

Scale 1" = 60'

**LEGAL DESCRIPTION**

DESCRIPTION OF A 14.362 ACRE TRACT  
PART OF LOT 12 "SOUTHPARK"

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey No. 6839 and being 14.362 acres more or less of Lot 12 of "Southpark" of record in Plat Book 71, Page 31, (all references to deeds and plats referring to records in the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

Beginning at an Iron Pin set at the northeast corner of said Lot 12, the southeast corner of Reserve "D" of said Southpark, the westerly right of way line of Gantz Road;

Thence South 03°41'01" West along the westerly right of way line of said Gantz Road, the easterly line of said Lot 12 a distance of 496.63 feet to a railroad spike set;

Thence leaving the westerly right of way of said Gantz Road North 84°19'34" West a distance of 1185.06 feet to an Iron Pin Set on the easterly line of a 3.739 acre tract;

Thence North 05°35'19" East along an easterly line of said 3.739 acre tract a distance of 106.14 feet to an Iron Pin Set;

Thence North 08°13'27" West continuing along an easterly line of said 3.739 acre tract, a distance of 155.40 feet to an Iron Pin Set;

Thence North 84°19'34" West along the northerly line of said 3.739 acre tract, a distance of 124.89 feet to an Iron Pin Set at the northwesterly corner of said 3.739 acre tract;

Thence North 05°40'26" East along the easterly line of "Ziner Farm" of record in Plat Book 77, Page 92, a distance of 239.35 feet to an existing Iron Pin at the northwest corner of said "Ziner Farm" the southerly line of "Park Ridge" of record in Plat Book 45, Page 104;

Thence South 84°19'34" East along the southerly lines of said "Park Ridge" and "Farmbrook Section 1" of record in Plat Book 70, Page 58 a distance of 1330.18 feet to the True Point of Beginning, containing 14.362 acres more or less according to an actual field survey of the premises in November of 1997.

Bearings are based upon the westerly right of way line of said Gantz Road as being South 03°41'01" West as delineated in the recorded plat of said "Southpark", all other bearings then based upon this meridian.

This description prepared by Franklin Consultants Inc., 2700 E. Dublin Granville Road, Columbus, Ohio.

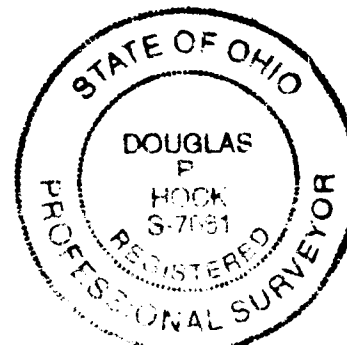
**ALTA/ACSM CERTIFICATION**

The undersigned hereby certifies to The Huntington National Bank and to Lawyers Title Insurance Corporation, as of the date of this survey, that this survey was actually made upon the ground, that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property, that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; except as shown, there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that, according to the Federal Emergency Management Agency Flood Insurance Rate Map No. 39049C0243 G, effective date August 2, 1995 this property lies within zone "X", areas determined to be outside the 500 year floodplain. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1997 and meets the accuracy requirements of a Class A Survey, as defined therein.

FRANKLIN CONSULTANTS, INC.

DOUGLAS R. HOCK  
PROFESSIONAL SURVEYOR NO. 7661

10/9/98  
DATE



**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP (FIRM) NO. 0243 G, DATED AUGUST 2, 1995 FOR COMMUNITY NO. 39049 C, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**MISCELLANEOUS NOTES**

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED BY RECORD DIMENSIONS SHOWN IN PARENTHESES

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

**ZONING DATA**

ZONING CLASSIFICATION: IMD-1 (LIGHT INDUSTRIAL)

**STATEMENT OF ENCROACHMENTS**

NONE APPARENT

**NOTES CORRESPONDING TO SCHEDULE B POLICY No. CT 3432**

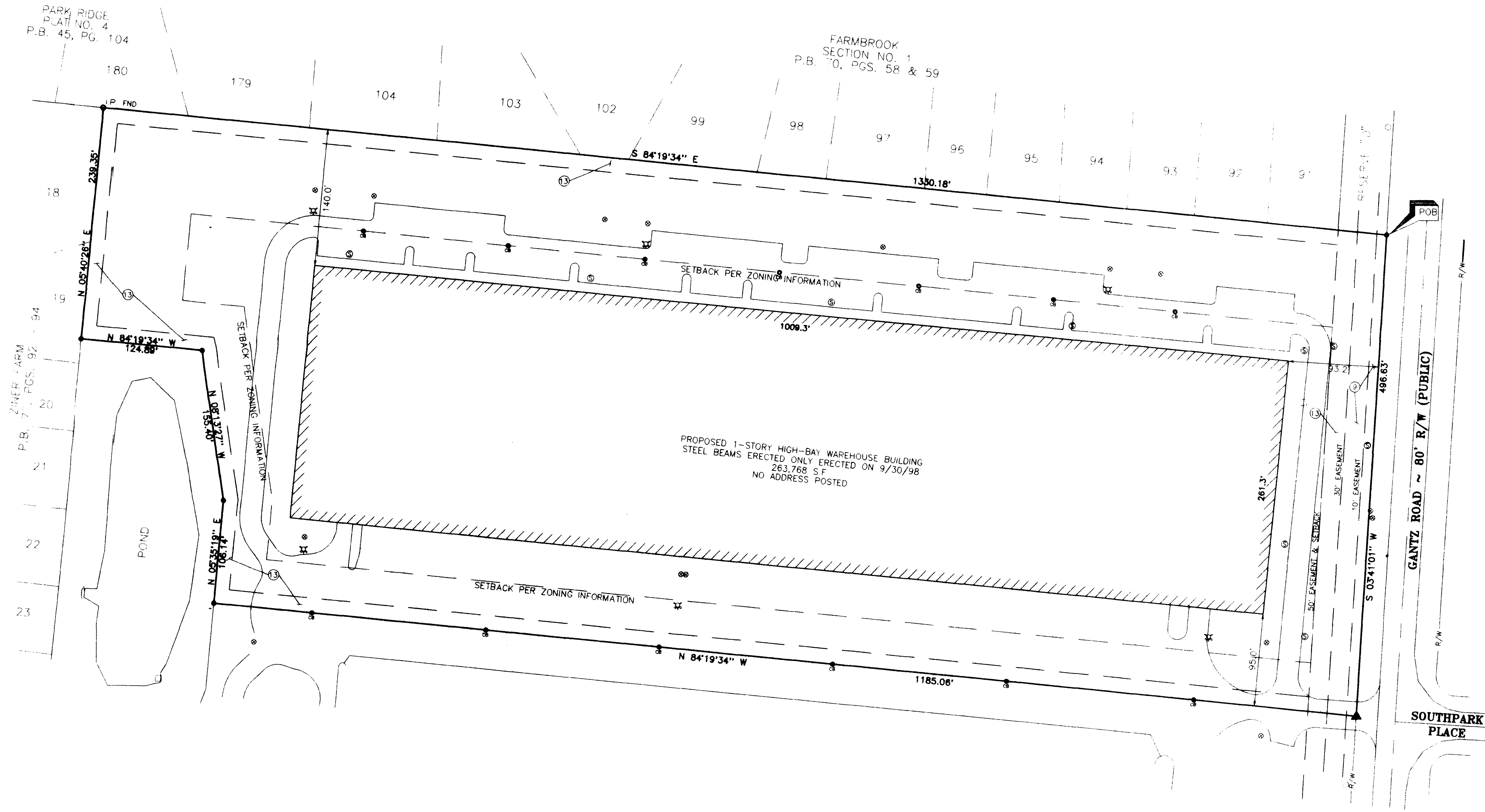
INFORMATION OF RECORD AND LISTED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. CT 3432, EFFECTIVE SEPTEMBER 04, 1998 AT 8:00 A.M.

- 9 PLATTED ROADS, EASEMENTS, SETBACKS, COVENANTS, TERMS, AND RESTRICTIONS OF RECORD IN PLAT BOOK 71, PAGE 31. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
- 10 EASEMENT OF RECORD IN OFFICIAL RECORD VOLUME 13762 A13. (DOES NOT AFFECT PROPERTY)
- 11 EASEMENT OF RECORD IN OFFICIAL RECORD VOLUME 14168 G09 (DOES NOT AFFECT PROPERTY)
- 12 EASEMENT OF RECORD IN OFFICIAL RECORD VOLUME 24403 F10 (DOES NOT AFFECT PROPERTY)
- 13 RESTRICTIONS OF RECORD IN OFFICIAL RECORD VOLUME 14278 C15, AMENDED IN OFFICIAL RECORD VOLUME 18197 C06, RECORDED IN OFFICIAL RECORD VOLUME 18205 A07. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)

**LEGEND**

- IRON PIN FOUND
- △ R.R. SPIKE FOUND
- P.K. NAIL FOUND
- STONE FOUND
- FENCE POST FD. & USED
- SIGN
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- FIRE PROTECTION VALVE
- TELEPHONE RISER
- SEWER MANHOLE
- ROOF DRAIN
- IRON PIN SET
- ▲ R.R. SPIKE SET
- P.K. NAIL SET
- FENCE LINE
- ELECTRIC TRANSFORMER
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- HEADWALL
- CABLE RISER
- WATER METER
- CURB INLET

VESTING DEED INFORMATION: P.D.I. COLUMBUS III L.P.  
NO RECORDING INFORMATION SUPPLIED  
14.362 ACRES +/-



FRANKLIN CONSULTANTS, INC.  
2700 EAST DUBLIN GRANVILLE ROAD  
COLUMBUS, OHIO 43231  
(614) 891-6000 FAX: (614) 891-6003

DESIGN BY: N.G.C.  
DRAWN BY: D.R.H.  
SCALE: AS SHOWN  
JOB NUMBER: 843  
DATE: 9-30-98

ALTA / ACSM SURVEY  
PART OF LOT 12 SOUTHPARK  
FRANKLIN COUNTY

No. Date Revisions