39 feet, a chord length of 347.14 feet, and a chord bearing of north 83 degrees 01' 21" west to a found capped iron rod;

thence north 76 degrees 17' 54" west along said southerly right of way, a distance of 518.21 feet to a found capped iron rod at the northeast corner of a parcel of land recorded in Deed 740-13 and the point of beginning;

thence south 13 degrees 42' 06" west along the easterly line of said recorded parcel and continuing along the easterly line of parcels recorded in Deed 757-888 and Deed 751-475, at the same bearing for a total distance of 180.00 feet to a found capped iron rod;

thence north 89 degrees 44' 47" west along a line parallel to the southerly line of aforesaid parcel recorded in Deed 757-888, a distance of 186.00 feet to a set capped iron rod;

thence north 00 degrees 25' 55" east, a distance of 229.39 feet to a set capped iron rod on the southerly right of way of Arena Drive;

thence south 76 degrees 17' 54" east along the southerly right of way of Arena Drive, a distance of 233.55 feet to the point of beginning;

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT.

CONTAINING AFTER SAID EXCEPTION, A DISTANCE OF 54.5666 ACRES OF LAND, MORE OR LESS.

TP# T68-400-0300-00-027.000 = 0.9002 ACRES
TP# T68-400-0300-00-028.003 = 20.7976 ACRES
TP# T68-400-0300-00-033.000 = 0.9002 ACRES
TP# T68-400-0300-00-034.003 = 31.6093 ACRES
TP# T68-400-0300-00-010.004 = 0.3593 ACRES



& Associates, Inc.

Engineers • Architects • Surveyors

1683 Woodlands Drive
Maumee, Ohio 43537-0068
(419) 893-3680
Fax (419) 893-2982
www.fellerfinch.com

Donald L. Feller, P.E.
Gregory N. Feller, P.E.
Christopher E. Crisenbery, P.E.

December 8, 2011

Miller Diversified, Inc.
Jerry Miller
3410 Briarfield Blvd.
Maumee, OH 43537

RE: North Meridian Entertainment District
Legal Description
Project No. 10S06937

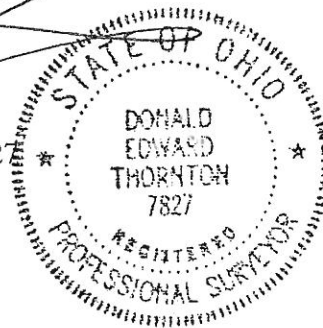
Dear Mr. Miller:

I hereby certify that the parcel of land in the Southeast $\frac{1}{4}$ and also in the Southwest $\frac{1}{4}$ of Section 3, Town 4, United States Reserve, in the City of Rossford, Wood County, Ohio, and described in the attached legal description contains an area over 20.00 acres of land.

Sincerely,

FELLER, FINCH & ASSOCIATES, INC.

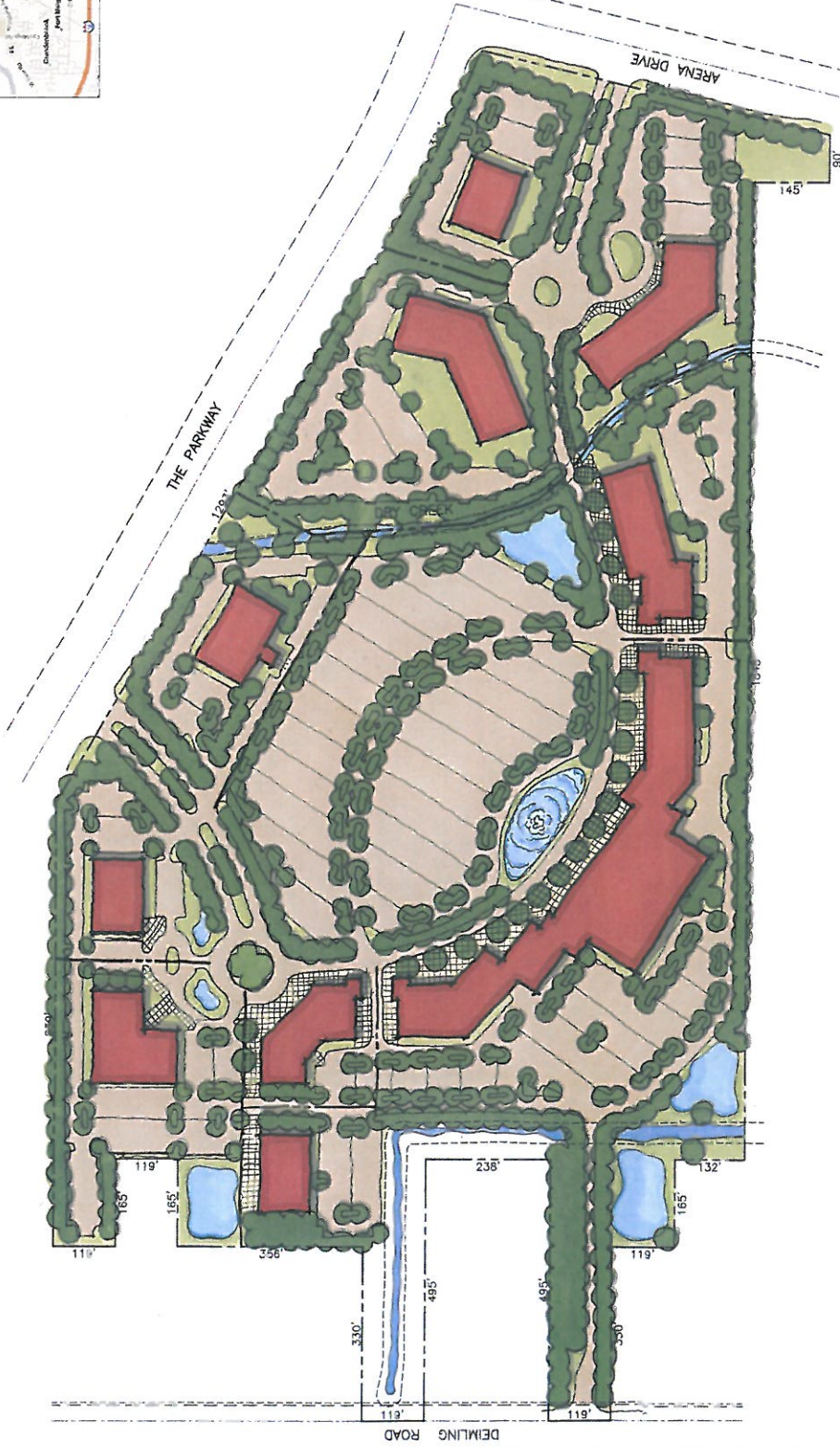
D. Edward Thornton, P.S.
Professional Surveyor No. 7827



CONCEPTUAL DRAWING OF *North Meridian* CITY OF ROSSFORD, WOOD COUNTY, OHIO



VICINITY MAP



ZONED: PC
ACREAGE: 54.6±

DEVELOPED BY:
MILLER DIVERSIFIED
3410 BRIARFIELD BLVD.
MAUMEE, OH 43537
419-287-9119

PREPARED BY:

Miller
Finch
& Associates, Inc.
Engineers - Surveyors
Landscape Architects - Planners
1483 Woodlands Drive P.O. Box 68 Maumee, Ohio 43537
Phone: (419) 855-5600
Fax: (419) 855-2882
www.millerfinch.com

PROJECT No.: 10200130 DWG: 10-01-000001A.dwg DATE: 4-01-08

CONCEPTUAL DRAWING

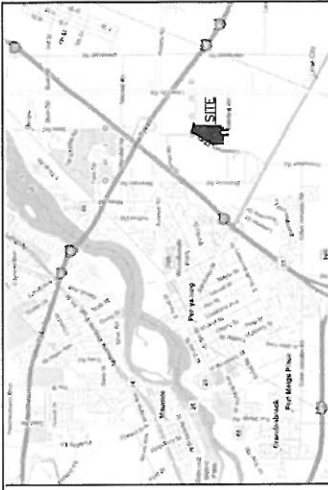
OF

North Meridian

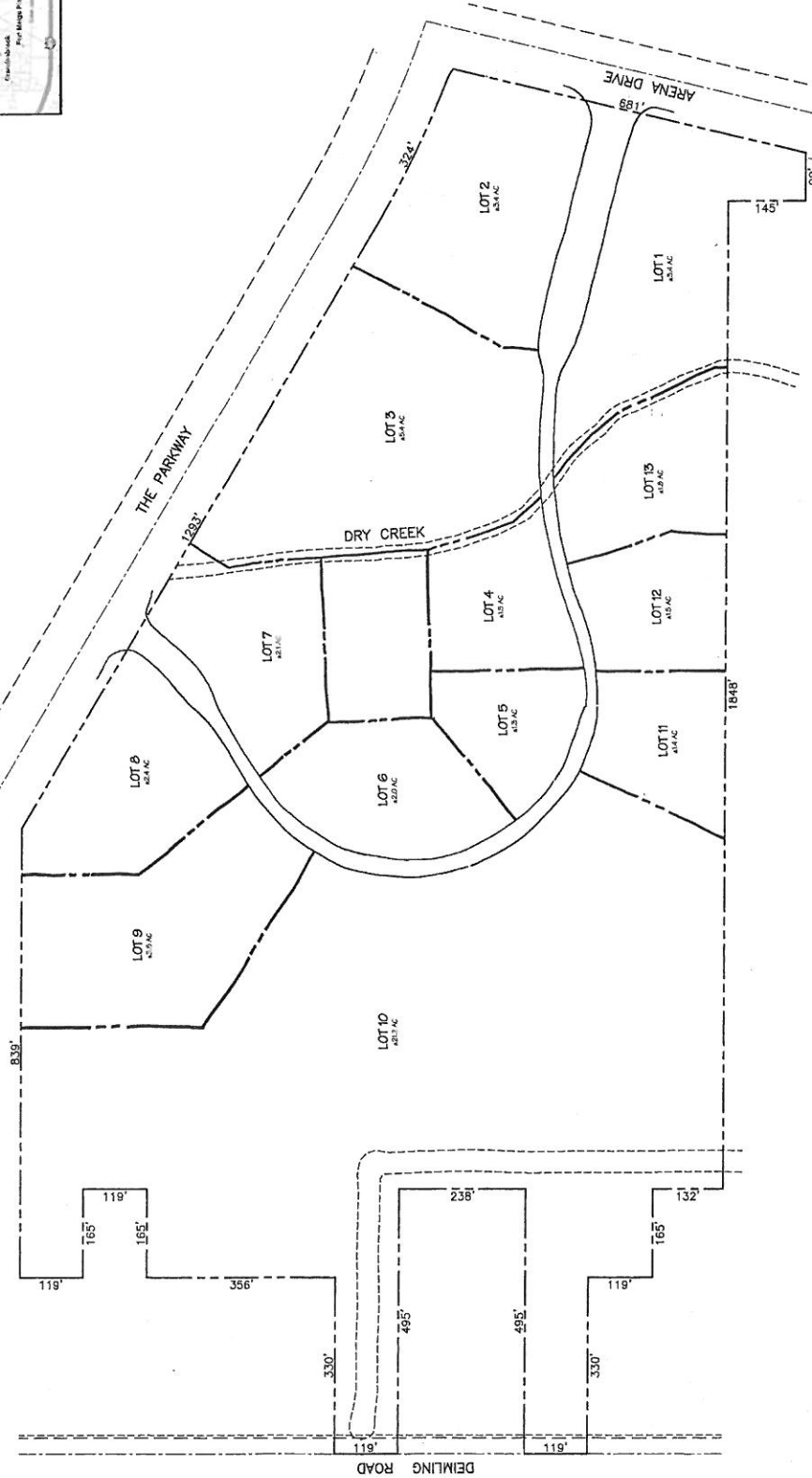
CITY OF ROSSFORD, WOOD COUNTY, OHIO



SCALE: 1" = 100'



VICINITY MAP



ZONED: PC
ACREAGE: 54.6±

DEVELOPED BY:
MILLER DIVERSIFIED
340 BRIARFIELD BLVD.
MAURIE, OH 43527
419-287-9119

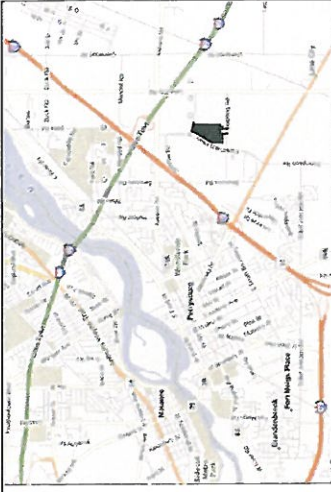
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1683 Woodlands Drive P.O. Box 68 Maumee, Ohio 43537
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PROJECT No.: 15260130 DWG: 10-01-2015/0418.dwg DATE: 4-01-08

8-1

CONCEPTUAL DRAWING OF *North Meridian* CITY OF ROSSFORD, WOOD COUNTY, OHIO



VICINITY MAP



ZONED: PC
ACREAGE: 54.6±

DEVELOPED BY:
MILLER DIVERSIFIED
340 BRIARFIELD BLVD.
MAYFIELD, OH 43537
419-897-9119

PREPARED BY:

Miller
& Associates, Inc.
Engineers - Surveyors
Landscape Architects - Planners
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PROJECT No.: 10200130 DWG: 10-01-30P0010.00g DATE: 4-01-08

CONCEPTUAL DRAWING

OF

North Meridian

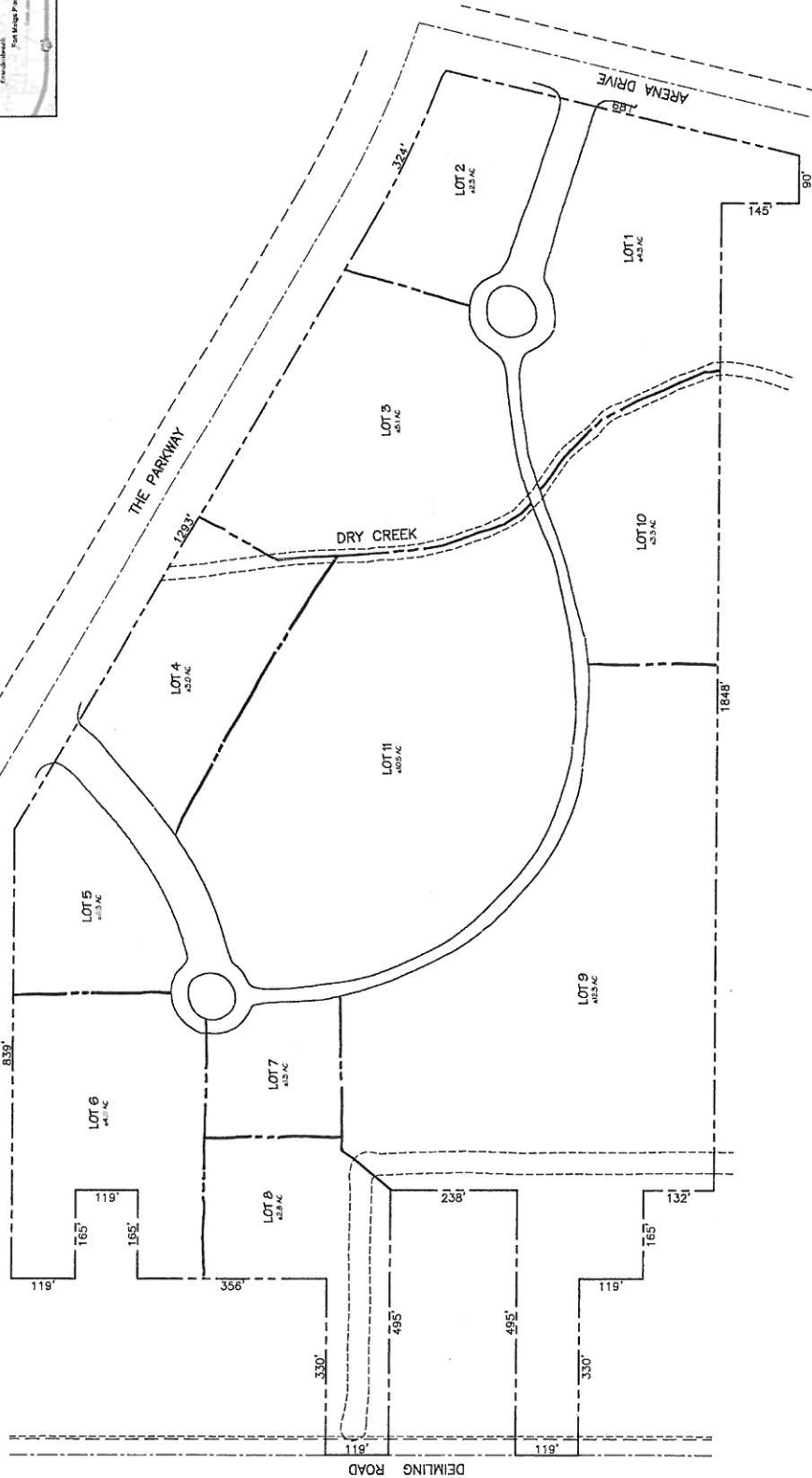
CITY OF ROSSFORD, WOOD COUNTY, OHIO



SCALE: 1" = 100'



VICINITY MAP



ZONED: PC
ACREAGE: 54.6±

DEVELOPED BY:
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PREPARED BY:

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PROJECT No.: 10508130 DWG. 10-00130P001A.dwg DATE: 4-01-08

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Approximate area of entertainment district (North)

