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June 6, 2016

City of Grove City
Development Department
ATTN: Kimberly Shields, Community Development Manager
4035 Broadway
Grove City, OH 43123

Re: Parkash & Prashar, LLC – Special Use Permit Application No. 201605020028

Dear Ms. Shields:

Pursuant to your letter dated May 18, 2016, please be advised as follows:

Proposed use of the property for outdoor sales would include the sale of ice and the sale of propane tanks year round. Attached is a copy of my Special Use Permit Application having the owner's signature thereon per your request. It is my understanding that the Planning Commission meeting for this Special Use Permit will be held on Tuesday, July 5, 2016 at 1:30 p.m. At this point in time, it is our desire to go to the Planning Commission hearing with the proposal as originally described in the initial application.

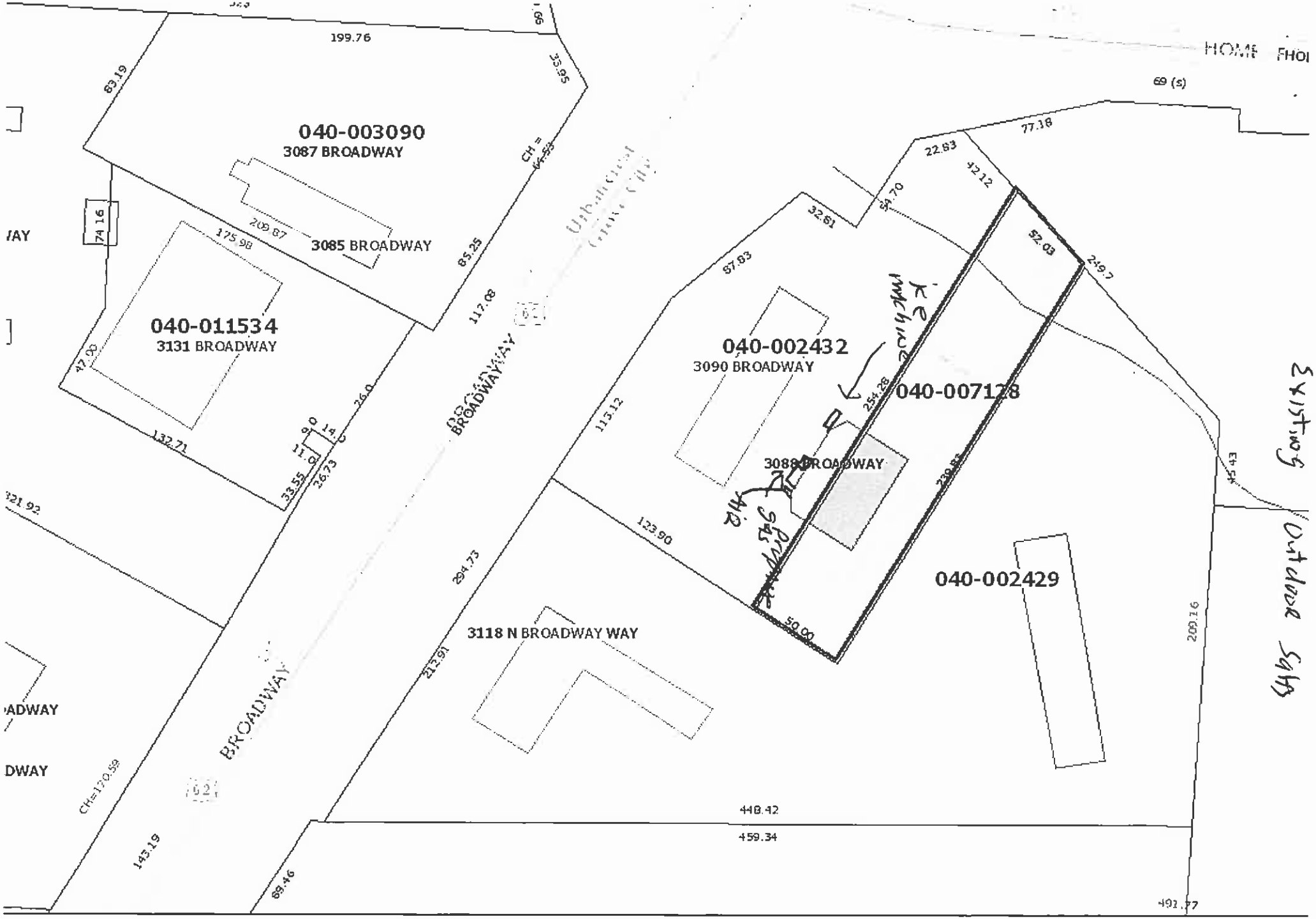
Attached hereto are 20 copies of the application documentation per your request.

I would like to thank you for your time and cooperation in this matter.

Very Truly Yours,

Thomas R. Clark

TRC/dh
Enclosures
cc: Diwakar Prashar



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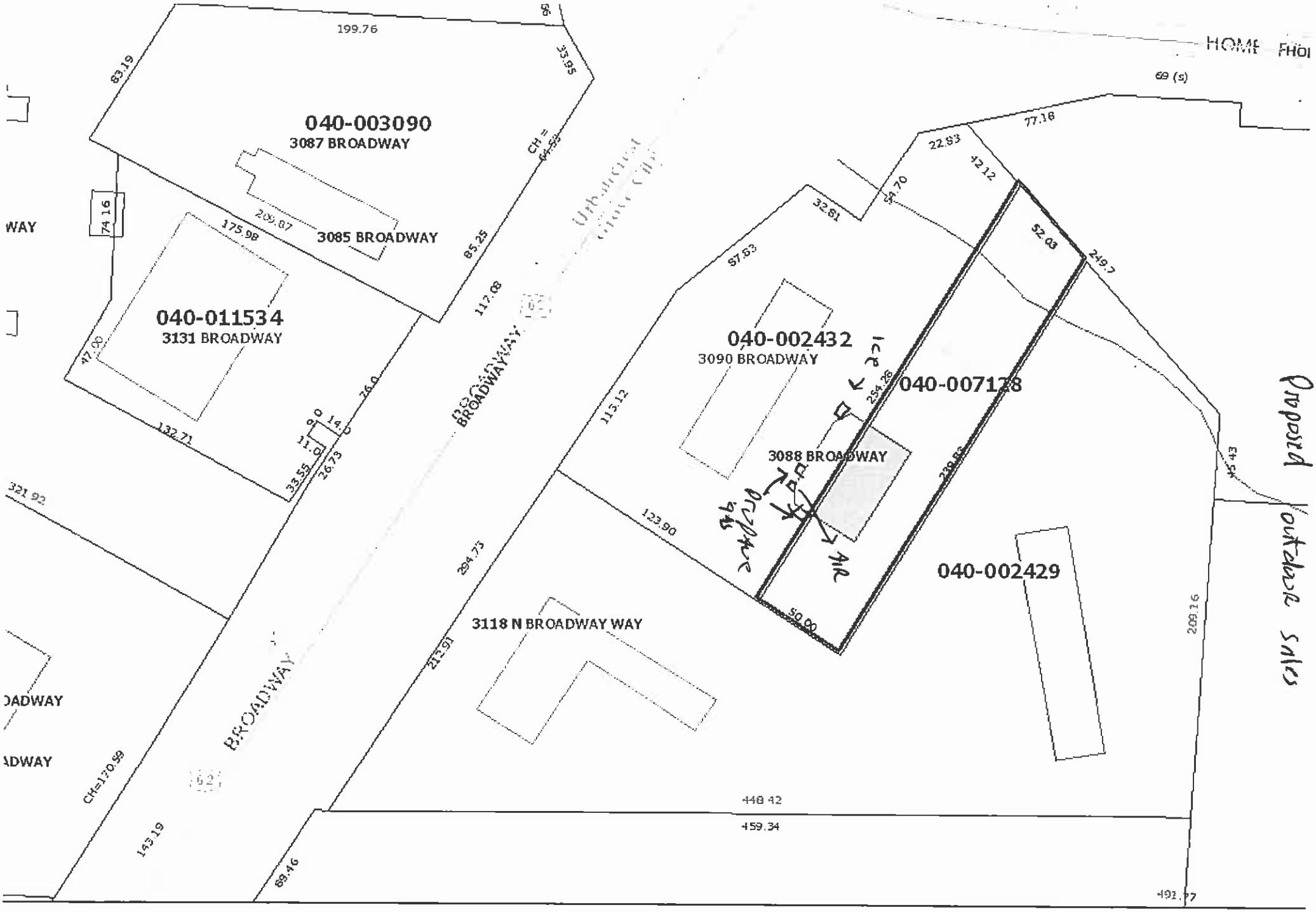

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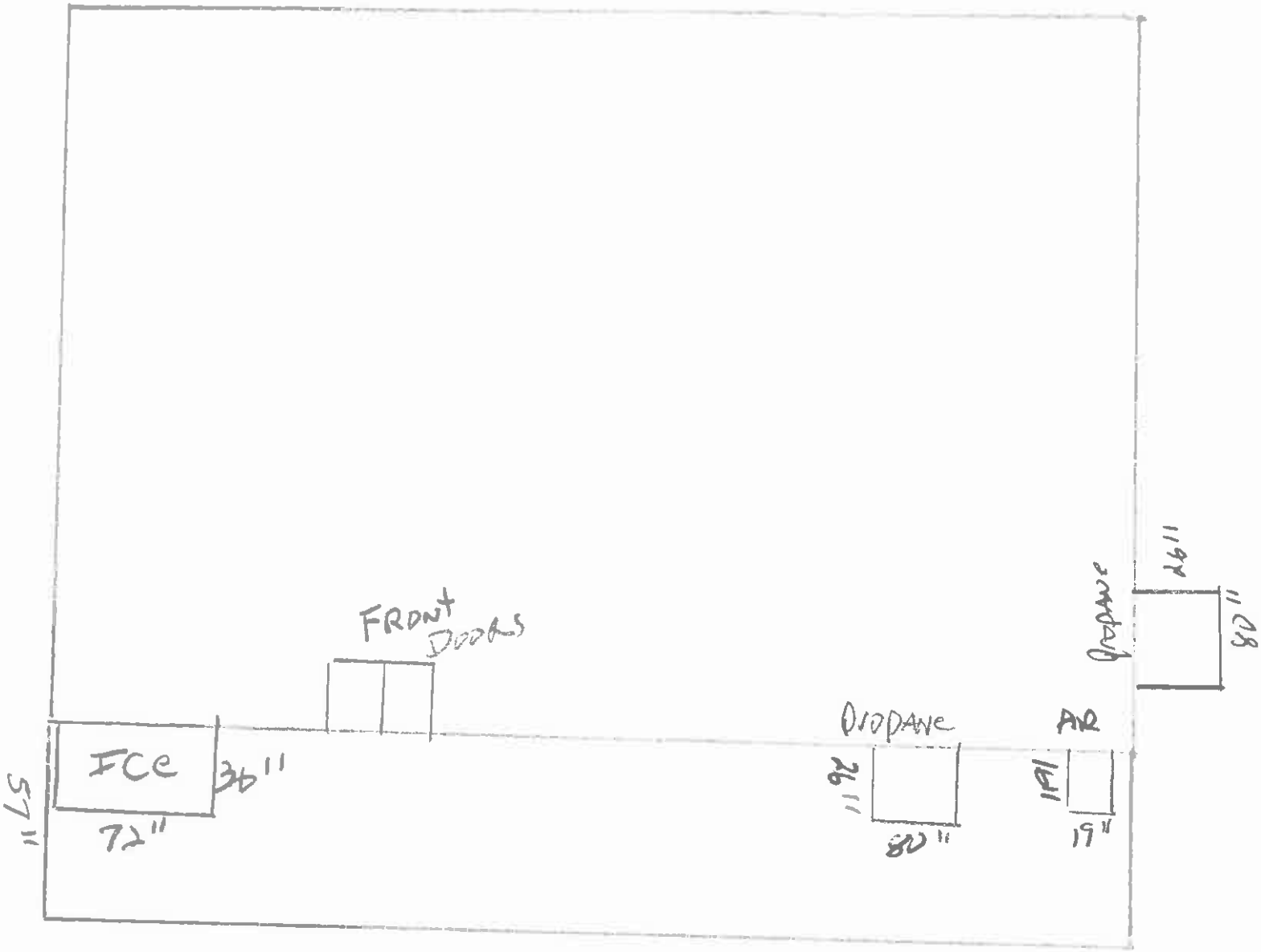
Proposed



ice
AIR

Conveyance
Mandatory- 500.00
Permissive- 500.00 SM
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

7791
TRANSFERRED
JUN 09 2011
CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

201106090072688
Pgs 4 $44.00 T20110036400
06/09/2011 11:14AM BXOHIO TITLE
Dapone Hawk
Franklin County Recorder

GENERAL WARRANTY DEED

3088 Broadway, LLC, an Ohio limited liability company, of Franklin County, Ohio for valuable consideration paid, grants, with general warranty covenants, to Parkash & Prashar, LLC, an Ohio limited liability company, whose tax mailing address is:

the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO

Tax Parcel Numbers: 040-002432-00 and 040-007128-00
Street Address: 3088 North Broadway, Grove City, Ohio 43123

Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinances and regulations; legal highways; and restrictions, conditions, reservations and easements of record.

Prior Instrument Reference: Instrument No. 200911020158095, Franklin County, Ohio records.

Executed on June 10, 2011.

3088 Broadway, LLC,
an Ohio limited liability company

By: Michael Maloof, sole member
Michael Maloof, Sole Member

STATE OF Ohio
COUNTY OF: Franklin, SS.

BE IT REMEMBERED, that on June 10, 2011, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Michael Maloof, Sole Member of 3088 Broadway, LLC, an Ohio limited liability company, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed of said limited liability company.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal this day and year aforesaid.

Barbara E. Miller
Notary Public

NOTARY PUBLIC STATE OF OHIO

BARBARA E. MILLER, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 16, 2011

Prepared by:
Terence L. Gallagher, Attorney
Gallagher & Kavinsky, LPA
8740 Orion Place, Suite 200
Columbus, Ohio 43240

EXHIBIT "A"

Parcel 1:

Situated in the State of Ohio County of Franklin, City of Grove City, in Virginia Military Survey No. 1388, and being a portion of an original 0.645 acre tract of land conveyed to Gary N. Williams by deed of record in Official Record 6436, Page I15, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a point at the intersection of the centerline of North Broadway-U.S. Route 62 with the centerline of Home Road, in the north line of said Virginia Military Survey No. 1388 and at the northwest corner of an original 0.589 acre tract of land conveyed as Parcel No. 60A-WD to State of Ohio for U.S. Route 62 right-of-way by deed of record in Deed Book 2799, Page 424, Recorder's Office, Franklin County, Ohio, said point located at centerline station 88+22.99 of Ohio Department of Transportation right-of-way plans for U.S. Route 62 as part of FRA-270-6.09S;

Thence S 86° 20' 42" E along the centerline of Home Road, along the north line of said Virginia Military Survey No 1388 and along a north line of said original 0.589 acre tract a distance of 85.90 feet to a point at a corner of said original 0.589 acre tract, said point being located 75.18 feet right of centerline station 88+64.54 of said U.S. Route 62;

thence S 41° 20' 29" E along a north line of said 0.589 acre tract a distance of 56.50 feet to a ¾ inch I.D. pinch-top iron pipe reset in the south right-of-way line of Home Road, at the northeast corner of said original 0.589 acre tract, at the northwest corner of said original 0.645 acre tract, at a corner of a 0.660 acre tract of land conveyed partially out of said original 0.589 acre tract to Board of County Commissioners of Franklin County, Ohio, as Description Parcel No. 1 for Home Road right-of-way purposes by deed of record in Deed Book 3186, Page 640, Recorder's Office, Franklin County, Ohio, in a south line of an original 1.970 acre tract of land conveyed to Harriet D. Maurer by deed of record in Deed Book 2590, Page 691, Recorder's Office, Franklin County, Ohio, and at the true place of beginning of the tract herein intended to be described, said being located 129.47 feet right of centerline station 88+48.90 of U.S. Route 62;

thence continuing S 41° 20' 29" E along the north line of said original 0.645 acre tract and along a portion of a south line of said original 1.970 acre tract a distance of 42.18 feet to a ¾ inch diameter rebar reset at the northeast corner of said original 0.645 acre tract and at a northwest corner of an original 1.894 acre tract of land conveyed to Shipper's Realty Inc., by deed of record in Official Record 4350, Page F03, Recorder's Office, Franklin County, Ohio, said point being located 170.00 feet right of centerline station 88+37.27 of said U.S. Route 62;

thence S 32° 35' 06" W. along the east line of said original 0.645 acre tract and along a west line of said original 1.894 acre tract a distance of 254.28 feet to a ¾ inch I.D pinch-top iron pipe found at the southeast corner of said original 0.645 acre tract and at a corner of said original 1.894 acre tract;

thence N 57° 24' 54" W along a portion of the south line of said original 0.645 acre tract and along a portion of a north line of said original 1.894 acre tract a distance of 123.90 feet to a ¾ inch I.D. iron pipe set in the new east right-of-way line of U.S. Route 62, at the southeast corner of a 0.0172 acre tract of land conveyed as Parcel No. 81 WD out of said original 0.645 acre tract to State of Ohio for U.S. Route 62 right of-way purposes by deed of record in Official Record 11406, Page A03, Recorder's Office of Franklin County, Ohio, and at the northeast corner of a 0.0168 acre tract of land conveyed as Parcel No. 80 WD out of said original 1.894 acre tract to State of Ohio for U.S. Route 62 right-of-way purposes by deed of record in Official Record 11183, Page G01, Recorder's Office, Franklin County, Ohio, said iron pipe being located 54.50 feet right of new centerline station 85+84.43 of U.S. Route 62, as shown upon Sheet 14 of 15 of Ohio Department of Transportation right-of-way plans for FRA-62-7.06;

thence N. 34° 12' 36" E. along the new east right-of-way line of U.S. Route 62 and along the east line of said 0.0172 acre tract a distance of 113.12 feet to a ¾ inch I.D. iron pipe set at the northeast corner of said 0.0172 acre tract, in a west line of said original 0.645 acre tract and in an east line of said original 0.589 acre tract;

thence N 52° 14' 20" E. along the east right-of-way line of U.S. Route 62, along a portion of a west line of said original 0.645 acre tract and along a portion of an east line of said original 0.589 acre tract a distance of 87.83 feet to a ¾ inch I.D. iron pipe set at the southwest corner of a 0.0260 acre tract of land conveyed as Parcel No. 81 WD-1 out of said original 0.645 acre tract to State of Ohio for U.S. Route 62 right-of-way purposes by deed of record in Official Record 11406, Page A05, Recorder's Office, Franklin County, Ohio, said point being located 82.11 feet right of new centerline station 87+80 00 of U.S. Route 62;

thence S. 56° 23' 24" E. along the south line of said 0.0260 acre tract a distance of 32.81 feet to a ¾ inch I.D. iron pipe set at the southeast corner of said 0.0260 acre tract;

thence N 34° 12' 41" E along the east line of said 0.0260 acre tract a distance of 54.70 feet to a point in the south right-of-way line of Home Road, at the northernmost corner of said 0.0260 acre tract, in a north line of said original 0.645 acre tract and in a south line of said original 0.589 acre tract.

thence N 78° 00' 06" E along the south right-of-way line of Home Road, along a portion of a north line of said original 0.645 acre tract and along a portion of a south line of said original 0.589 acre tract a distance of 22.83 feet to the true place of beginning;

containing 0.602 acre of land more or less.

0-029-C
Nu of
(640)
002432

Parcel 2:

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey No. 1388, and being a portion of an original 1.894 acre tract of land conveyed to Shipper's Realty Inc., by deed of record in Official Record 4350, Page F03, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning for reference, at a point in the former east right-of-way line of North Broadway-U.S. Route 62, at a northwest corner of said original 1.894 acre tract and at the southwest corner of an original 0.645 acre tract of land conveyed to Gary M. Williams by deed of record in Official Record 6436, Page 115, Recorder's Office, Franklin County, Ohio, said point being 40.00 feet right of former centerline station 85+82.99 of U.S. Route 62, as shown upon Sheet 13 of 31 of Ohio Department of Transportation right-of way plans for FRA-270-6.095, said point also being at the northwest corner of a 0.0168 acre tract of land conveyed as Parcel No. 80 WD out of said original 1.894 acre tract to State of Ohio for U.S. Route 62 right-of-way purposes by deed of record in Official Record 11183, Page G01, Recorder's Office, Franklin County, Ohio, and at the southwest corner of a 0.0172 acre tract of land conveyed as Parcel No. 81 WD out of said original 0.645 acre tract to State of Ohio for U.S. Route 62 right-of-way purposes by deed of record in Official Record 11406, Page A03, Recorder's Offices Franklin County, Ohio;

thence S. 57° 24' 54" E along a north line of said original 1.894 acre tract along the south line of said original 0.645 acre tract, along the north line of said 0.0168 acre tract and along the south line of said 0.0172 acre tract a distance of 130.00 feet to a ¾ inch I.D. pinch-top iron pipe found at a corner of said original 1.894 acre tract, at the southeast corner of said original 0.645 acre tract and at the true place of beginning of the tract herein intended to be described (passing a ¾ inch I.D. iron pipe set in the new east right-of-way line of U.S. Route 62, at the northeast corner of said 0.0168 acre tract and at the southeast corner of said 0.0172 acre tract at 6.10 feet, the last said point being 54.50 feet right of new centerline station 85+84.43 of U.S. Route 62, as shown upon Sheet 14 of 15 of Ohio Department of Transportation right-of-way plans for FRA-62-7.06);

thence N 32° 35' 06" E along, a west line of said original 1.894 acre tract and along the east line of said original 0.645 acre tract a distance of 254.23 feet to a ¾ inch diameter rebar reset at a

northwest corner of said original 1.894 acre tract, at the northeast corner of said original 0.645 acre tract and in the south line of an original 1.970 acre tract of land conveyed to Harriet D. Maurer by deed of record in Deed Book 2590, Page 691, Recorder's Office, Franklin County, Ohio;

thence S 41° 20' 29' E along a portion of a north line of said original 1.894 acre tract and along a portion of the south line of said original 1.970 acre tract a distance of 52.03 feet to a ¾ inch I.D. iron pipe set;

thence S 32° 35' 06" W parallel with and 50.00 feet easterly by perpendicular measurement from a west line of said original 1.894 acre tract and from the east line of said original 0.645 acre tract a distance of 239.83 feet to a ¾ inch I.D. iron pipe set in a north line extended easterly of said original 1.894 acre tract and in the south line extended easterly of said original 0.645 acre tract;

thence N. 57° 24' 54" W along a north line extended easterly of said original 1.894 acre tract and along the south line extended easterly of said original 0.645 acre tract a distance of 50.00 feet to the true place of beginning;

containing 0.284 acre of land more or less.

TOGETHER with the rights of ingress and egress noted in Instrument No. 200905010062105, Franklin County records.

Known As: 3088 North Broadway, Grove City, Ohio 43123
Parcel No: 040-007128-00 and Parcel No.: 040-002432-00

0.029.C
ALL OF
(040)
007128

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: [illegible]
DATE 06-09-2011

ParcelID: 040-002432-00
PARKASH & PRASHAR LLC

Map-Rt: 040-O029C -007-00
3088 BROADWAY

Owner

Owner	PARKASH & PRASHAR LLC
Owner Address	4372 GRAND CROSSING BLVD GROVE CITY OH 43123
Legal Description	3088 HRRSBRG PIKE ENTRY 1388 .6019 ACRE
Calculated Acres	.61
Legal Acres	0
Tax Bill Mailing	PARKASH AND PRASHAR LLC 4372 GRAND CROSSING BLVD GROVE CITY OH 43123-8150 View Google Map

Most Recent Transfer

Transfer Date	JUN-09-2011
Transfer Price	$500,000

2015 Tax Status

Property Class	C - Commercial
Land Use	458 - GAS STATION/CONVEN FOOD STORE
Tax District	040 - CITY OF GROVE CITY
School District	2511 - SOUTH WESTERN CSD
City/Village	GROVE CITY
Township	JACKSON TWP
Appraisal Neighborhood	X8200
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2015: No 2016: No
Homestead Credit	2015: No 2016: No
Board of Revision	No
Zip Code	43123

2015 Current Market Value

	Land	Improvements	Total

ParcelID: 040-007128-00
PARKASH & PRASHAR LLC

Map-Rt: 040-O029C -008-01
3088 N BROADWAY

Owner

Owner	PARKASH & PRASHAR LLC
Owner Address	4372 GRAND CROSSING BLVD GROVE CITY OH 43123
Legal Description	HARRISBURG PIKE ENTRY 1388 0.284 ACRE
Calculated Acres	.29
Legal Acres	0
Tax Bill Mailing	PARKASH AND PRASHAR 4372 GRAND CROSSING BLVD GROVE CITY OH 43123-8150 View Google Map

Most Recent Transfer

Transfer Date	JUN-09-2011
Transfer Price	$500,000

2015 Tax Status

Property Class	C - Commercial
Land Use	458 - GAS STATION/CONVEN FOOD STORE
Tax District	040 - CITY OF GROVE CITY
School District	2511 - SOUTH WESTERN CSD
City/Village	GROVE CITY
Township	JACKSON TWP
Appraisal Neighborhood	X8200
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2015: No 2016: No
Homestead Credit	2015: No 2016: No
Board of Revision	No
Zip Code	43123

2015 Current Market Value

	Land	Improvements	Total

Parkash & Prashar, LLC

11/17/2015