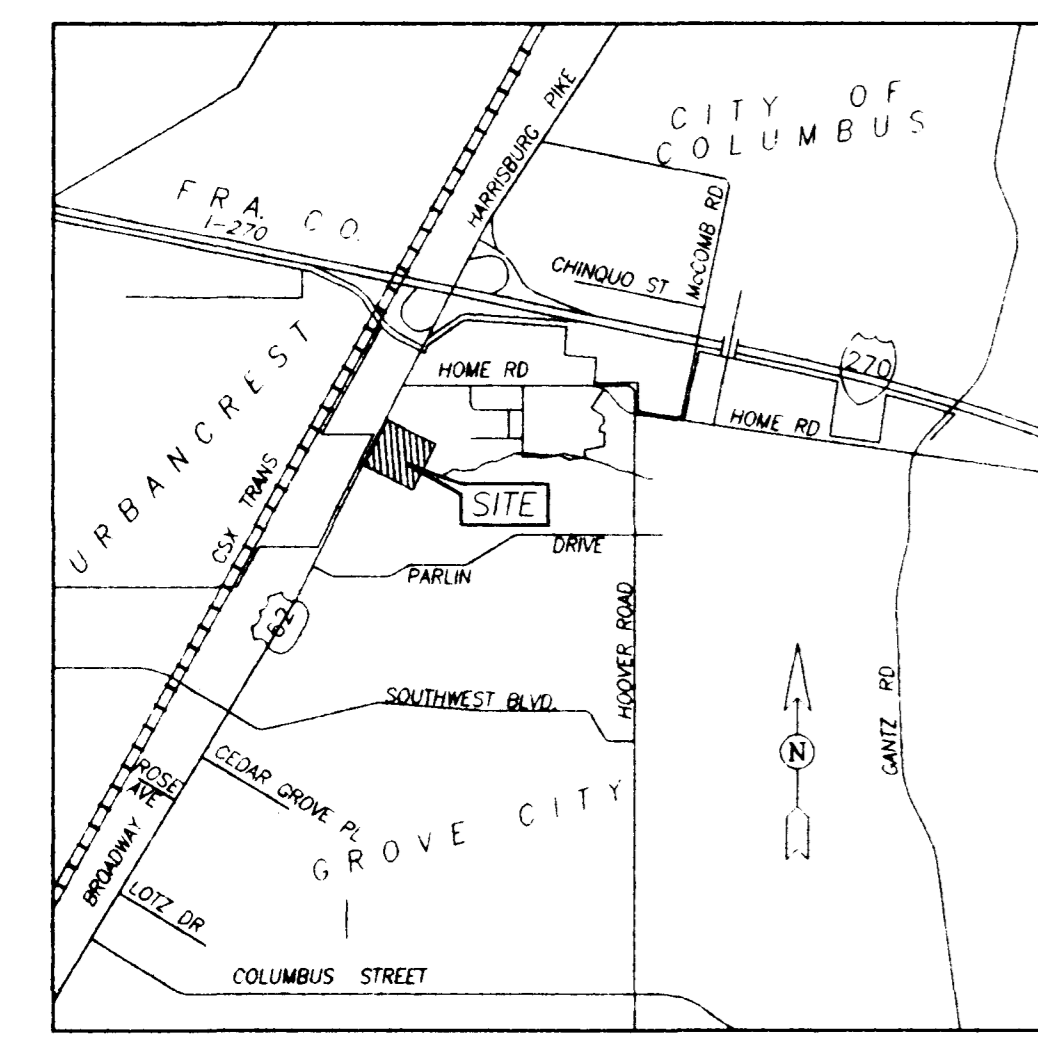
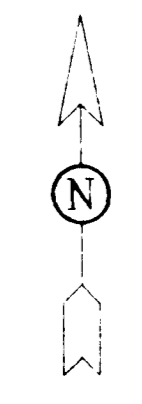
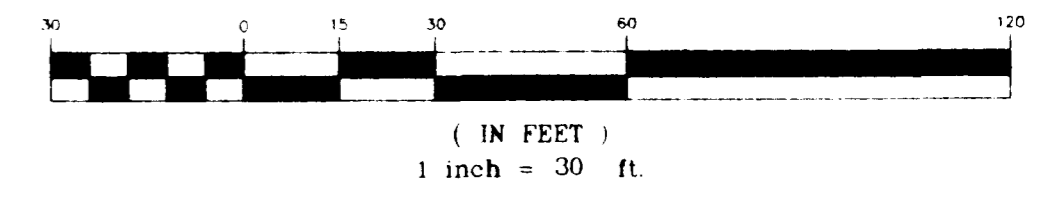
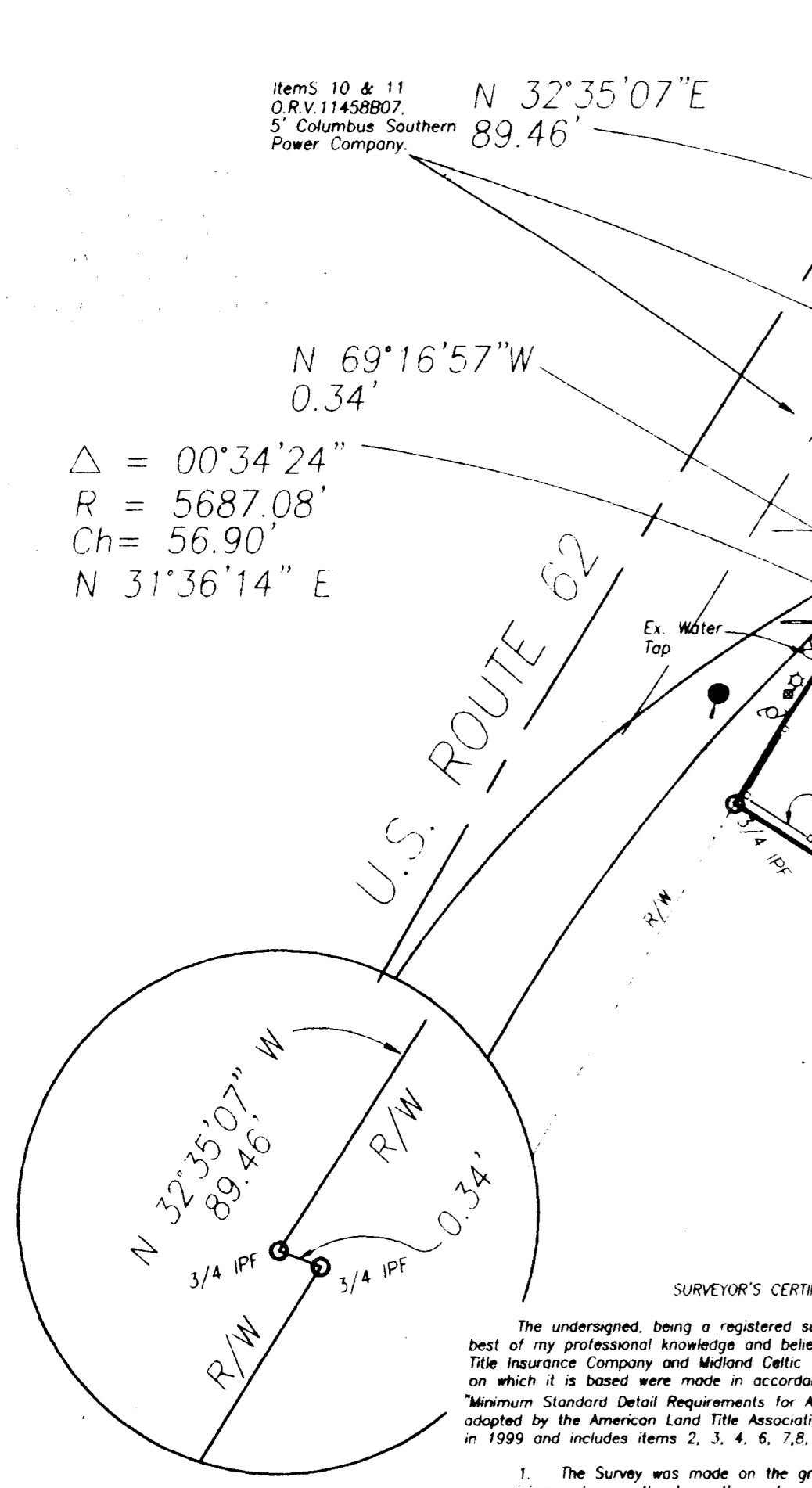


GRAPHIC SCALE



LOCATION MAP
NO SCALE



HOME ROAD

S 34°14'10\"/>

Reference point of beginning for description of a 3.067 acre tract.

$\Delta = 01^{\circ}28'56''$
 $R = 5729.58'$
 $Ch = 148.23'$
S 33°29'32\"/>

True point of beginning for description of a 3.067 acre tract.

NOTES:

ZONING: C-2
FLOOD NOTE: The 2.984 acre tract of land shown hereon is located in Zone X (areas determined to be outside of the 500-year flood plain) as shown on the Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0239, G. dated August 2, 1995.
PARKING: Open Spaces 136, Handicapped Spaces 4, Total Spaces 140

DESCRIPTION OF A 3.067 ACRE TRACT OF LAND LOCATED SOUTHEAST OF BROADWAY (U.S. ROUTE 36) AND SOUTH OF HOME ROAD IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Virginia Military Survey No. 1388 and containing 3.067 acres of land more or less, said 3.067 acres being all of the tracts of land described in Exhibit "A" and consisting of a 1.626 acre tract (Tract I), a 0.268 (except 0.0372 acre) acre tract (Parcel II of Tract II) and a 1.139 acre tract (Parcel III of Tract II), described in the deed to the Small Business Park Partnership, of record in Instrument No. 199902050030386, Recorder's Office, Franklin County, Ohio, said 3.067 acres being more particularly described as follows:

Beginning for reference, at the centerline intersection of Broadway (U.S. Route 62) and Home Road, as said intersection is shown on the State of Ohio Department of Transportation plans FRA-62-706; thence S34°14'00\"/>

Thence, from said true point of beginning S89°24'45\"/>

Thence S03°10'36\"/>

Thence N87°07'46\"/>

Thence N56°55'34\"/>

Thence N57°52'03\"/>

Thence, northeastwardly, with the easterly right-of-way line of said Broadway, the same being the arc of a curve to the right, having a radius of 5687.08 feet, a central angle of 0°34'24\"/>

Thence N69°16'57\"/>

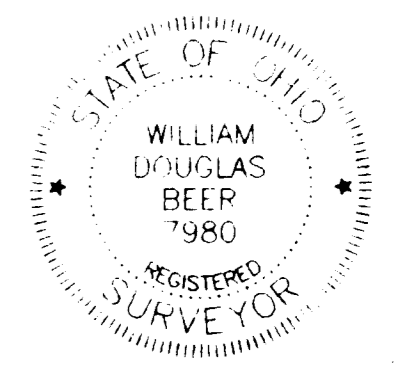
Thence N32°35'07\"/>

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

The bearings referred to in the herein above description are based on the bearing of S34°14'00\"/>

We hereby state that the above description was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in July of 1998 and in February of 2001.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
William D. Beer
Professional Surveyor No. 7980



ALTA TITLE SURVEY OF 3.067 ACRES OF LAND LOCATED SOUTHEAST OF BROADWAY (U.S. ROUTE 36 AND STATE ROUTE 3) AND SOUTH OF HOME ROAD IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Ohio, certifies that the best of my professional knowledge and belief to Broadway Business Center, First American Title Insurance Company and Midland Title Group, as follows: This map or plat and survey on which it is based were made in accordance with, and meets the requirement of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1999 and includes items 2, 3, 4, 6, 7, 8, 10, 11 and 13 from Table A of the Requirements.

- 1. The Survey was made on the ground in February 2001 by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location, size and type of all buildings, structures and other improvements situated on the subject property, including all setback and yard lines, and any other matters situated on the subject property.
- 2. The buildings, structures and improvements shown constitute all of the improvements on said property and all are within the boundary lines of the property.
- 3. The record description of the subject property forms a mathematically closed figure.
- 4. There are no visible easements or rights of way of which the undersigned has been advised.
- 5. There are no party walls and no observable above ground encroachments by the improvements on the subject property adjoining properties, streets, alleys, easements, or rights of way, or by the improvements on any adjoining properties, streets, or alleys upon the subject property, or by the improvements on any easement.
- 6. The location of each easement, right of way, servitude and other matter affecting the subject property and listed in the Commitment for Title Insurance Number 732247 dated February 8, 2001, issued by First American Title Insurance Company with respect to the subject property, has been shown on the Survey, together with appropriate recording references to the extent such matters can be located.
- 7. The subject property has direct access to and from a duly dedicated and accepted public street or highway as shown hereon.
- 8. The subject property does not serve any adjoining property for drainage, structural support or ingress and egress, and the location of all storm drainage systems for the collection and disposal of all roof and surface drainage is shown.
- 9. Utilities (water, gas, electric, telephone and sewer) are available and service the Property. All utility lines enter the premises through adjoining public streets or through apparent easements which are shown on the Survey.
- 10. No portion of the subject property described herein lies within any flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration Special Flood Hazard Area Map."
- 11. The parties listed above, and their successors and assigns, are entitled to rely on the Survey and this certificate as being true and accurate.

The items shown on this survey of the 3.067 acre tract of land correspond to those items with the same numbers that are shown in SCHEDULE B-SECTION II of the FIRST AMERICAN TITLE INSURANCE COMPANY Commitment No. 732247.

- Item 8 Deed Book 1985, Page 495, 30' Waterline Easement, Village of Grove City, Lies in right-of-way. (Not Plotted)
- Item 9 Deed Book 1985, Page 497, 30' Waterline Easement, Village of Grove City, Lies in right-of-way. (Not Plotted)
- Item 10 Official Record Volume 11458805, 5' Electric Line Easement, Columbus Southern Power Company, Lies adjacent to old right-of-way. (Plotted)
- Item 11 Official Record Volume 11458807, 5' Electric Line Easement, Columbus Southern Power Company, Lies adjacent to old right-of-way. (Plotted)

LEGEND

- Existing Generator
- Existing Catch Basin
- Existing Transformer
- Existing OBT Pedestal
- Existing Power Pole
- Existing Light Pole
- Existing CATV
- Existing Concrete
- Existing Sanitary Cleanout
- Existing Gas Tap
- Existing Air Conditioning Unit
- 3/4" I.P.F. = 3/4-inch (I.D.) iron pipe found
- 5/8" I.P.F. = 5/8-inch (I.D.) iron pipe found