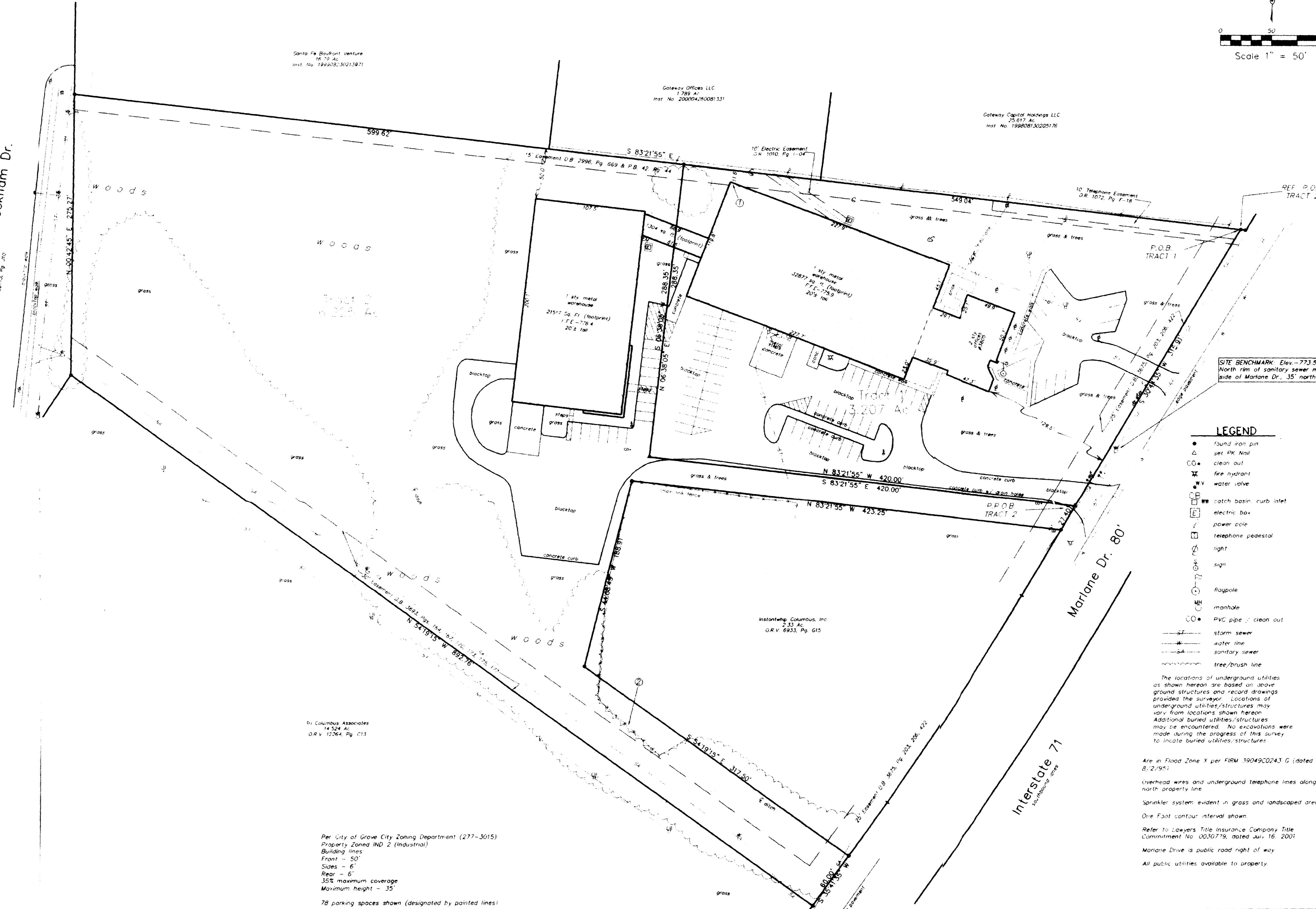


**LEGAL DESCRIPTION OF TRACTS 1 AND 2**  
 CONSISTING OF 3.207 ACRES AND 6.225 ACRES  
 CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

**TRACT 1 (3.207 ACRES)**  
 Lying in V.M.S. No. 8231, City of Grove City, Jackson Township, Franklin County, Ohio  
 Being out of two tracts of land lying in the name of Drustar Incorporated (3.00 acres recorded in Volume 3693, page 155, 158, 161, 8.838 acres recorded as Document No. 00341-DO-7) and more particularly described as follows:  
 Beginning of an iron pipe found 5 feet west of the northeast corner of the said 3.00 acre tract, the same being the southeast corner of the Robertshaw Controls Company 31,0176 acre tract (D.B. 2590, Page 654) and being 40 feet when measured at right angles from the centerline of Marlane Drive as accepted by city council on October 11, 1968 and delineated on a plat for transfer from State of Ohio, dated November 3, 1967.  
 THENCE, with said west line of Marlane Drive, S 30° 44' 35" W, a distance of 315.91 feet to an iron rod set for the southeast corner of this survey.  
 THENCE, parallel to the north property line, N 83° 21' 55" W, a distance of 420.00 feet to an iron rod, passing the aforementioned 3.00 acre tract into the 8.838 acre tract of 250.10 feet.  
 THENCE, N 6° 36' 05" E, a distance of 288.35 feet to an iron rod set on the south line of the aforementioned Robertshaw 31,0176 acres, the same being the north line of said 8.838 acres.  
 THENCE, with said property line, South 83° 21' 55" East, a distance of 549.04 feet to the point of beginning, passing back into the 3.00 acre tract at 70.75 feet. Containing 3.207 acres of which 2.637 acres are out of the 3.00 acre tract and 0.570 acre is out of the 8.838 acre tract.

**TRACT 2 (6.225 ACRES)**  
 Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey No. 8231, and being part of the original 8.546 acre tract (Tract Two) conveyed to Atracomic International, Inc. as described in instrument No. 199902010025134, and being more particularly described as follows:  
 Beginning, for reference, at an iron pin found in the west line of Marlane Drive (80 feet wide) marking the northeast corner of a 3.207 acre tract (Tract One) conveyed to Atracomic International, Inc. as described in instrument No. 199902010025134, and being 40 feet when measured at right angles from the centerline of Marlane Drive as accepted by city council on October 11, 1968 and delineated on a plat for transfer from State of Ohio, dated November 3, 1967.  
 thence South 30° 44' 35" West 315.91 feet, along the west line of Marlane Drive and east line of said 3.207 acre tract, to a PK Nail set at the southeast corner of said 3.207 acre tract and marking the PRINCIPAL PLACE OF BEGINNING of the herein described tract.  
 thence continuing South 30° 44' 35" West 27.40 feet, along the west line of Marlane Drive, to an iron pin found marking the northeast corner of a 2.33 acre tract conveyed to Instantship Columbus, Inc. as described in Official Record Volume 6933, Page G15.  
 thence North 83° 21' 55" East 423.25 feet, along the north line of said 2.330 acre tract, to an iron pin found marking the northwest corner of said 2.330 acre tract.  
 thence South 14° 08' 45" West 188.91 feet, along the west line of said 2.330 acre tract, to an iron pin found marking the southwest corner of said 2.330 acre tract.  
 thence South 54° 19' 15" East 317.50 feet, along the south line of said 2.330 acre tract, to an iron pin found in the west line of Marlane Drive marking the southeast corner of said 2.330 acre tract.  
 thence South 35° 41' 35" West 60.00 feet, along the west line of Marlane Drive, to an iron pin found marking the southeast corner of said original 8.546 acre tract and the northeast corner of a 14.524 acre tract conveyed to Tri-Columbus Associates as described in Official Record Volume 12264, Page C13.  
 thence North 54° 19' 15" West 892.76 feet, along the south line of said original 8.546 acre tract and north line of said 14.524 acre tract, to an iron pin found marking the southwest corner of said original 8.546 acre tract and the northeast corner of said 14.524 acre tract, and in the east line of a 1.080 acre tract conveyed to the City of Grove City as described in Official Record Volume 30713, Page J10 (now known as Brookham Drive).  
 thence North 00° 42' 45" East 275.27 feet, along the west line of said original 8.546 acre tract and east line of said 1.080 acre tract (Brookham Drive), to an iron pin found marking the northwest corner of said original 8.546 acre tract and the southwest corner of a 16.790 acre tract conveyed to Santa Fe Bayfront Venture as described in instrument No. 199902010025134.  
 thence South 83° 21' 55" East 599.62 feet, along the north line of said original 8.546 acre tract and south line of said 16.790 acre tract and a 1.789 acre tract conveyed to Gateway Offices LLC as described in instrument No. 20000420001331, to an iron pin found marking the northwest corner of said 3.207 acre tract.  
 thence South 06° 38' 05" West 288.35 feet, along the west line of said 3.207 acre tract, to a PK Nail set marking the southwest corner of said 3.207 acre tract.  
 thence South 83° 21' 55" East 420.00 feet, along the south line of said 3.207 acre tract, to the principal place of beginning containing 6.225 acres, more or less.  
 Basis of bearings from instrument No. 199902010025134, based on the west line of Marlane Drive being South 30° 44' 35" West.



- LEGEND**
- found iron pin
  - ▲ set PK Nail
  - clean out
  - CO ● clean out
  - fire hydrant
  - WV water valve
  - CB catch basin curb inlet
  - EB electric box
  - PA power pole
  - TP telephone pedestal
  - RT right
  - SG sign
  - FP flagpole
  - MH manhole
  - CO ● PVC pipe / clean out
  - SS storm sewer
  - WL water line
  - SS sanitary sewer
  - TL tree/brush line

The locations of underground utilities as shown hereon are based on above ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

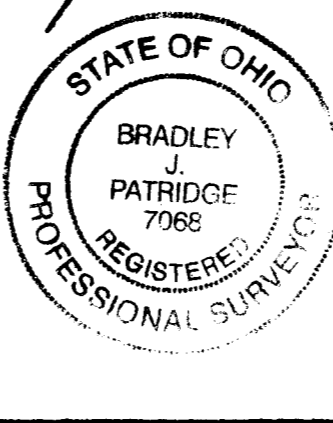
Are in Flood Zone X per FIRM 19049C0243 G (dated 8/2/95).  
 Overhead wires and underground telephone lines along north property line.  
 Sprinkler system evident in grass and landscaped areas.  
 One Foot contour interval shown.  
 Refer to Layers Title Insurance Company Title Commitment No. 0030779, dated July 16, 2001.  
 Marlane Drive is public road right of way.  
 All public utilities available to property.

Per City of Grove City Zoning Department (277-3015)  
 Property Zoned IND 2 (Industrial)  
 Building lines  
 Front - 50'  
 Sides - 6'  
 Rear - 6'  
 35% maximum coverage  
 Maximum height - 35'

78 parking spaces shown (designated by painted lines)  
 The following Easements do not apply to these tracts:  
 D.B. 2371, pg. 160  
 D.B. 2371, pg. 161

Encroachments observed:  
 ① metal building in easement  
 ② chain link fence over property line

Tract 1 and Tract 2 abut each other and are contiguous along the common boundaries and together they form one contiguous parcel of land without strips, gores, overlaps, or shortages.  
 The insured land has access from Marlane Drive, a physically open and dedicated public roadway.



TO: Board of Education, of South-Western School District  
 Lawyers Title Insurance Corporation  
 Central City Title Agency, Ltd.  
 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, ACSM and NSPS in 1999, and includes items 1-6, 7(a), 7(b)(1), 8-11, and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM, and NSPS and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.  
 Date: 8/27/01  
 Professional Surveyor No. 7066

**PATRIDGE PROFESSIONAL SURVEYORS AND ENGINEERS LLC**  
 9484 Dublin Road  
 Powell, Ohio 43065  
 Tel. 614-799-0031 Fax 614-799-0030

**ALTA /ACSM LAND TITLE SURVEY**  
 3805 Marlane Drive  
 Being 3.207 & 6.225 Acre tracts,  
 located in V.M.S. No. 8231,  
 City of Grove City,  
 Franklin County, Ohio

Rev. 9/27/01

DRAWN BY:	BVP	DATE:	7/31/01
CHECKED BY:	WEP	DRAWING NO.:	6756ALTA
JOB NO.:	6756-01	SHEET:	1 OF 1