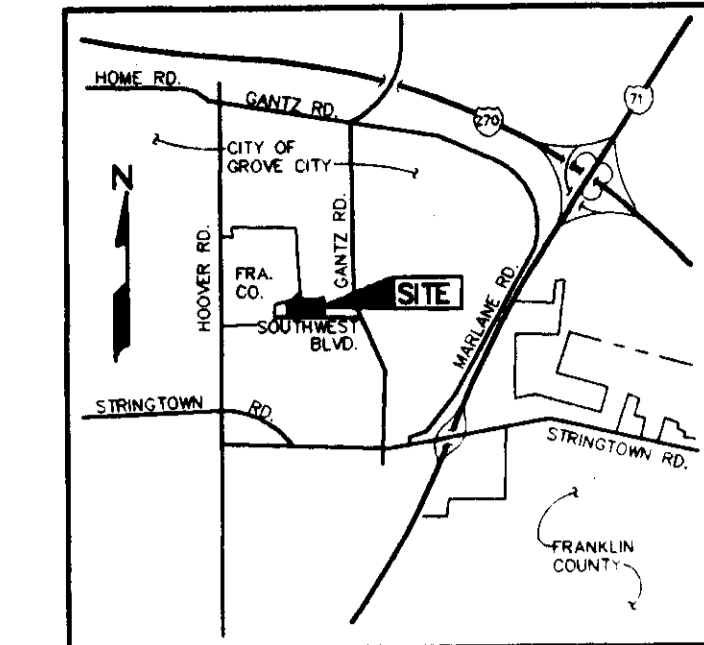
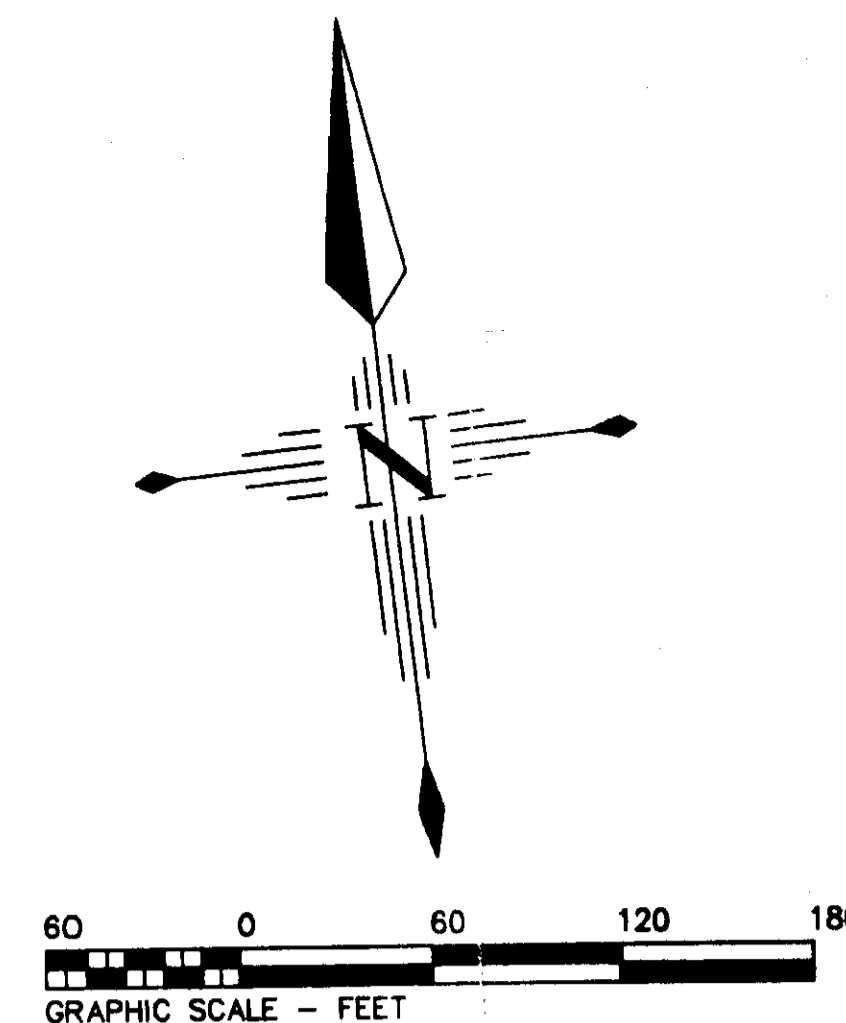
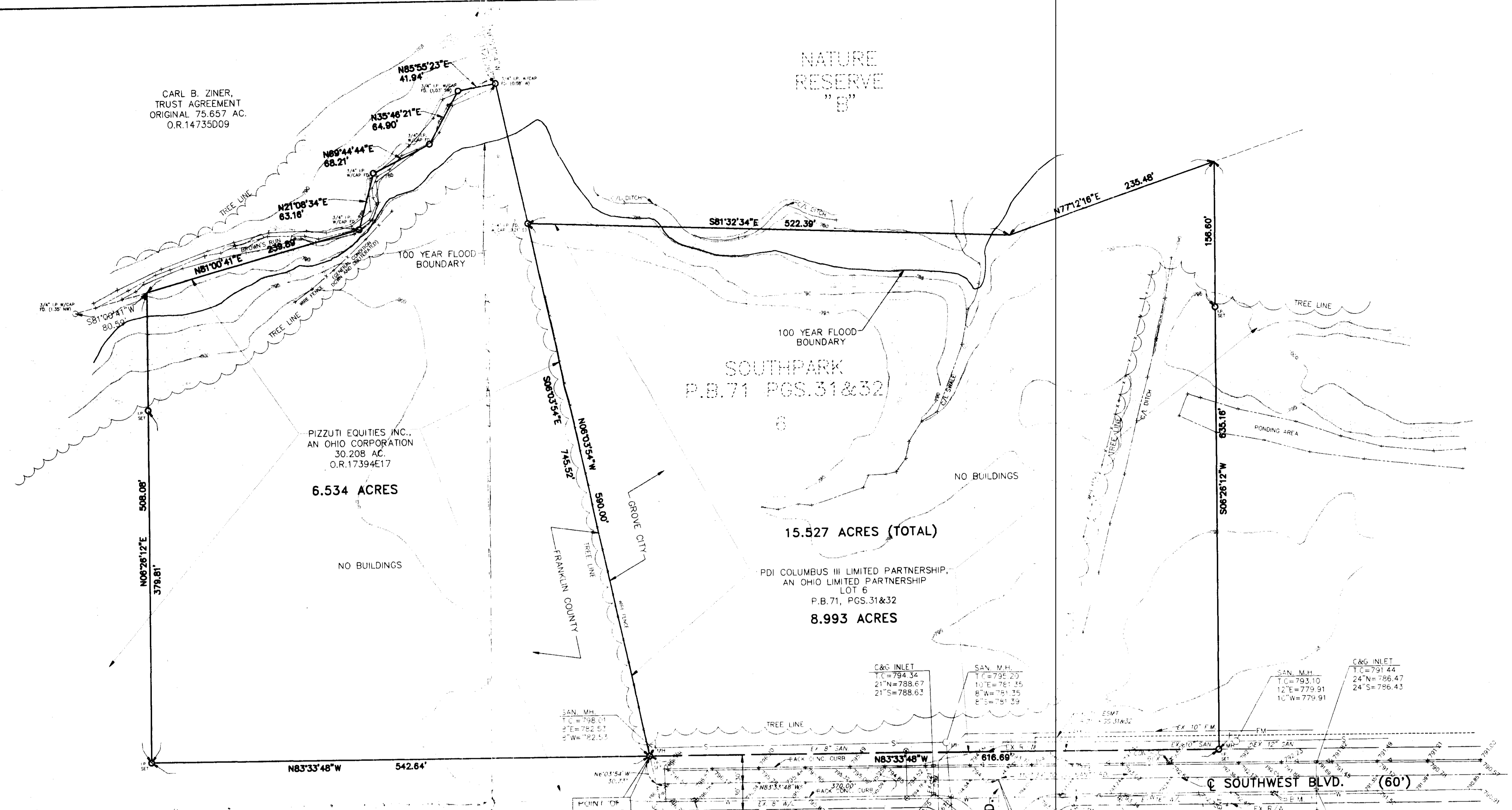


CARL B. ZINER,  
TRUST AGREEMENT  
ORIGINAL 75.657 AC.  
O.R.14735009

NATURE  
RESERVE  
"B"



VICINITY MAP  
NOT TO SCALE



PIZZUTI EQUITIES INC.  
AN OHIO CORPORATION  
30.208 AC.  
O.R.17394E17  
**6.534 ACRES**

**SOUTHPARK**  
P.B.71 PGS.31&32

**15.527 ACRES (TOTAL)**

PDI COLUMBUS III LIMITED PARTNERSHIP  
AN OHIO LIMITED PARTNERSHIP  
LOT 6  
P.B.71, PGS.31&32  
**8.993 ACRES**

**DESCRIPTION OF A  
6.534 ACRE TRACT  
PIZZUTI EQUITIES, INC.,  
AN OHIO CORPORATION**

Situate in the State of Ohio, County of Franklin, Township of Jackson, being in Virginia Military Survey No. 6839 and being a 6.534 acre portion of a 30.208 acre tract as conveyed to Pizzuti Equities Inc., an Ohio Corporation by deed of record in Official Record 17394E17, Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Commencing at a point of reference at the intersection of the centerline of Southwest Boulevard (60 feet wide) with the centerline of McDowell Road (60 feet wide), as shown on SouthPark, of record in Plat Book 71, pages 31 and 32, Recorder's Office, Franklin County, Ohio;

Thence North 83 degrees 33 minutes 48 seconds West, a distance of 370.00 feet along the centerline of said Southwest Boulevard to a point in the westerly line of said SouthPark, and said point being also in the easterly line of the said 30.208 acre tract;

Thence North 6 degrees 03 minutes 54 seconds West, a distance of 30.73 feet along the westerly line of said SouthPark, and also along the easterly line of said 30.208 acre tract to a 3/4" iron pin (set) in the northerly right-of-way line of said Southwest Boulevard, said iron pin being the southwestern corner of Lot 6 of said SouthPark and said iron pin being also the True Point of Beginning of the herein described tract of land;

Thence crossing the said 30.208 acre tract by the following described two (2) courses:

- (1) North 83 degrees 33 minutes 48 seconds West, a distance of 542.64 feet to a 3/4" iron pin (set);
  - (2) North 6 degrees 26 minutes 12 seconds East, (passing a 3/4" iron pin set at 379.81 feet) a distance of 508.08 feet to a point in the northerly line of the said 30.208 acre tract and said point being also in the centerline of Brown's Run;
- Thence along the northerly line of the said 30.208 acre tract and also along the centerline of said Brown's Run by the following described five (5) courses:
- (1) North 81 degrees 00 minutes 41 seconds East, a distance of 239.89 feet Run to a 3/4" iron pin with cap (found);
  - (2) North 21 degrees 08 minutes 34 seconds East, a distance of 63.16 feet to a 3/4" iron pin with cap (found);
  - (3) North 69 degrees 44 minutes 44 seconds East, a distance of 68.21 feet to a 3/4" iron pin with cap (found);
  - (4) North 35 degrees 46 minutes 21 seconds East, a distance of 64.90 feet to point (a 3/4" iron pin with cap found bears 1.03 feet southwest of said point);
  - (5) North 85 degrees 55 minutes 23 seconds East, a distance of 41.94 feet to a point (a 3/4" iron pin with cap found bears 0.08 feet west of said point), said point being in the easterly line of the said 30.208 acre tract and said point being also in the westerly line of Nature Reserve "B" of said SouthPark;

Thence South 6 degrees 03 minutes 54 seconds East, a distance of 745.52 feet along the easterly line of the said 30.208 acre tract, along the westerly line of said Nature Reserve "B", and also along the westerly line of said Lot 6 to the True Point of Beginning, containing 6.534 acres, more or less, subject to all easements, restrictions and rights-of-way of record.

Bearings shown hereon are based on the bearings as shown on the plat of record in Plat Book 71, Pages 31 and 32, Recorder's Office, Franklin County, Ohio.

This description is based on a field survey made by Woolpert Consultants, Columbus, Ohio in August and September, 1992.

**DESCRIPTION OF  
A 8.993 ACRE PORTION OF LOT 6  
SOUTHPARK  
GROVE CITY, OHIO**

Situate in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey No. 6839 and being a 8.993 acre portion of Lot 6 of SouthPark of record in Plat Book 71, Pages 31 and 32, Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Commencing at a point of reference at the intersection of the centerline of Southwest Boulevard (60 feet wide) with the centerline of McDowell Road (60 feet wide), as shown on said SouthPark;

Thence North 83 degrees 33 minutes 48 seconds West, a distance of 370.00 feet along the centerline of said Southwest Boulevard to a point in the westerly line of said SouthPark, and said point being also in the easterly line of a 30.208 acre tract as conveyed to Pizzuti Equities Inc., an Ohio Corporation by deed of record in Official Record 17394E17, Recorder's Office, Franklin County, Ohio;

Thence North 6 degrees 03 minutes 54 seconds West, a distance of 30.73 feet along the westerly line of said SouthPark, and also along the easterly line of the said 30.208 acre tract to a 3/4" iron pin (set) in the northerly right-of-way line of said Southwest Boulevard, said iron pin being the southwestern corner of Lot 6 of said SouthPark and said iron pin being also the True Point of Beginning of the herein described tract of land;

Thence North 6 degrees 03 minutes 54 seconds West, a distance of 590.00 feet along the westerly line of said Lot 6 and also along the easterly line of the said 30.208 acre tract to a point (a 3/4" iron pin with cap bears 0.21 feet south of said point), said point being the southwestern corner of said Lot 6 and said point being also the southwestern corner of Nature Reserve "B" of said SouthPark;

Thence along the northerly line of said Lot 6 and also along the southerly line of said Nature Reserve "B" by the following described two (2) courses:

- (1) South 81 degrees 32 minutes 34 seconds East, a distance of 522.39 feet to a point
- (2) North 77 degrees 12 minutes 16 seconds East, a distance of 235.48 feet to a point

Thence South 6 degrees 26 minutes 12 seconds West, (passing a 3/4" iron pin set at 156.60 feet) a distance of 635.16 feet crossing said Lot 6 to a 3/4" iron pin (set) in the southerly line of said Lot 6 and said iron pin being also in the northerly right-of-way line of said Southwest Boulevard;

Thence North 83 degrees 33 minutes 48 seconds West, a distance of 616.69 feet along the southerly line of said Lot 6 and also along the northerly right-of-way line of said Southwest Boulevard to the True Point of Beginning, containing 8.993 acres, more or less, subject to all easements, restrictions and rights-of-way of record.

Bearings shown hereon are based on the bearings as shown on the plat of record in Plat Book 71, Pages 31 and 32, Recorder's Office, Franklin County, Ohio.

This description is based on a field survey made by Woolpert Consultants, Columbus, Ohio in August and September, 1992.

**CERTIFICATION**

TO ALL PERSONS INTERESTED IN THE TITLE TO THE PREMISES SURVEYED:

WE DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES AND THAT SAME SHOWS THE LOCATION OF THE BOUNDARIES AND ALL IMPROVEMENTS THEREON, THAT THERE ARE NO ENCROACHMENTS ON SUBJECT PREMISES BY IMPROVEMENTS ON ADJOINING PREMISES NOR ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON SUBJECT PREMISES, EXCEPT AS SHOWN; AND THAT EASEMENTS APPARENT FROM A VISUAL INSPECTION OR KNOWN TO THE UNDERSIGNED ARE SHOWN HEREON; AND THAT SAID PREMISES ABUTS UPON A STREET IN APPARENT PUBLIC USE, UNLESS OTHERWISE SHOWN.

*Jacob T. Hawk*  
JACOB T. HAWK  
OHIO REGISTERED SURVEYOR NO.7038

10/22/92 JTH  
9/30/92  
DATE

**CERTIFICATION**

TO ALL PERSONS INTERESTED IN THE TITLE TO PREMISES SURVEY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN MEETS ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY AS DEFINED THEREIN.

*Jacob T. Hawk*  
JACOB T. HAWK  
OHIO REGISTERED SURVEYOR NO.7038

10/22/92 JTH  
9/30/92  
DATE

**LEGEND**

- |                      |          |                        |        |
|----------------------|----------|------------------------|--------|
| SPOT ELEV. (TYPICAL) | x 191.48 | WATER VALVE            | ⊗ w.v. |
| IRON PIN (I.P.)      | o        | MANHOLE                | ⊙ m.h. |
| WATER LINE           | —W—      | CURB INLET             | ⊠ c.i. |
| SANITARY SEWER LINE  | —S—      | FIRE HYDRANT           | ⊠ f.h. |
| STORM SEWER LINE     | —ST—     | SPRINKLER              | ⊠ s.   |
| FORCE MAIN           | —FM—     | CONTROL FOR SPRINKLERS | ⊠ c.s. |

**BENCH MARKS**

- B.M. 1 NORTH BOLT OF FIRE HYDRANT, FIRST FIRE HYDRANT EAST OF McDOWELL ROAD ON SOUTH SIDE OF SOUTHWEST BOULEVARD. ELEV.795.93
- B.M. 2 NORTH BOLT OF FIRE HYDRANT, FIRST FIRE HYDRANT SOUTH OF SOUTHWEST BOULEVARD ON THE WEST SIDE OF McDOWELL ROAD. ELEV.796.18
- B.M. 3 NORTH BOLT OF FIRE HYDRANT, FIRST FIRE HYDRANT WEST OF GANTZ ROAD ON SOUTH SIDE OF SOUTHWEST BOULEVARD. ELEV.792.47

**ZONING REGULATIONS:**

THE SUBJECT PROPERTY IS ZONED "IND. 1" LIGHT INDUSTRIAL.

**NOTE:**

THE LAND DEPICTED HEREON IS PARTIALLY LOCATED WITHIN THE "100 YEAR FLOOD" AS DETERMINED FROM A "HYDROLOGIC AND HYDRAULIC ANALYSIS" PREPARED BY EVANS, MECHWART, HAMBLETON & TILTON, INC. IN OCTOBER, 1991.

**SURVEY DATA:**

IRON PINS SET ARE 3/4" I.D., 30" IN LENGTH WITH A PLASTIC PLUG, PLACED IN TOP, INSCRIBED WITH THE NAME "WOOLPERT".

BEARINGS SHOWN HEREON ARE BASED ON "SOUTHPARK", AS RECORDED IN PLAT BOOK 71, PAGES 31 AND 32, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

SURVEY BASED UPON DEEDS AND PLATS OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND AS LABELED HEREON.

AN ACTUAL SURVEY OF THE PREMISES WAS MADE BY WOOLPERT CONSULTANTS, COLUMBUS, OHIO IN AUGUST AND SEPTEMBER, 1992.

O-32-D & M-88-0000

**ALTA/ACSM LAND TITLE SURVEY**  
SURVEY OF 6.534 AND 8.993 AC. TRACTS  
BEING A PART OF VIRGINIA MILITARY  
SURVEY NO. 6839

CITY OF GROVE CITY  
JACKSON TOWNSHIP  
FRANKLIN COUNTY, OHIO

<p><b>WOOLPERT CONSULTANTS</b> 400 SOUTH FIFTH STREET COLUMBUS, OHIO 43215-3437</p>	DES. D.K.T. CONTRACT
	DR. D.K.T. SCALE: 1"=60'
<p>1/26/93 CHANGED ACREAGE FROM 6.543 TO 6.534</p> <p>1/10/92 REVISED FLOOD BOUNDARY &amp; UPDATED ZONING</p>	<p>DATE: SEPT. 29, 1992</p> <p>SHEET NO. 1 OF 1</p> <p>FILE NO. 51-11-018719-01</p>

APPROVED BY: J.T.H.