

Madison Township

Pickaway County, Ohio

Application for Zoning District Amendment

To amend the text or map of the Madison Township Zoning Resolution, the applicant shall follow the provisions of Ohio Revised Code Section 519.12, as may be amended, and the Madison Township Zoning Resolution.

- ☒ Zoning District Change, or
☐ Zoning Text Amendment

Owner / Applicant Information (Owners or lessees of property):

Property Owner(s): Core5 Industrial Partners LLC Attn: Connor Jackson

Address: 1230 Peachtree Street NE, Suite 1000

City: Atlanta

State: GA

Zip: 30309

Telephone: 513-283-6799

email: cjackson@c5ip.com

Applicant Information (primary contact if designated agent for owner or lessee):

Name: Nate Green, Montrose Group

Address: 100 E. Broad St. Suite 2320

City: Columbus

State: OH

Zip: 43215

Telephone: 740-497-1893

email: ngreen@montrosegroupllc.com

Attach additional sheet for information for multiple owners and/or lessees

Subject property

Pickaway County Auditor Tax Identification Number (parcel ID): See Attached List

Parcel street address

Area (acres) of subject property:178.698

Required contents of Application, Section 6.03 of Zoning Resolution

Current Use and Zoning District: Rural Residential

Proposed Use and Zoning District: Rickenbacker Business Development District

Describe the request (use separate sheet if necessary): Core5 Industrial Partners is in contract to purchase 178.698 acres from three property owners on Airbase Rd and intends to construct class-A industrial warehouse/manufacturing facilities. This is consistent with the RBD zoning district and other projects in Madison Township zoned RBD. This land was identified in the Rickenbacker Impact Zone as identified by the Madison Township zoning map. The property is in the Northern Pickaway Community Reinvestment Area and the Annexation Moratorium Area. Core5 Industrial Partners. will work to remedy stormwater runoff from these buildings, address appropriate buffers and follow the design guidelines established by the Rickenbacker Business Development District.

- ☐ Attach legal description of record; survey drawing; or, subdivision plat
- ☐ Proposed amendment to the text of the Madison Township Zoning Resolution (if applicable) stating specific sections of the Resolution that are proposed for amendment(s), and attached as a separate exhibit.
- ☐ Map drawn to scale showing property lines, streets, existing and proposed zoning, and such other items as the Zoning Inspector may require.
- ☐ A list of property owners and their address as appearing on the Pickaway County Auditor current tax list, within 500 feet, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned. This requirement may be waived if more than 10 parcels are proposed to be rezoned.
- ☐ Statement as to how the proposed amendment will impact adjacent and proximate properties.
- ☐ Additional information as may be requested by the Zoning Inspector to determine conformance with, and provide enforcement of the Madison Township Zoning Resolution.
- ☐ Fee paid and application filed with Madison Township Zoning Commission

Date



Douglas A. Armbruster, Assistant Secretary

11/13/2024

Applicant signature

Date

Applicant certifies that all information contained herein is true and accurate

Core5 Industrial Partners
Madison Township, Pickaway County
Application for Zoning District Change

1. Applicant Information

Name: Core5 Industrial Partners Attn: Connor Jackson
Address: 250 Grandview Drive – Suite 260
City: Fort Mitchell State: KY Zip Code: 41017
Telephone: 513-283-6799 Email: cjackson@c5ip.com

Applicant's designated agent

Name: Nate Green, Montrose
Address: 100 E. Broad St., Suite 2320
City: Columbus State: OH Zip Code: 43215
Telephone: 740-497-1893 Email: ngreen@montrosegroupllc.com

2. Parcel Listing

| Core5 Industrial Partners Parcel Listing | | | | | |
|---|--------------------------------|------------------------|-----------|-------|----------|
| Parcel ID | Owner | Mailing Address | City | State | Zip Code |
| F1600010005602 | Cheryl L. Graves | 5210 AIRBASE ROAD | Groveport | OH | 43125 |
| F1600010005603 | Cheryl L. and Larry J. Graves | 5210 AIRBASE ROAD | Groveport | OH | 43125 |
| F1600010005601 | David L. and Brenda Burgoon | 5076 AIRBASE RD | Groveport | OH | 43125 |
| F1600010000600 | David L. and Brenda Burgoon | 5076 AIRBASE RD | Groveport | OH | 43125 |
| F1600010005600 | Randall K. and Cam A. Thompson | 5303 Palmetto Point Dr | Palmetto | FL | 34221 |
| F1600010005700 | Randall K. and Cam A. Thompson | 5303 Palmetto Point Dr | Palmetto | FL | 34221 |

3. Adjacent Property Owners

| Core5 Industrial Partners ADJACENT PROPERTY OWNERS | | | | | |
|---|---|---|------------------|-------|------------|
| Parcel ID | Owner | Mailing Address | City | State | Zip Code |
| F1600010005400 | SUNSHINE & SMOOCH LLC & JCD PICKAWAY FARM LLC | 6789 ZIMMERMAN RD | SABINA | OH | 45169 |
| F1600010000701 | W-CTR SCARBROUGH LAND HOLDINGS LLC | C/O WALTON STREET CAPITAL LLC 900 N MICHIGAN AVE STE 1900 | Chicago | IL | 60611 |
| F1600010005500 | Jackie R Arnold | 5487 Airbase Rd | Groveport | OH | 43125 |
| F1600010005800 | Terry Lynne Hahn | 5564 Airbase Rd | Groveport | OH | 43125 |
| F1600010004705 | Luke Thomas Demarest | 338 Cranston Bluff Rd. | Richmond Hill | GA | 31324-5785 |
| F1600010004707 | William G. and Sandra L. Taylor | 3963 London Lancaster Rd | Groveport | OH | 43125 |
| F1600010000501 | COLUMBUS REGIONAL AIRPORT AUTHORITY | 4600 INTERNATIONAL GATEWAY | Columbus | OH | 43219 |
| F1600010004702 | John F. Ferner | ATTN: Accounts Payable | Groveport | OH | 43125 |
| F1600010004706 | Steven Craig Zosel | 3933 London Lancaster Rd. | Groveport | OH | 43125 |
| F1600010004708 | Steven Craig Zosel | PO Box 297 | Commercial Point | OH | 43116 |
| F1600010005000 | Suzanne M Brown Trustee | 7559 Bruns Ct. | Canal Winchester | OH | 43110 |
| 180-000209-00 | Donald E Kizer Trustee | 2384 Abington Rd. | Columbus | OH | 43221 |
| 180-000413-00 | KUHLWEIN ENTERPRISES LLC | 6915 PERRILL RD | Ashville | OH | 43103 |
| 180-000611-00 | RICARDO CARLOS | 3445 LONDON-LANCASTER ROAD | Groveport | OH | 43125 |
| 180-000538-00 | RICARDO CARLOS | 3445 LONDON-LANCASTER ROAD | Groveport | OH | 43125 |
| 180-000565-00 | Jerry L and Kim E Clements | 3467 LONDON LANCASTER RD | Groveport | OH | 43125 |
| 180-000498-00 | ANTHONY JORDAN and RACHEL NICOLE OWENS | 3589 LONDON LANCASTER BD | Groveport | OH | 43125-9593 |
| 180-000528-00 | Harry Loel III and Rebecca S Loel | 3635 LONDON LANCASTER RD | Groveport | OH | 43125-9593 |
| 180-000529-00 | Arthur W Albert | 3691 LONDON LANCASTER RD | Groveport | OH | 43125 |
| 180-000531-00 | Larry E and Doris L Day | 3787 LONDON LANCASTER RD | Groveport | OH | 43125 |
| 180-000530-00 | Eric and Connie Scott | 3818 LONDON LANCASTER RD | Groveport | OH | 43125 |
| 180-000129-00 | MYRON P BOETTICHER TR | 3790 LONDON LANCASTER RD | Groveport | OH | 43125 |
| 180-000296-00 | BEILINDA M STANLEY AND ERIC W CUNNINGHAM | 3770 LONDON LANCASTER RD | Groveport | OH | 43125 |
| 180-000286-00 | KUHLWEIN ENTERPRISES LLC | 6915 PERRILL RD | Ashville | OH | 43103-9530 |
| 180-000368-00 | PHOENIS S FRANKS IV and DEBORAH J FRANKS | 3710 LONDON LANCASTER RD | Groveport | OH | 43125 |
| 180-000253-00 | THOMAS L FREEMAN | 3680 LONDON LANCASTER RD | Groveport | OH | 43125 |
| 180-000250-00 | EDUARDO SERRANO ORTEGA | 7055 ROUNDELAY RD S | REYNOLDSBURG | OH | 43068 |
| 180-000355-00 | JUDY FAY POTTS | 3960 PLATTE AVE | Groveport | OH | 43125 |
| 180-000077-00 | CHRIS M MITTLER | 3606 LONDON LANCASTER RD | Groveport | OH | 43125 |
| | LEONARD G RINEHART and CHERRY L RINEHART | 3584 LONDON LANCASTER RD | Groveport | OH | 43125 |

4. **Statement as to how proposed amendment will impact adjacent and proximate properties.** Core5 Industrial Partners is in contract to purchase 178.698 acres from three property owners on Airbase Rd and intends to construct class-A industrial warehouse/manufacturing facilities. This is consistent with the RBD zoning district and other projects in Madison Township zoned RBD. This land was identified in the Rickenbacker Impact Zone as identified by the Madison Township zoning map. The property is in the Northern Pickaway Community Reinvestment Area and the Annexation Moratorium Area. Core5 Industrial Partners. will work to remedy stormwater runoff from these buildings, address appropriate buffers and follow the design guidelines established by the Rickenbacker Business Development District.

a. Utility Assessment

- i. **Watermain:** The developer will extend the public watermain along Airbase Rd to the eastmost development entrance.
- ii. **Sanitary Sewer:** Sanitary sewer will be installed to the frontage of the development by the City of Columbus per their in-progress Phase 2 plans. The developer will provide the required easements for this project.
- iii. **Stormwater:** The developer and their engineer will establish a site plan to manage onsite stormwater via retention/detention basins and proper outlet structures
- iv. **Traffic Assessment.** The developer and their engineer will work with the Pickaway County Engineer's office and their traffic engineer to address

traffic impacts anticipated to be created by this development. The traffic engineer will analyze pre-determined intersections using historical traffic patterns and calculated traffic volume increases for the area to assess turn lanes and/or signals at the intersections. The report will be reviewed by the Pickaway County Engineer's office as well as the Ohio Department of Transportation District 6 Office. The improvements identified in the final Traffic Impact Study will be required to be completed by the developer of the property. It is the developer's intent that all access to and from the new development will come from Rickenbacker Parkway. The traffic study will confirm the requirements for the both the extension and improvements of Rickenbacker Parkway and Airbase Road.

Core5 Industrial Partners
Parcel Listing

| Parcel ID | Owner | Mailing Address | City | State | Zip Code |
|----------------|--------------------------------|------------------------|-----------|-------|----------|
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Parcel Listing**Adjacent Property Owners****Core5 Industrial Partners****Parcel Listing**

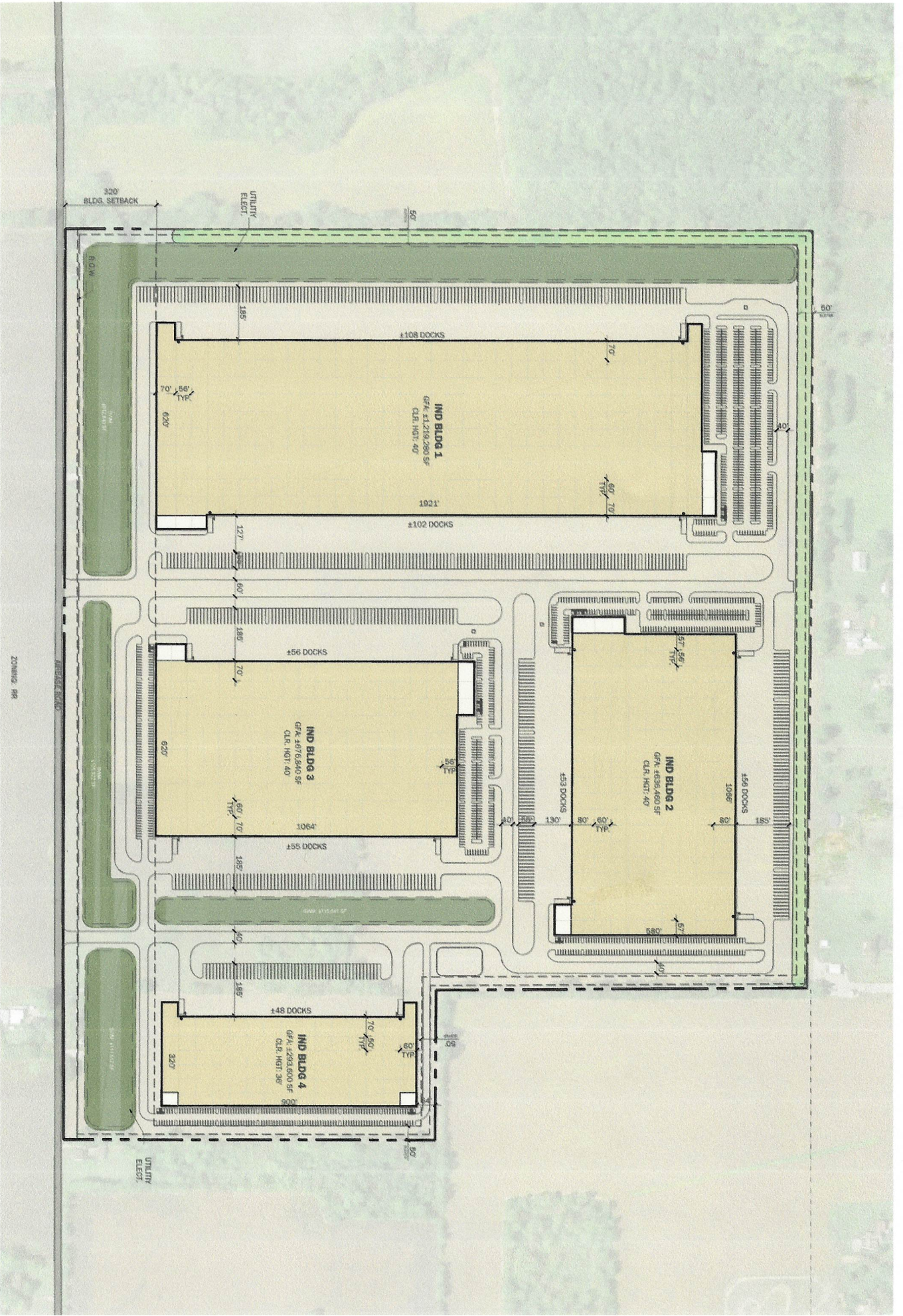
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Conceptual Site Study

Rickenbacker Parkway E & Walnut Creek Pike, Madison Township, OH 43217 - (615) 23-0031-00

WARE MALCOMB



DESCRIPTION OF 178.698 ACRES

Situated in the State of Ohio, County of Pickaway, Township of Madison, being located in Section 17, Township 10, Range 21, Congress Lands, being all of those 1.000 acre and 1.054 acre tracts described in deeds to **David L. Burgoon and Brenda Burgoon**, of record in **Official Record 301, Page 702** and **Official Record 348, Page 295**, respectively, being all of the remainder of that 62.000 acre (original) tract described in a deed to **Cheryl L. Graves**, of record in **Official Record 122, Page 450**, being all of that 2.000 acre tract described in deeds to **Larry J. Graves and Cheryl L. Graves**, of record in **Official Record 540, Page 207** and **Official Record 543, Page 1784**, being all of the remainder of that 118.166 acre (original) tract and all of that 54.465 acre tract described in deeds to **Randall K. Thompson and Cam A. Thompson**, of record in **Official Record 320, Page 644** and **Official Record 122, Page 448**, respectively, all records referenced herein are on file at the Office of the Recorder for Pickaway County, Ohio, and being further bounded and described as follows:

BEGINNING at the southwest corner of said 1.000 acre tract, being on the west line of said Section 17, and being on the existing centerline of right-of-way for Airbase Road;

Thence **North 03 degrees 55 minutes 32 seconds East**, along the west lines of said 1.000 acre tract, said 1.054 acre tract, and said 62.000 acre (original) tract, a distance of **2,644.40 feet** to the northwest corner of said 62.000 acre (original) tract, being the northwest corner of said Section 17;

Thence **South 86 degrees 04 minutes 48 seconds East**, along the north lines of said 62.000 acre (original) tract, said 118.166 acre (original) tract, and said 59.465 acre tract, a distance of **2,672.63 feet** to a northeast corner of said 59.465 acre tract, being the north quarter corner of said Section 17;

Thence **South 03 degrees 35 minutes 19 seconds West**, along an east line of said 59.465 acre tract and along the east line of the northwest quarter of said Section 17, a distance of **1,315.70 feet** to a northeast corner of said 59.465 acre tract;

Thence **South 85 degrees 45 minutes 04 seconds East**, along a north line of said 59.465 acre tract, a distance of **524.70 feet** to a northeast corner of said 59.465 acre tract;

Thence **South 03 degrees 56 minutes 14 seconds West**, along an east line of said 59.465 acre tract, a distance of **1,330.51 feet** to the southeast corner of said 59.465 acre tract, being on the centerline of right-of-way for said Airbase Road;

Thence **North 85 degrees 48 minutes 57 seconds West**, along the south line of said 59.465 acre tract and along the centerline of right-of-way for said Airbase Road, a distance of **537.15 feet** to an angle point in the existing centerline of right-of-way for said Airbase Road;

Thence **North 86 degrees 01 minute 48 seconds West**, continuing along the south line of said 59.465 acre tract and continuing along the centerline of right-of-way for said Airbase Road, along the south lines of said 118.166 acre (original) tract, said 2.000 acre tract, and said 1.000 acre tract, a distance of **2,667.64 feet** to the **POINT OF BEGINNING** for this description.

The above described tract contain a total area of **178.698 acres**, of which, 0.999 acres are located within Pickaway County Auditor's parcel number F1600010000600, 1.053 acres are located within Pickaway County Auditor's parcel number F1600010005601, 60.003 acres are located within Pickaway County Auditor's parcel number F1600010005602, 55.044 acres are located within Pickaway County Auditor's parcel number F1600010005600, 59.599 acres are located within Pickaway County Auditor's parcel number F1600010005700, and 2.000 acres are located within Pickaway County Auditor's parcel number F1600010005603

Bearings described herein are based on North 86 degrees 01 minute 48 seconds West for the centerline of Airbase Road, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only. It was prepared from a survey performed by American Structurepoint, Inc., and is not intended to be used for transfer.

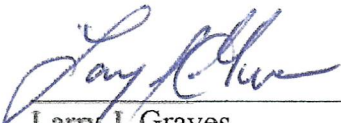
AFFIDAVIT

STATE OF OHIO
COUNTY OF PICKAWAY

Affiant Larry J. and Cheryl L. Graves being first duly sworn as the property owner with Parcel Number F1600010005603 at 5210 Airbase Rd. in Madison Township, Pickaway County, Ohio.

Larry J. and Cheryl L. Graves hereby authorize Core5 Industrial Partners, LLC and its designated agent, Montrose Law Firm, to file an application with Madison Township, Pickaway County, Ohio, to rezone parcel number F1600010005603 from its current zoning designation RR Rural Residential, Rickenbacker Impact Zone overlay, to RBD Rickenbacker Business Development District.

IN WITNESS WHEREOF, the foregoing Affidavit was acknowledged by Larry J. and Cheryl L. Graves on the dates set forth below.



Larry J. Graves




Cheryl L. Graves

State of: Ohio
County of: Pickaway ss:

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

The foregoing instrument was acknowledged before me this 8th day of November, 2024 by Larry J. and Cheryl L. Graves.

In Testimony Thereof, I have hereunto subscribe my name and affixed my official seal on the day and year last aforesaid.



Notary Public

KRYSTAL D. KALTENBORN
Notary Public, State of Ohio
My Commission Expires: 3/20/26

AFFIDAVIT

STATE OF OHIO
COUNTY OF PICKAWAY

Affiant David L. and Brenda Burgoon being first duly sworn as the property owners with Parcel Numbers F1600010000600 and F1600010005601 at 5076 Airbase Rd. in Madison Township, Pickaway County, Ohio.

David L. and Brenda Burgoon hereby authorize Core5 Industrial Partners, LLC and its designated agent, Montrose Law Firm, to file an application with Madison Township, Pickaway County, Ohio, to rezone parcel numbers F1600010000600 and F1600010005601 from its current zoning designation RR Rural Residential, Rickenbacker Impact Zone overlay, to RBD Rickenbacker Business Development District.

IN WITNESS WHEREOF, the foregoing Affidavit was acknowledged by David L. and Brenda Burgoon on the dates set forth below.

David L. Burgoon
David L. Burgoon

Brenda Burgoon
Brenda Burgoon

State of: Ohio
County of: Pickaway ss:

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

The foregoing instrument was acknowledged before me this 5th day of November, 2024 by David L. and Brenda Burgoon.

In Testimony Thereof, I have hereunto subscribe my name and affixed my official seal on the day and year last aforesaid.

Krystal D. Kaltenborn
Notary Public

KRYSTAL D. KALTENBORN
Notary Public, State of Ohio
My Commission Expires: 3/20/26

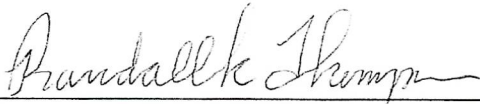
AFFIDAVIT

STATE OF OHIO
COUNTY OF PICKAWAY

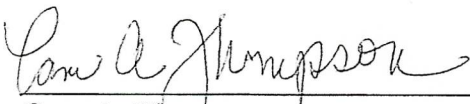
Affiant Randall K and Cam A Thompson being first duly sworn as the property owner with Parcel Number F1600010005600 and F1600010005700 at 5484 Airbase Rd. and 0 Airbase Rd. in Madison Township, Pickaway County, Ohio.

Randall K and Cam A Thompson hereby authorize Core5 Industrial Partners, LLC and its designated agent, Montrose Law Firm, to file an application with Madison Township, Pickaway County, Ohio, to rezone parcel number F1600010005600 and F1600010005700 from its current zoning designation RR Rural Residential, Rickenbacker Impact Zone overlay, to RBD Rickenbacker Business Development District.

IN WITNESS WHEREOF, the foregoing Affidavit was acknowledged by Randall K. and Cam A. Thompson on the dates set forth below.



Randall K. Thompson



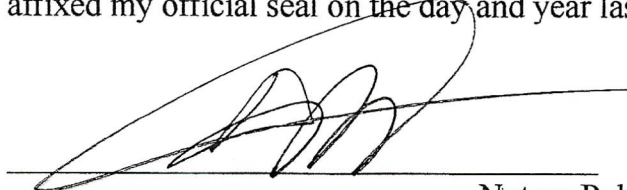
Cam A. Thompson

State of: FL
County of: Manatee ss:

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

The foregoing instrument was acknowledged before me this 4th day of Nov, 2024 by Randall K. and Cam A. Thompson.

In Testimony Thereof, I have hereunto subscribe my name and affixed my official seal on the day and year last aforesaid.



Notary Public



JHAMAE MORRIS
Notary Public
State of Florida
Comm# HH482069
Expires 1/17/2028

AFFIDAVIT

STATE OF OHIO
COUNTY OF PICKAWAY

Affiant Cheryl L. Graves being first duly sworn as the property owner with Parcel Number F1600010005602 at 5210 Airbase Rd. in Madison Township, Pickaway County, Ohio.

Cheryl L. Graves hereby authorizes Core5 Industrial Partners, LLC and its designated agent, Montrose Law Firm, to file an application with Madison Township, Pickaway County, Ohio, to rezone parcel number F1600010005602 from its current zoning designation RR Rural Residential, Rickenbacker Impact Zone overlay, to RBD Rickenbacker Business Development District.

IN WITNESS WHEREOF, the foregoing Affidavit was acknowledged by Cheryl L. Graves on the dates set forth below.

Cheryl L. Graves
Cheryl L. Graves

State of: Ohio
County of: Pickaway ss:

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

The foregoing instrument was acknowledged before me this 5th day of November, 2024 by Cheryl L. Graves.

In Testimony Thereof, I have hereunto subscribe my name and affixed my official seal on the day and year last aforesaid.

Krystal D. Kaltenborn
Notary Public

KRYSTAL D. KALTENBORN
Notary Public, State of Ohio
My Commission Expires 3/20/26