



October 24, 2017

Kendra Spergel
Development Planner
City of Grove City
4035 Broadway
Grove City, OH 43123

Re: Response Letter for Becknell Plat – Application #201709270030

Dear Ms. Spergel:

In addition to the comments that the city has provided, JHA would like to share the modifications made to the Plat at request of the owner. Below is a summary of the city's comments and the responses previously provided. Below those comments are those provided by the owner.

City Comments

1. The Columbus Southern Power Company easement along the southeast and east side of the property is labeled, but not shown. Please add the easement to the plat.
Response: A callout has been added at the southeast corner of the site identifying the easement.
2. Add the acreage of the "Drainage Easement Pond Area" to the plat.
Response: Acreage has been added.
3. Remove the dotted line in the Marlane Drive ROW shown to the north of Lot 2.
Response: The line has been removed.
4. Please confirm the location of the notary shown on page 1 of the application. It currently states "State of Connecticut, County of Hartford." If this is a typo, please update the information to read "State of Ohio, County of Franklin".
Response: We have verified with the owner. Their ownership, who will be signing the plat, will be doing so out of Connecticut.

Owner Comments

1. Please modify the title to BECKNELL SOUTHPARK PLACE REPLAT on both sheets;
2. Please add an additional call out for Marlane Drive and label the centerline on sheet 2;
3. Please see attached half size copy of sheet 1 of the submitted plat for the easement language modifications.

If there is anything else that you need, please feel free to contact me directly at 740-224-0600.

Sincerely,
Jobes Henderson & Associates, Inc.

A handwritten signature in cursive script that reads "A. Spencer". The signature is enclosed in a thin, light-colored rectangular border.

Amanda Spencer
Project Manager

BECKNELL
INDUSTRIAL

September 27, 2017

City of Grove City
Development Department
4035 Broadway
Grove City, OH 43123

RE: Plat Application – Becknell Addition at SouthPark

Dear Staff,

Becknell Industrial is the owner and developer of a 43.817 acres parcel in Grove City, Parcel #040-001144-00, located south of Marlane Drive and at north end of Southpark Place.

We own the property under a special purpose entity, 1933 Marlane Drive Ohio Becknell Investors LLC. We are developer and GC on the project as Becknell Services, LLC a Becknell Industrial, LLC affiliated company.

We are currently constructing a 322,000 SF speculative facility on the property along with other master planned improvements. We are now in the process of planning and permitting for the second 324,000 SF speculative facility. As part of planning for this second development we wish to properly divide the land into 2 lots and associated easements. This will allow for each lot and building to have its own tax parcel and tax assessments. The plat will also allow us to formally dedicate the right of way needed for Marlane drive. We will remain the owners of both lots.

Please accept this application and support information for review. We look forward to your feedback as we progress this through review and city meetings.

Please feel free to reach out to Terry Levin, our project engineer here at Becknell, if you have any questions or comments to discuss. He can be reached at 708-221-9157 or tlevin@becknellindustrial.com

Cordially,



J. Mark Shapland, EVP & COO
Becknell Industrial
Becknell Services, LLC