

ARC INDUSTRIES ACTIVE TREATMENT FACILITY

PROJECT NARRATIVE

Arc Industries is acquiring this property to provide Active Treatment and other Human and Community Based Services (HCBS) provided under to individuals with Intellectual and Developmental Disabilities who live in or in the vicinity of Grove City. These services fall under SIC Code 8322 (Individual and Family Social Services) and SIC Code 8331 (Job Training And Vocational Rehabilitation Services). These individuals currently receive those services in other parts of Franklin County. This means they are in transportation for significant amounts of time. This project will reduce the amount of transportation time and increase program services.

Active Treatment is directed toward:

- Acquisition of behaviors necessary for the person to function with as much self-determination and independence as possible
- Prevention or deceleration of regression or loss of current optimal functional status

Active Treatment is delivered when individuals:

- Maintain functioning to the maximum extent possible in the presence of degenerative or other limiting conditions
- Have developed increased skills and independence in functional life areas, for example: communication, socialization, toileting, bathing, household tasks
- Need continuous, competent training, supervision and support in order to function on a daily basis
- Receive continuous, competent training, supervision and support that promotes skills and independence

Home and community-based services (HCBS) provide opportunities for Medicaid beneficiaries to receive services in their own home or community rather than institutions or other isolated settings. These programs serve a variety of targeted populations groups, such as people with intellectual or developmental disabilities, physical disabilities, and/or mental illnesses. ARC has a long history of serving people with intellectual or developmental disabilities with the following services that would be provided at this location:

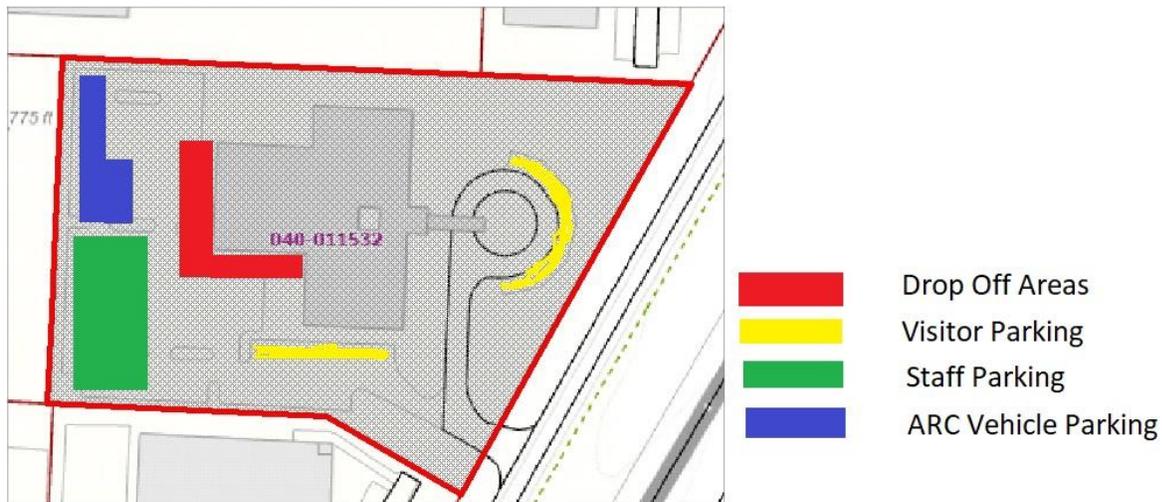
- Adult Day Supports which includes services and supports that enhance skills, community membership, and independence, as well as personal choice, all in order to attain or maintain maximum potential and community engagement. The expected outcome is development of skills that lead to greater independence, community membership, relationship-building, self-direction, and self-advocacy.
- Vocational Habilitation which provides learning and work experiences, including volunteer work, that help to develop skills that lead to integrated community employment in a job that matches the person's interests, strengths, priorities, and abilities

The program will serve approximately 75 people with intellectual or developmental disabilities and employ approximately 45 staff members. The hours of operation will be from 8 am until 5 pm, primarily Monday through Friday.

While we have not completed drawings for the building, approximately 70% of the space will be activity areas for individuals to receive services, 10% will be dedicated personal care areas, 10% will be administrative offices and 10% will be dining areas.

While the design of the space is not complete, we anticipate a dignified entrance for our participants in the rear of the building. Participants will arrive in vans in phases in the morning (between 8:45 am and 9:15 am) and depart in a similar fashion between 2:00 and 2:30 pm.

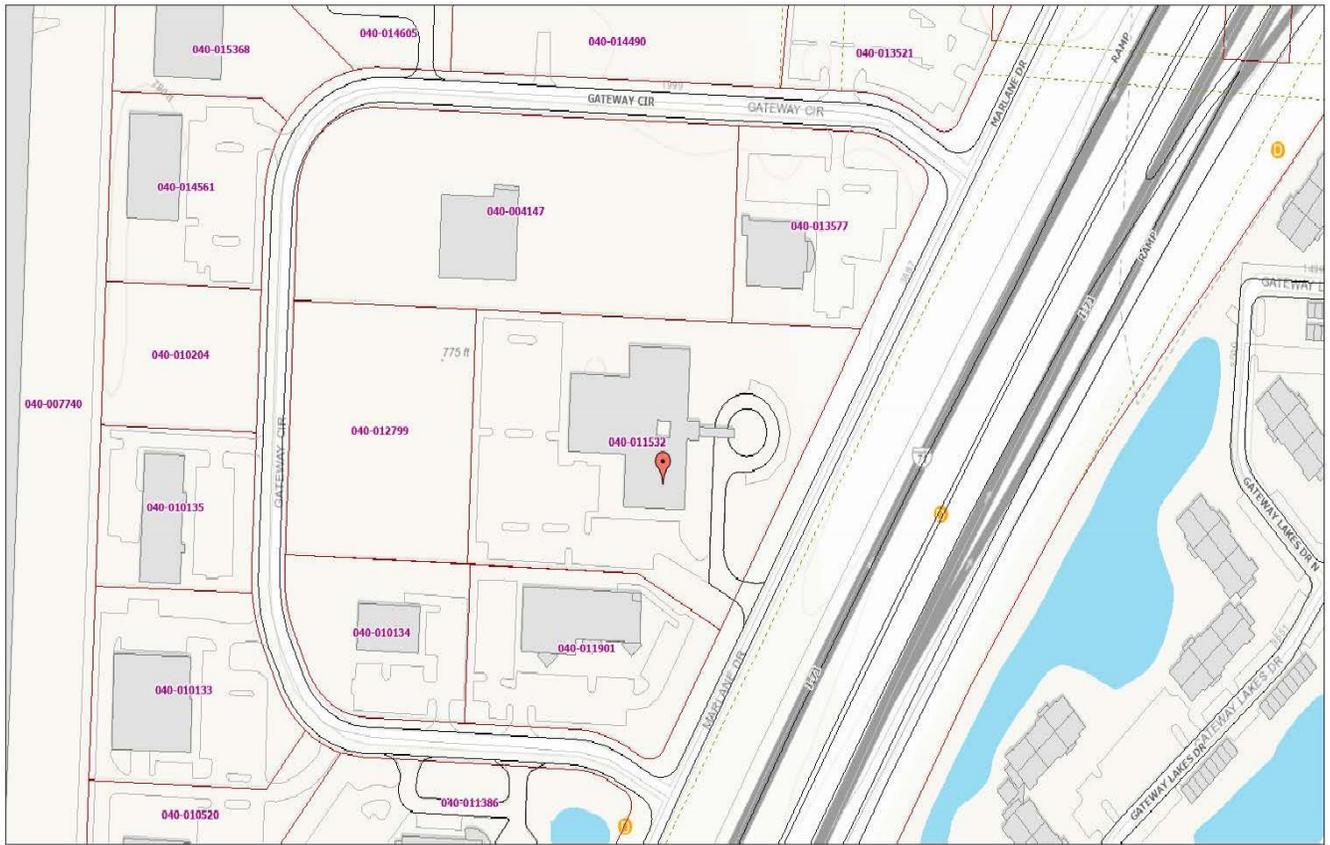
The map that follows shows our planned drop-off areas and the division of parking on the site between our staff, our vehicles and visitor parking. Please note that participants in Active Treatment services do not drive and would not require parking.



The project will involve a significant improvement to the building that will involve some widening of walkways to provide for the accessibility needed to provide these services and some significant plumbing and mechanical work to properly provide for a dignified experience for our customers. There will be minimal work on the site outside the building that will be focused on accessibility to the building that will improve life safety and provide for a quality experience for our customers. We do not plan to disturb any landscaping, but if there is any damage or removal it will be replaced. We will add a continuous three-foot evergreen hedge along the edge of the front parking spaces in accordance with Section 1136.06(a) of Grove City code.

PROPERTY MAP

0400032E 03407



February 20, 2021

4.4.074

Parcels adjacent and/or contiguous to the project parcel:

Parcel	Owner	Address
040-004147	Gateway to Growing LLC	100 East Broad Street; Suite 230 Columbus, Ohio 43215
040-012799	Gateway to Growing LLC	100 East Broad Street; Suite 230 Columbus, Ohio 43215
040-010134	Grand Aerie of Fraternal Order of Eagles	1023 Gateway Circe Dr. S. Grove City, Ohio 42123
040-011901	Gateway Holding Company II LLC	1600-1628 Gateway Circle Grove City, Ohio 43123
040-013577	Tabaleen Ltd	5131 Brand Rd, Dublin, Ohio 43017

LEGAL DESCRIPTION

PARCEL I:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND CITY OF GROVE CITY, BEING A 3.770 ACRE TRACT OF LAND OUT OF THAT ORIGINAL 36.892 ACRE TRACT OF LAND CONVEYED TO GATEWAY CAPITAL HOLDINGS, L.L.C. BY OFFICIAL INSTRUMENT NUMBER NUMBER 199811090287669, AS FOUND IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID ORIGINAL 36.892 ACRE TRACT OF GROUND WHERE AN IRON PIN HAS BEEN FOUND, IN THE EAST RIGHT-OF-WAY OF MARLANE DRIVE, BEING THE WEST RIGHT-OF-WAY OF U.S. INTERSTATE ROUTE 71, THENCE ALONG THE SOUTH BOUNDARY OF SAID 36.892 ACRE TRACT OF LAND;

NORTH 83° 25' 55" WEST, A DISTANCE OF 72.68 FEET TO AN IRON PIN FOUND IN THE WEST RIGHT-OF-WAY OF MARLANE DRIVE, TO BE DEDICATED AS PART OF GATEWAY TO THE CITY DEVELOPMENT, THENCE ALONG SAID WEST RIGHT-OF-WAY;

NORTH 33° 25' 24" EAST, A DISTANCE OF 546.71 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF MARLANE DRIVE, TO A POINT, WHERE AN IRON PIN HAS BEEN SET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT NO. 6 AND BEING THE TRUE POINT OF BEGINNING OF THIS LOT SPLIT DESCRIPTION; THENCE

NORTH 56° 34' 36" WEST, A DISTANCE OF 142.68 FEET TO AN IRON PIN SET, THENCE

NORTH 83° 25' 55" WEST, A DISTANCE OF 257.24 FEET TO AN IRON PIN SET, THENCE

NORTH 6° 13' 26" EAST, A DISTANCE OF 317.30 TO AN IRON PIN SET, THENCE

SOUTH 83° 44' 36" EAST, A DISTANCE OF 581.36 FEET TO AN IRON PIN SET IN THE WESTERLY RIGHT-OF-WAY OF MARLANE DRIVE, THENCE ALONG SAID RIGHT-OF-WAY;

SOUTH 33° 26' 17" WEST, A DISTANCE OF 89.29 FEET TO AN IRON PIN SET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY;

SOUTH 33° 25' 24" WEST, A DISTANCE OF 342.16 FEET TO THE TRUE POINT OF BEGINNING OF THIS LOT 6 DESCRIPTION, CONTAINING 3.770 ACRES, MORE OR LESS. AS SURVEYED BY ROGER P. ARNOLD, REGISTERED PROFESSIONAL SURVEYOR NO. S-6065.

THE BASIS OF BEARINGS IS THE EAST LINE OF PARA SOUTHPARK, INC. AS FOUND IN PLAT BOOK 71, PAGE 31, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

PARCEL II:

20' EASEMENT FOR UTILITIES AS SET FORTH IN PLAT BOOK 90, PAGE 35, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.