

111 TARHE TRAIL
UPPER SANDUSKY, OHIO



DAYTON STREET PARTNERS LLC



NO PARKING
EXCEPT
FOR DELIVERY
OR SERVICE
VEHICLES
ONLY
NOV 20 2011

Handicap
PARKING
NOV 20 2011

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ABOUT DAVITA

Total Renal Care, Inc. provides dialysis services for patients suffering from chronic kidney failure, which is also known as end stage renal disease (ESRD) in the United States. It operates kidney dialysis centers, and provides related medical services primarily in dialysis centers and in contracted hospitals. The company is based in Torrance, California. Total Renal Care, Inc. operates as a subsidiary of DaVita HealthCare Partners Inc.

DaVita Kidney Care is a division of DaVita HealthCare Partners Inc., a Fortune 500® company that, through its operating divisions, provides a variety of health care services to patient populations throughout the United States and abroad.

A leading provider of dialysis services in the United States, DaVita Kidney Care treats patients with chronic kidney failure and end stage renal disease. DaVita Kidney Care strives to improve patients' quality of life by innovating clinical care, and by offering integrated treatment plans, personalized care teams and convenient health-management services. As of December 31, 2015, DaVita Kidney Care operated or provided administrative services at 2,251 outpatient dialysis centers located in the United States serving approximately 180,000 patients. The company also operated 118 outpatient dialysis centers located in 10 countries outside the United States. <https://www.davita.com>



LEASE TERMS

Square footage

Existing:	2,542 Square Feet
Addition:	2,878 Square Feet
Term:	Fifteen (15) Years

Base Rent

Years 1-5:	\$26.00 per square foot
Years: 6-10:	\$28.60 per square foot
Years: 11-15:	\$31.46 per square foot

Real Estate Tax Operating Expenses

Tenant will responsible for 100% of all taxes, insurance and CAM

Landlord Maintenance

Landlord will be responsible for the structural elements and capitalized items.

Commencement Date

February 1, 2017

Expiration Date

January 31, 2032

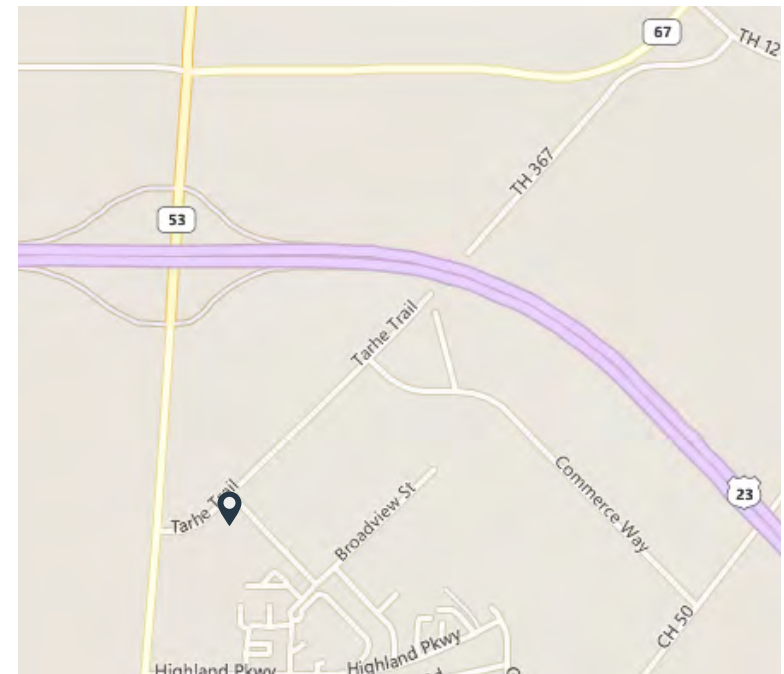
Three Five-Year Renewal Options

First Renewal Option: \$34.61/SF
Second Renewal Option: \$38.07/SF
Third Renewal Option: \$41.87/SF

The site is zoned Highway Business ("HB"). Under this zoning designation, DaVita's use is permitted.



Upper Sandusky | Wyandot County | Ohio



LOCATION OVERVIEW

Upper Sandusky is a city and the county seat of Wyandot County, Ohio, United States, along the Sandusky River. The population was 6,596 at the 2010 census. The city takes its name from an earlier Wyandot Indian village of the same name, which was located nearby. Upper Sandusky is rich in history. Its origins date back to the early 1780s. It was home to the Wyandotte Native Americans until 1842. Upper Sandusky became the Wyandot County seat in 1843. It was named "Upper" because it is located on the upper reaches of the Sandusky River; Sandusky, Ohio is at the mouth of the same river, some 50 miles (80 km) away.

GEOGRAPHY

Upper Sandusky is located at 40°49'47"N 83°16'45"W (40.829608, -83.279102).

According to the United States Census Bureau, the city has a total area of 7.19 square miles (18.62 km²), of which 7.01 square miles (18.16 km²) is land and 0.18 square miles (0.47 km²) is water.

BUSINESS

Upper Sandusky is home to more than forty industrial firms, which make a variety of products for heavy industry and business. Upper Sandusky industries include the manufacturing of interior auto trim at M-Tek Incorporated; automotive and safety glass at Guardian Industries; wire mesh for concrete products at Engineered Wire Products; and plastic injection molded products at DuPont Liquid Packaging Systems.

Upper Sandusky's diversity is reflected in the existence of numerous industries, such as metal toilet partitions at Mills Company; radio-controlled hydraulics at Ohio Power Systems; concrete sawing at

LOCATION OVERVIEW

San-Con Industries; walk ramps and roll up doors at Todco Door; plastic trim and weatherstrip at Uni-Grip Corporation; machining and machine manufacturing at Design Fabrication; custom conveyor systems and metal fabrication at the Deyco Corporation; glass recycling at Dlubak Glass; special metal cutting tools at Midwest Ohio Tool; loading docks, seals and shelters at Fairborn USA; twin cutting knives at Handy Twine Knife Company; welding and fabrication at Keaton Welding; and interior vehicle trim at M-Tek, Inc. Upper Sandusky recently became the corporate headquarters for the Ithaca Gun Company, a manufacturer of firearms with a new multimillion-dollar manufacturing facility.

Highland Acres Industrial Park is a 90-acre (360,000 m²) industrial park which is home to Bridgestone Plant #1, an anti-vibration division, and Bridgestone APM Plant #2, which is a division of foam products.

Other industries include Diamond Roll Up Door, the manufacturer of roll-up truck doors; McGuire Automotive, the suppliers of automotive products; and several warehousing facilities. Building sites are available and offer a major gas distribution line.

Water for industrial purposes is available from the 125-acre (0.51 km²) addition to the Upper Sandusky Reservoir. Electric service is provided by American Electric Power and natural gas is

Industrial wage and living costs are low in Upper Sandusky in comparison with metropolitan markets. The city has low water, sewer and sanitation rates, well-maintained infrastructure, and excellent schools. The community has had a stable tax base and a wide variety of job opportunities.

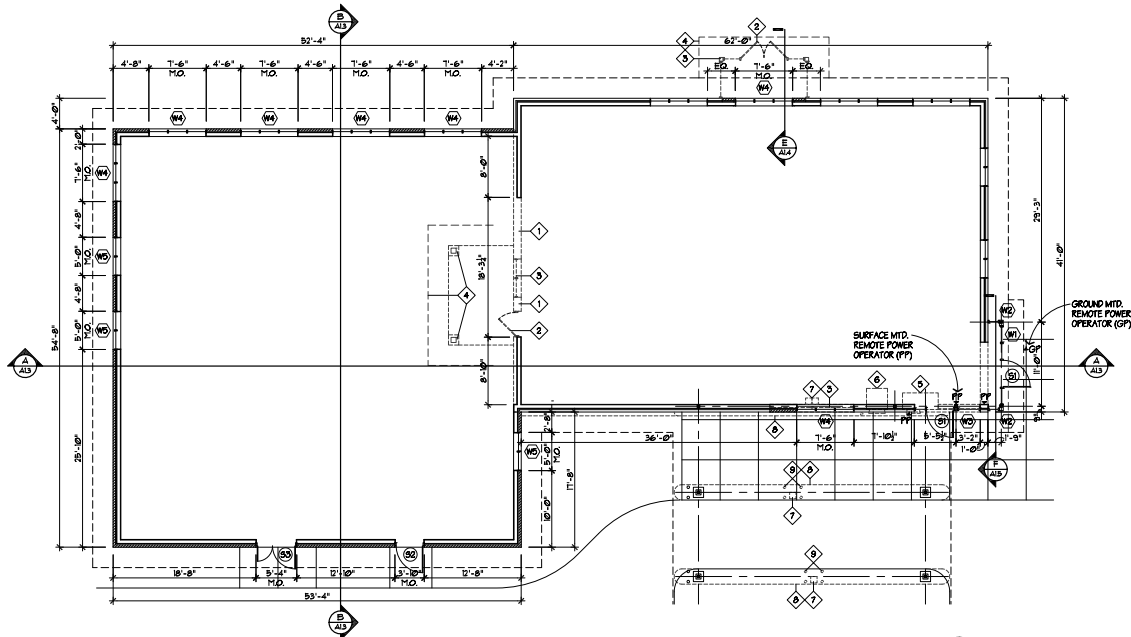
LOCATION OVERVIEW

2010 CENSUS

As of the census[3] of 2010, there were 6,596 people, 2,882 households, and 1,724 families residing in the city. The population density was 940.9 inhabitants per square mile (363.3/km²). There were 3,180 housing units at an average density of 453.6 per square mile (175.1/km²). The racial makeup of the city was 95.0% White, 0.3% African American, 0.2% Native American, 0.8% Asian, 2.6% from other races, and 1.2% from two or more races. Hispanic or Latino of any race were 4.3% of the population.

There were 2,882 households of which 28.1% had children under the age of 18 living with them, 42.3% were married couples living together, 13.1% had a female householder with no husband present, 4.5% had a male householder with no wife present, and 40.2% were non-families. 34.8% of all households were made up of individuals and 17.1% had someone living alone who was 65 years of age or older. The average household size was 2.24 and the average family size was 2.83.

The median age in the city was 41 years. 22.7% of residents were under the age of 18; 7.6% were between the ages of 18 and 24; 24.2% were from 25 to 44; 25.3% were from 45 to 64; and 20.3% were 65 years of age or older. The gender makeup of the city was 46.9% male and 53.1% female.



FLOOR PLAN
SCALE: 1/8"=1'-0"

DOOR TYPES

- 81 3'-6 1/2" x 7'-0" ALUM. STOREFRONT, SEE DETAILS AND SPECIFICATIONS ON DWG. A12.
- 82 3'-0" x 7'-0" x 3/4" 18 GA. INSULATED FLUSH H.M. DOOR IN 16 GA. H.M. FRAME WITH 4" H.M. HEAD, CONTINUOUS HINGE, EXIT DEVICE, KEYPAD LOCKSET, ELECTRIC STRIKE, SURFACE MOUNTED OVERHEAD CLOSER, W/STOP, KICKPLATE AT INTERIOR, DOOR BOTTOM, WEATHERSTRIPPING & THRESHOLD.
- 83 MESSAGED PAIR OF 3'-0" x 7'-0" x 3/4" 18 GA. INSULATED FLUSH H.M. DOOR IN 16 GA. H.M. FRAME WITH 4" H.M. HEAD, CONTINUOUS HINGES, SURFACE MOUNTED OVERHEAD CLOSER, WINDU OPEN W/STOP, LOCKSET, ARMOR PLATE AT INTERIOR, PEEROLE, MANUAL FLUSH BOLT (ON 2'-0" LEAF), ASTRAGAL, DOOR BOTTOM, WEATHERSTRIPPING & THRESHOLD.

HARDWARE NOTES

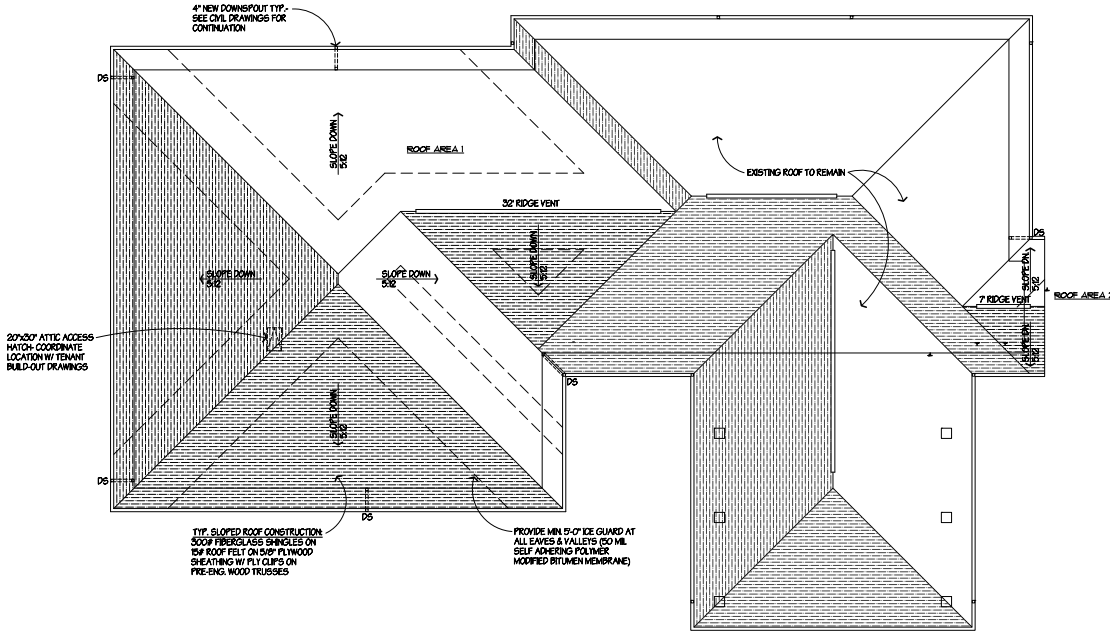
1. HARDWARE TO BE MEDIUM DUTY COMMERCIAL GRADE BORED LOCKSETS WITH LEVER HANDLES BY SOLAGE OR EQUAL. FINISH TO BE MATCH EXISTING BUILDING STANDARD.
2. HARDWARE TO COMPLY WITH OBC 1008.1.4.
3. ALL DOORS TO HAVE 1/2" PARR BUTT HINGES UNLESS NOTED OTHERWISE.

DEMOLITION KEYED NOTES

- 1 REMOVE EXISTING WALL, OR PORTION OF WALL AS INDICATED
- 2 REMOVE EXISTING DOOR AND FRAME
- 3 REMOVE EXISTING WINDOW/ ALUM. STOREFRONT & SAVE FOR REUSE AS DIRECTED BY DAVITA
- 4 REMOVE EXISTING CANOPY W/COLUMNS, SOFFIT, ETC. COMPLETE
- 5 REMOVE EXISTING NIGHT DEPOSIT BOX
- 6 REMOVE EXISTING ATM MACHINE
- 7 REMOVE EXISTING TELLER MACHINE COMPLETE
- 8 REMOVE EXISTING CURB, SEE CIVIL DRAWINGS FOR COMPLETE SITE DEMOLITION PLAN
- 9 REMOVE EXISTING BOLLARD, SEE CIVIL DRAWINGS FOR COMPLETE SITE DEMOLITION PLAN

DEMOLITION NOTES:

1. REMOVE INDICATED CONSTRUCTION RELATED ELECTRICAL AND MECHANICAL WORK, AND OTHER NOTED SYSTEMS COMPLETE.
2. STOCKPILE MATERIALS TO BE RE-USED OR RELOCATED AS NOTED. EXISTING ELECTRICAL, DRINKS, CONDUIT & WIRING MAY BE INCORPORATED INTO THE WORK, WHERE APPLICABLE.
3. DISPOSE OF ALL DEMOLITION MATERIALS AND DEBRIS. COORDINATE REMOVAL & DUMPSTER LOCATION WITH DAVITA.
4. PRIOR TO COMMENCEMENT OF DEMOLITION WORK, CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND LOCATIONS OF ITEMS TO BE DEMOLISHED AND UTILITIES TO BE REMOVED OR RELOCATED.
5. REMOVE ALL ACCESSIBLE ABANDONED UTILITIES.
6. VERIFY EXISTING STRUCTURE AND NOTIFY ARCHITECT IF EXISTING STRUCTURAL COMPONENTS NEED TO BE REMOVED/REWORKED.

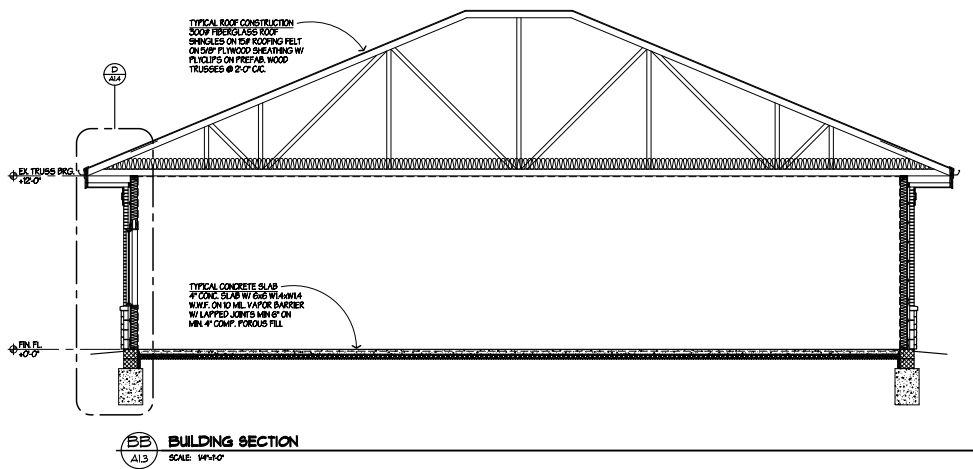
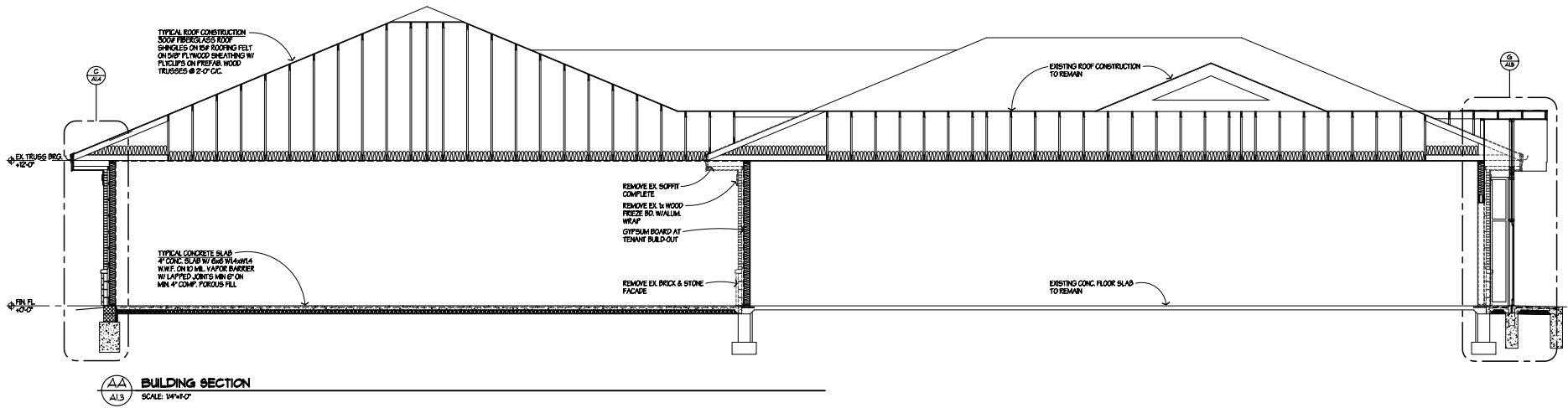


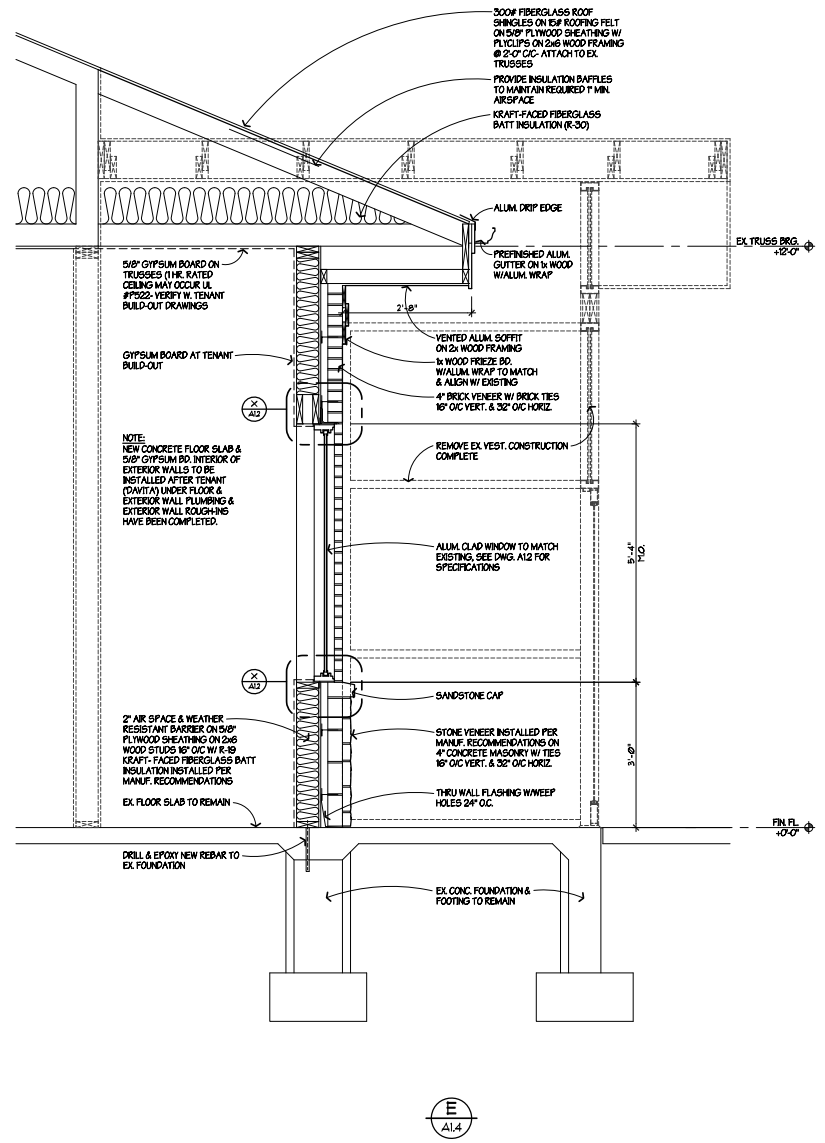
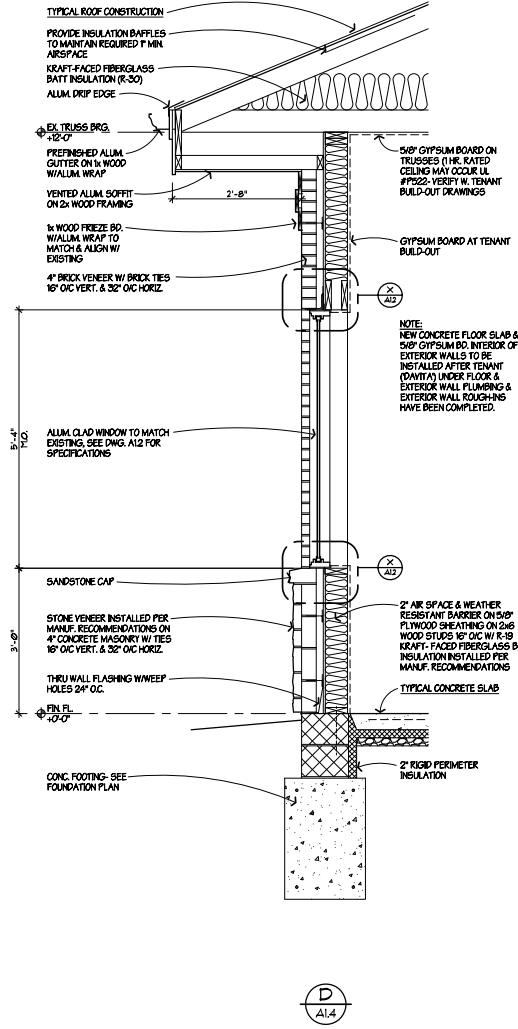
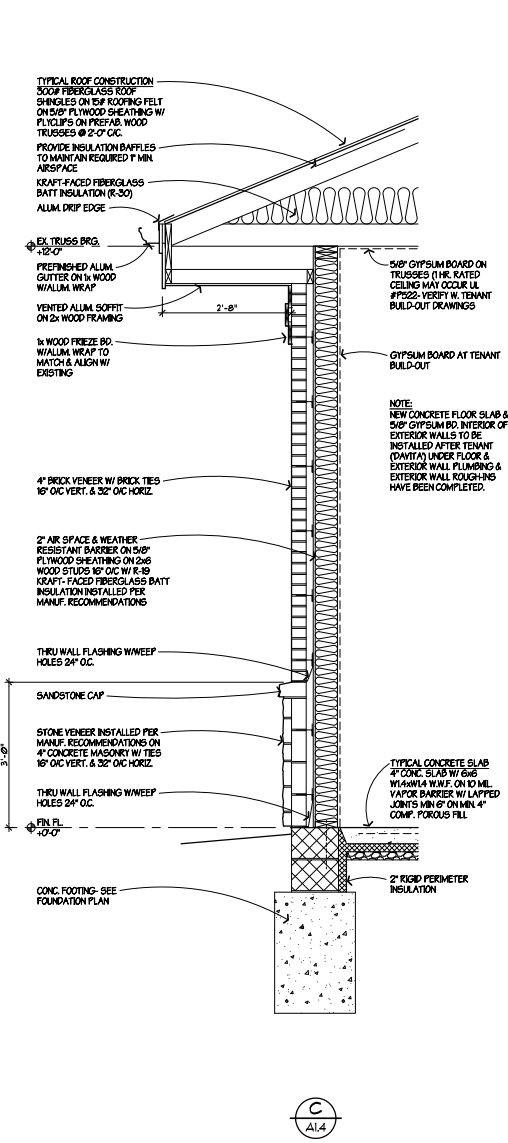
ROOF PLAN
SCALE: 1/8"=1'-0"

ROOF VENTILATION CALCULATIONS

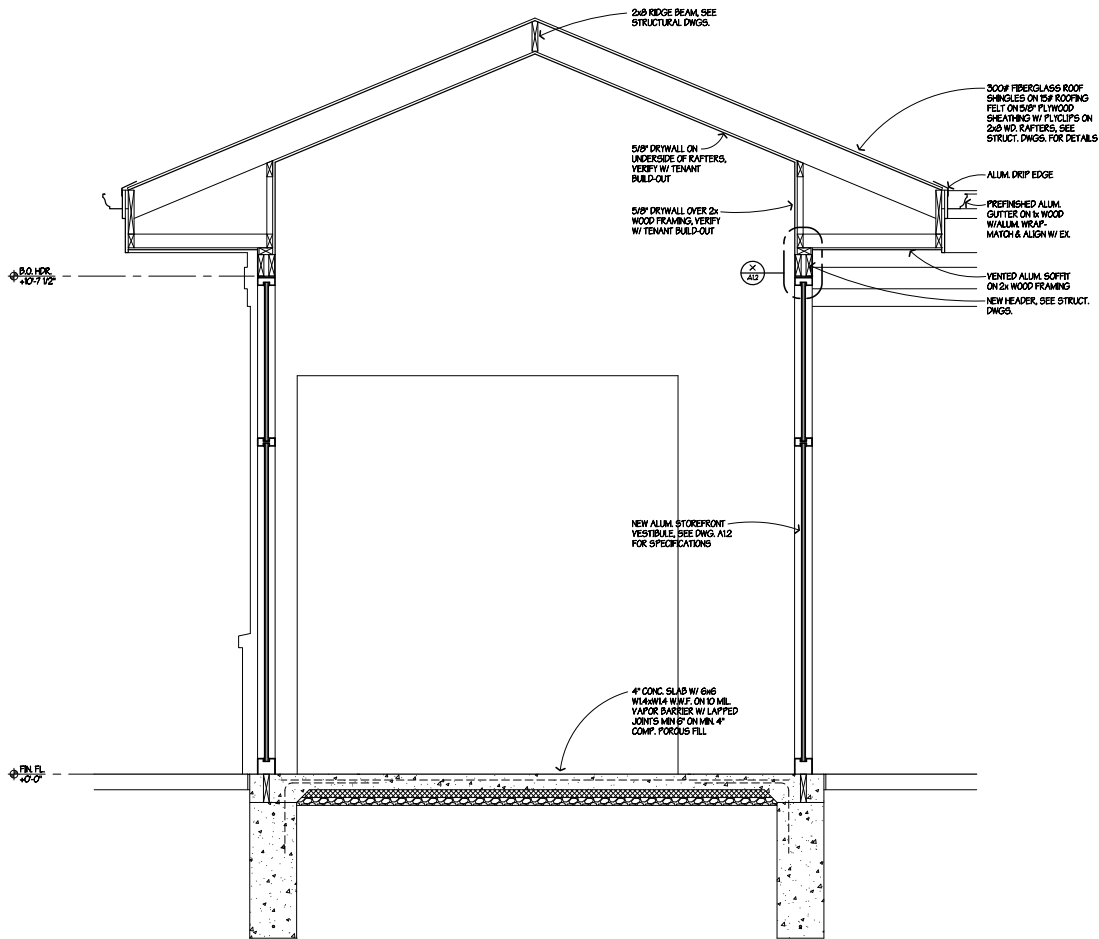
	AREA	FREE VENT AREA (1000) REQUIRED	SOFFIT VENT AREA PROVIDED	RIDGE/ ATTIC VENT AREA	TOTAL FREE VENT AREA
ROOF AREA 1	3,710 SQ. FT.	12.37 SQ. FT.	34.55 SQ. FT.	3.74 SQ. FT.	38.27 SQ. FT.
ROOF AREA 2	112 SQ. FT.	0.37 SQ. FT.	0.80 SQ. FT.	0.82 SQ. FT.	1.62 SQ. FT.

NOTE: VENTILATION CALCULATIONS BASED ON THE FOLLOWINGS:
 ATTIC HAS HAYOR BARBER PER OBC 1200.52 50 1500' VENTILATION AREA REQUIRED
 CONT. PERFORATED SOFFIT VENTS W/ 9.5 SQ. IN PER LINEAR FOOT (20 SQ. FT.) ALUM. SOFFIT PANEL
 CONT. RIDGE VENT W/ 16.80 SQ. IN PER LINEAR FOOT (17 SQ. FT.) SHINGLED CORNER RIDGE VENT

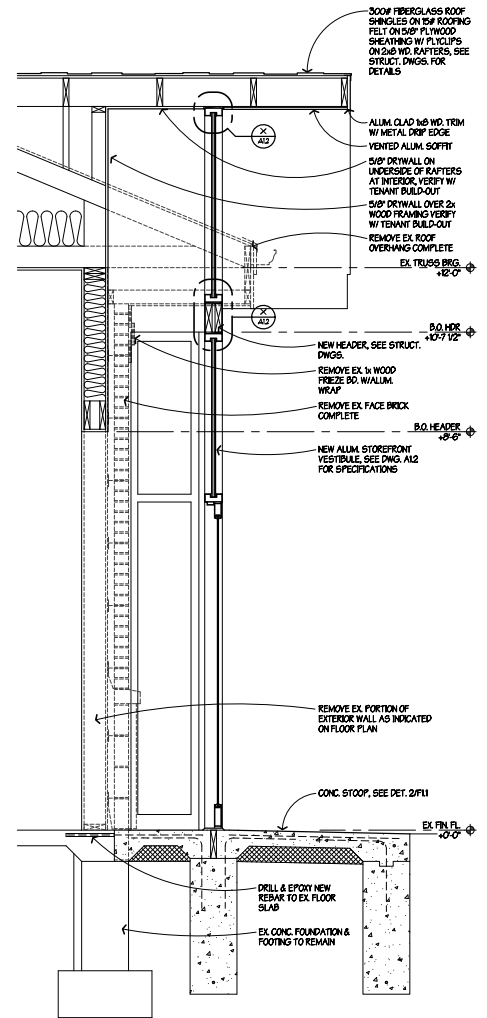




WALL SECTIONS
SCALE: 3/4"=1'-0"

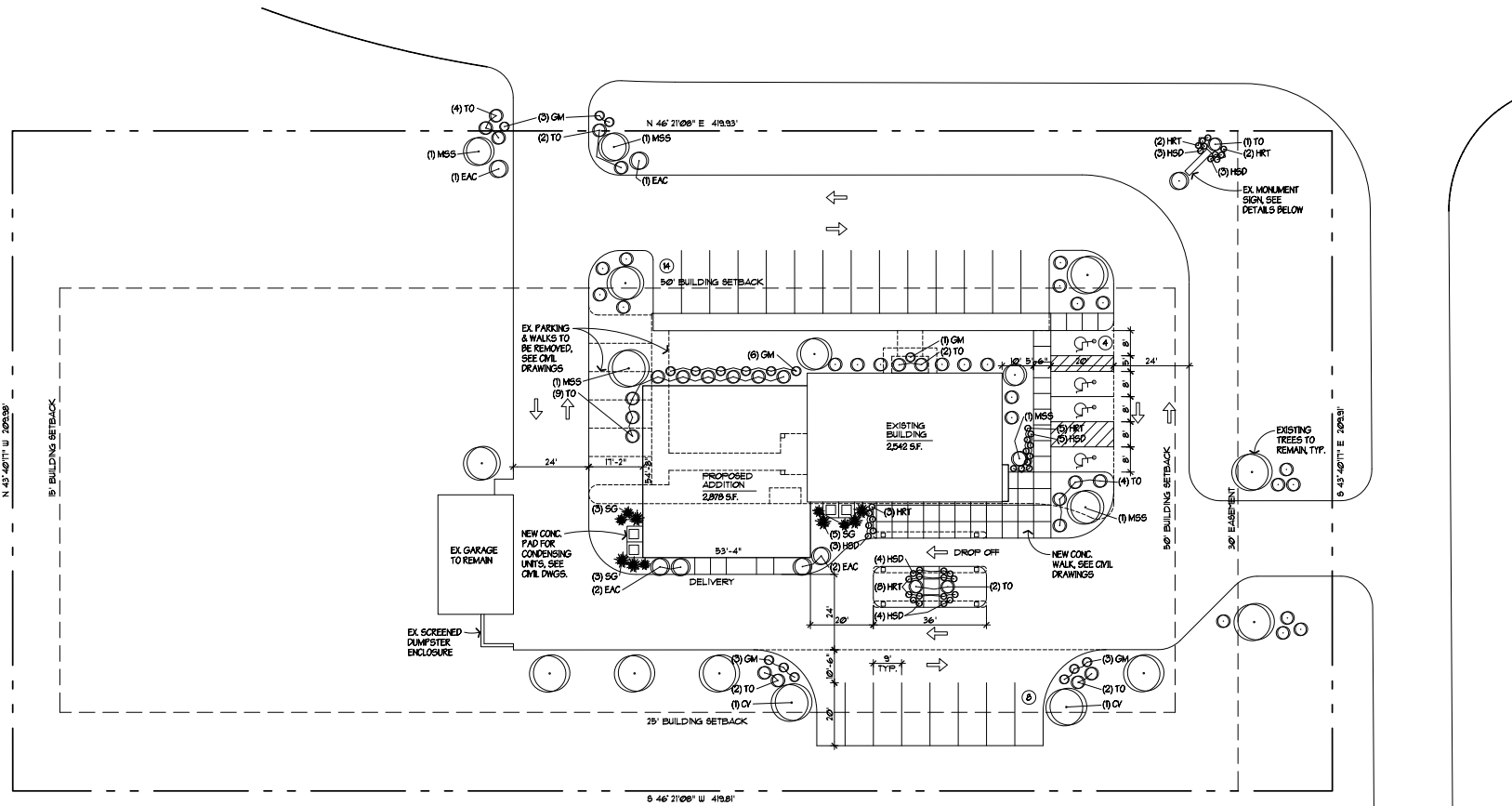


F
A15



G
A15

WALL SECTIONS
SCALE: 3/4"=1'-0"



ARCHITECTURAL SITE PLAN

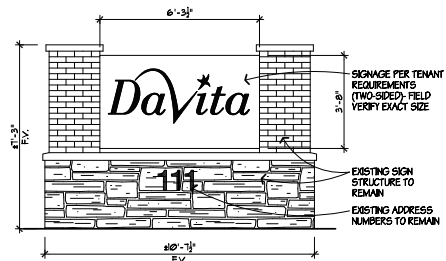
SCALE: 1/8"=1'-0"

SITE DATA

ZONING - (H) - HIGHWAY BUSINESS	
BUILDING AREA -	
EXISTING -	± 2,542 S.F.
PROPOSED ADDITION -	2,278 S.F.
TOTAL -	= 4,820 S.F.
PARKING REQUIRED -	
BUSINESS 1 S.F. / 250 S.F.	= 22 SPACES
PARKING PROVIDED -	= 26 SPACES

PLANTING DATA

ITEM NAME	COMMON NAME	BOTANIC NAME	QTY	SIZE	COND	SPACING
CV	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS WINTER KING	2	1 1/2"	B&B	25'-0"
GM	GOLD MOUND SPIREA	SPIREA N. GOLD MOUND	16	15"	NO.3	3'-0"
EAC	DWARF BURNINGBUSH	EUONYMUS ALATA COMPACTUS	6	24"	B&B	8'-0"
HRT	DAYLILY	HEMEROCALLIS RUBY THROAT	20	CLUMP	NO.2	2'-0"
HSD	DAYLILY	HEMEROCALLIS STELLA DORO	22	CLUMP	NO.1	2'-0"
MSS	SPRING SNOW CRABAPPLE	MALUS SPRING SNOW	5	2 1/2"	B&B	15'-0"
SG	MAIDEN GRASS	S. GRACILIMUS	11	CLUMP	NO.2	3'-0"
TO	WOODWARD'S ASSORTYAE	TALLIA OCCIDENTALIS WOODWARDII	28	15"	B&B	4'-0"





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DAYTON STREET PARTNERS LLC