

LOCATION MAP

040-005958  
1879 STRINGTOWN ROAD  
HARIHAR, INC.  
8.145 ACRES  
INSTRUMENT NUMBER  
200001280019643

040-005959  
VACANT LAND  
LUCAS STATE STREET  
STRINGTOWN LIMITED  
16.648 ACRES  
O.R.V. 33641 A01

LEGEND

- ▲ RAILROAD SPIKE FOUND
- IRON PIN TO BE SET WITH FUTURE R.O.W. ACQUISITION
- IRON PIN SET, 5/8" REBAR W/ PLASTIC CAP STAMPED "MS CONSUL INC. COLUMBUS"
- ⊙ P.K.NAIL SET

040-009237  
VACANT LAND  
COLUMBUS CORPORATE  
CENTER INC.  
9.953 ACRES  
INSTRUMENT NUMBER  
199809250244606

FLOOD PLAIN NOTE

BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AND SHOWN ON THE FLOOD INSURANCE RATE MAP, 39049C0243 G, EFFECTIVE DATE: AUGUST 2, 1995.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON WERE TRANSFERRED USING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES ORIGINATING ON THE FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "FRANK 25" AND "FRANK 125", AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983.

| NO. | DATE     | DESCRIPTION  | BY  |
|-----|----------|--|-----|
| 1   | 08/06/02 | REVISED LIMITS OF BOUNDARY   | JLP |
| 2   | 08/07/02 | REVISED DISTANCE OF 69.38 TO 69.45 ON THE SOUTH SIDE OF THE VELJANOVSKI, 4 ACRE PARCEL | JLP |

ZONING INFORMATION

THE SITE IS ZONED PUD-C (COMMERCIAL), AS DESCRIBED IN ORDINANCE NUMBER C-7101, AS ADOPTED BY THE CITY OF GROVE CITY, OHIO, EFFECTIVE DATE DECEMBER 19, 2001. A FEW BASIC ITEMS FROM THE ZONING TEXT ARE AS FOLLOWS:

1. MINIMUM SET BACKS FROM PUBLIC RIGHT-OF-WAYS SHALL BE 25 FEET FOR PARKING AND 50 FEET FOR BUILDINGS.
2. PARKING SHALL BE ONE SPACE PER EVERY 250 SQUARE FEET OF BUILDING SPACE.
3. NO BUILDING SHALL EXCEED 35 FEET IN HEIGHT, EXCEPT FOR PARAPETS AND ARCHITECTURAL FEATURES.
4. PARKING LOT LIGHTING SHALL BE NO HIGHER THAN 35 FEET.
5. ALL TRASH BINS SHALL BE SCREENED FROM VIEW WITH A SOLID WALL ON THREE SIDES WITH A GATE.
6. ALL MECHANICALS SHALL BE SCREENED FROM OFF-SITE VIEWS.

FOR A COMPLETE DESCRIPTION OF THE PUD-C ZONING TEXT SEE THE ABOVE REFERENCED ORDINANCE NUMBER C-7101, ON FILE IN THE CITY OF GROVE CITY, DEVELOPMENT DEPARTMENT, LOCATED AT 4035 BROADWAY, GROVE CITY, OH, 43123.

54.073 ACRES

CURVE DATA TABLE

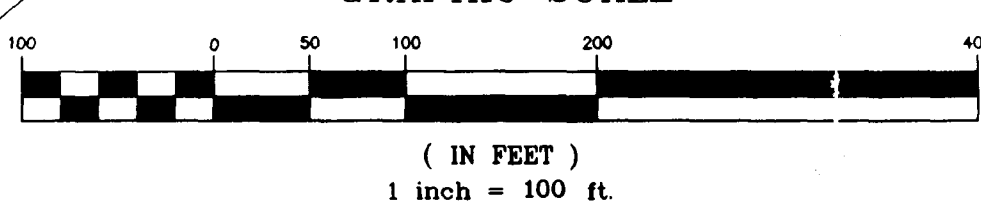
| NO. | DELTA     | RADIUS   | LENGTH  | CHORD BEARING | CHORD   |
|-----|-----------|----------|---------|---------------|---------|
| (A) | 83°21'24" | 35.00'   | 59.92'  | N46°15'22"E   | 46.55'  |
| (B) | 06°01'56" | 5276.99' | 555.57' | S89°02'58"E   | 555.31' |
| (C) | 01°50'07" | 5288.99' | 169.42' | S83°21'12.5"E | 169.41' |
| (D) | 00°14'44" | 6937.50' | 29.73'  | S82°18'47"E   | 29.73'  |
| (E) | 01°54'39" | 6925.50' | 230.97' | S80°49'32.5"E | 230.96' |
| (F) | 11°08'52" | 530.00'  | 103.12' | N18°27'46"E   | 102.96' |
| (G) | 05°52'33" | 470.00'  | 48.20'  | N15°49'36.5"E | 48.18'  |
| (H) | 07°58'14" | 470.00'  | 65.38'  | N22°45'00"E   | 65.33'  |
| (I) | 22°09'27" | 330.00'  | 127.62' | N15°39'23"E   | 126.82' |
| (J) | 29°08'31" | 513.00'  | 260.92' | S88°16'24"E   | 258.12' |
| (K) | 27°10'50" | 502.00'  | 238.14' | S89°15'14"E   | 235.92' |
| (L) | 04°13'38" | 1200.00' | 88.54'  | S12°13'22"W   | 88.52'  |

Δ=40°10'29"  
R=1030.00'  
L=722.22'  
CHB=N5°7'01'25.5"W  
CH=707.51'

Δ=44°36'14"  
R=950.00'  
L=739.56'  
CHB=S41°36'08"W  
CH=721.03'

Δ=09°03'21"  
R=1062.00'  
L=167.85'  
CHB=S61°58'26.5"W  
CH=167.68'

GRAPHIC SCALE



DESCRIPTION OF 54.073 ACRES OF LAND

Situated in the State of Ohio, in the County of Franklin, in the City of Grove City, in Virginia Military Survey Numbers 469 and 8231, being a 54.073 acre tract of land comprised of part of that 53 acre tract as described in a deed to The Greenlawn Realty Company, of record in Deed Book 2711, Page 420, part of that 48.150 acre tract as described in a deed to The Greenlawn Realty Company, of record in Deed Book 2960, Page 561, all of that 4.472 acre tract and all of that 0.528 acre tract as described in a deed to The Greenlawn Realty Company, of record in Instrument Number 200101120008746, all of that 0.25 acre tract as described in a deed to The Greenlawn Realty Company, of record in Instrument Number 20007130138775, all of that 4.75 acre tract and all of that 5.00 acre tract as described in a deed to The Greenlawn Realty Company, of record in Instrument Number 20001180010820, said 54.073 tract being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Stringtown Road, at the northwesterly corner of said 53 acre tract, at the northeasterly corner of that 0.862 acre tract as described in a deed to Sharon Ventures, of record in Official Record Volume 09462 H-20, said spike being located South 86°01'03" West, 688.23 feet from the intersection of the centerline of Thistlewood Road (private) with a railroad spike found on the centerline of said Thistlewood Road extended southerly 0.46 feet;

Thence North 86°01'03" East, along the centerline of said Stringtown Road, along the northerly line of said 53 acre tract, passing the above referenced centerline of Thistlewood Road at said 688.23 feet, a total distance of 965.26 feet to a 1" iron pin found at an angle point in said Stringtown Road, at the northeasterly corner of said 53 acre tract, at the northwesterly corner of said 4.472 acre tract;

Thence South 74°42'00" East, continuing along the centerline of said Stringtown Road, along the northerly line of said 4.472 acre tract, said 0.528 acre tract, said 0.25 acre tract, said 4.75 acre tract and said 5.00 acre tract, a distance of 594.01 feet to a P.K. nail set at the northeasterly corner of said 5.00 acre tract, at the northwesterly corner of that 4 acre tract as described in Parcel 1 in a deed to Dimche Veljanovski, of record in Instrument Number 19991170287679;

Thence South 14°20'11" West, along the easterly line of said 5.00 acre tract, along the westerly line of said 4 acre tract, a distance of 1099.09 feet to an iron pin set in the northerly line of said 48.150 acre tract, at the southeasterly corner of said 5.00 acre tract, at the southwesterly corner of said 4 acre tract;

Thence South 74°42'29" East, along the northerly line of said 48.150 acre tract, along the southerly line of said 4 acre tract, a distance of 69.45 feet to an iron pin set in the proposed westerly right-of-way line of proposed Buckeye Parkway;

Thence into said 48.150 acre tract, along the proposed westerly right-of-way line of said proposed Buckeye Parkway, along the arc of a non-tangent curve to the right, having a radius of 950.00 feet, a central angle of 44°36'14", an arc distance of 739.56 feet to an iron pin set, said arc being subtended by a chord bearing South 41°36'08" West, a chord distance of 721.03 feet;

Thence South 79°30'58" West, continuing through said 48.150 acre tract, along the proposed westerly right-of-way line of said proposed Buckeye Parkway, a distance of 48.98 feet to an iron pin set;

Thence continuing through said 48.150 acre tract, along the proposed westerly right-of-way line of said proposed Buckeye Parkway, along the arc of a non-tangent curve to the left, having a radius of 1062.00 feet, a central angle of 09°03'21", an arc distance of 167.85 feet to an iron pin set, said arc being subtended by a chord bearing South 61°58'26.5" West, a chord distance of 167.68 feet;

Thence North 83°58'07" West, continuing through said 48.150 acre tract, along the proposed westerly right-of-way line of said proposed Buckeye Parkway, a distance of 56.25 feet to an iron pin set in the proposed northerly right-of-way line of proposed West Road;

Thence North 42°38'49" West, continuing through said 48.150 acre tract, along the proposed northerly right-of-way line of said proposed West Road, a distance of 100.50 feet to an iron pin set;

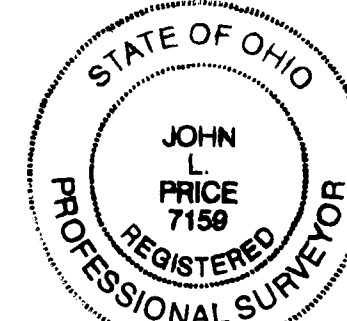
Thence North 36°56'11" West, continuing through said 48.150 acre tract, into said 53 acre tract, along the proposed northerly right-of-way line of said proposed West Road, a distance of 112.24 feet to an iron pin set at a point of curvature;

Thence continuing through said 53 acre tract, along the proposed northerly right-of-way line of said proposed West Road, along the arc of a curve to the left, having a radius of 1030.00 feet, a central angle of 40°10'29", an arc distance of 722.22 feet to an iron pin set, said arc being subtended by a chord bearing North 57°01'25.5" West, a chord distance of 707.51 feet;

Thence North 77°06'40" West, continuing through said 53 acre tract, along the proposed northerly right-of-way line of said proposed West Road, a distance of 151.81 feet to an iron pin set in the westerly line of said 53 acre tract, in the easterly line of that 16.648 acre tract as described in a deed to Lucas State Street Stringtown Limited, of record in Official Record Volume 33641 A01;

Thence North 12°53'20" East, along the westerly line of said 53 acre tract, the easterly line of said 16.648 acre tract, the easterly line of that 8.145 acre tract as described in a deed to Harihar, Inc. of record in Instrument Number 200001280019643, along the easterly line of that 0.862 acre tract as described in a deed to Sharon Ventures, of record in Official Record Volume 09462 H-20, a distance of 1242.44 feet to the True Place of Beginning and containing 54.073 acres of land, more or less.

Said 54.073 acres of land being comprised of 30.218 acres out of tax parcel number 040-009235, 8.859 acres out of tax parcel number 040-009233, all of tax parcel number 040-009232, all of tax parcel number 040-009234, all of tax parcel number 040-009241, all of tax parcel number 040-009239 and all of tax parcel number 040-009238.



THIS IS TO CERTIFY TO: STRINGTOWN PARTNERS SOUTH, LLC; CONNOR LAND TITLE AGENCY, LTD.; CHICAGO TITLE INSURANCE COMPANY AND

DESCRIPTION  
ALTA/ACSM LAND TITLE SURVEY  
LOCATION  
SOUTH OF STRINGTOWN ROAD  
EAST OF INTERSTATE ROUTE 71  
GROVE CITY, OHIO  
CLIENT  
CONTINENTAL REAL ESTATE CO.

ms consultants, inc.  
CONSULTING ENGINEERS & PLANNERS  
1000 BROADWAY, SUITE 200, GROVE CITY, OHIO 43123  
PHONE (614) 885-7500 FAX (614) 885-7900  
DRAWN BY: JLP  
CHECKED BY: CSS  
DATE: 07/25/02  
PROJECT No.: 24-259.424  
SHEET: 1 OF 1