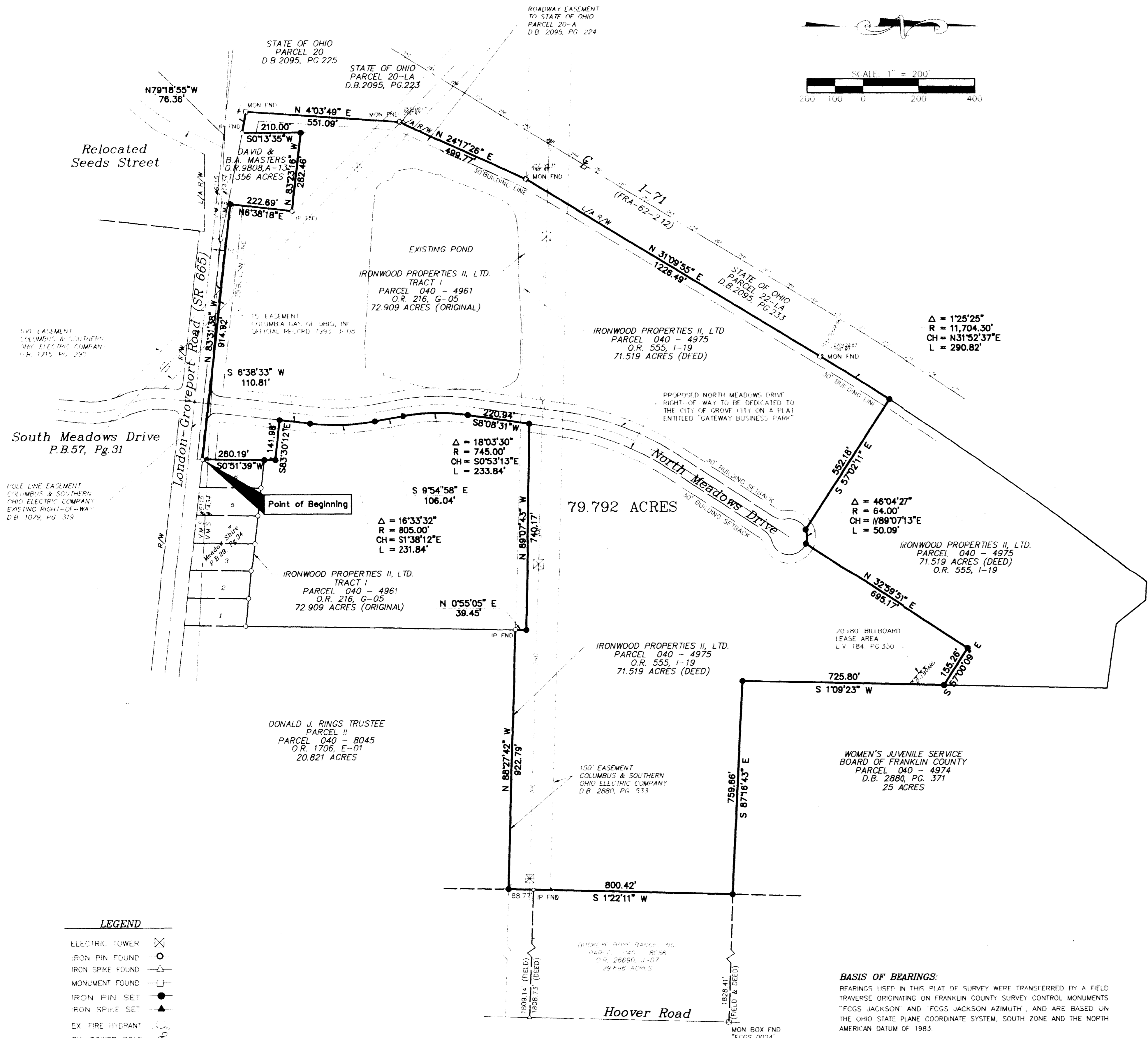
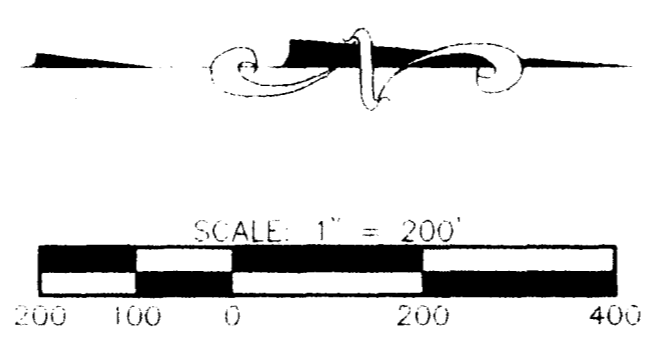


LOCATION MAP  
-NO SCALE-



**LEGAL DESCRIPTION:**

DESCRIPTION OF A 79.792 ACRE TRACT OF LAND, EAST OF INTERSTATE 71 AND NORTH OF STR. 665, GROVE CITY, OHIO.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, BEING IN VIRGINIA MILITARY SURVEY NOS. 1434 AND 6115, BEING 79.792 ACRES OF LAND, MORE OR LESS, OF WHICH 24.984 ACRES BEING OUT OF AN ORIGINAL 79.909 ACRE TRACT CONVEYED TO IRONWOOD PROPERTIES II, LTD. OF RECORD IN OFFICIAL RECORD 216, G-05 AND 54,808 ACRES BEING OUT OF A 71,519 ACRE TRACT CONVEYED TO IRONWOOD PROPERTIES II, LTD. OF RECORD IN OFFICIAL RECORD 555, I-19, ALL REFERENCES BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

**SURVEYOR'S CERTIFICATION:**

WE DO HEREBY CERTIFY TO FIFTH THIRD BANK OF COLUMBUS, RUSCILLI REAL ESTATE SERVICES, INC., RUSCILLI DEVELOPMENT CO., LTD., METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION AND TITLE FIRST AGENCY, INC. AS OF June 10, 1996 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 "CLOSEST" BY ENGINEERING CALCULATIONS 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 SETBACK LINES WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS OR APPLICABLE ZONING OR BUILDING CODES AFFECTING THE PROPERTY, THAT THERE ARE NO ENCROACHMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN THEREON THAT ALL UTILITY SERVICES NECESSARY FOR THE OPERATION OF THE PROPERTY ARE PRESENT ON THE PROPERTY OR WITHIN AN ADJACENT PUBLIC RIGHT-OF-WAY OR RECORDED EASEMENT; THAT 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 BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS UPON ADJOINING PREMISES, AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREAS SHOWN ON ANY U.S. DEPARTMENT OF HUD FLOOD INSURANCE BOUNDARY MAP OR SPECIAL FLOOD HAZARD AREA MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED BY ALTA AND ACSM IN 1992 AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY AS DEFINED THEREIN.

1. NORTH 79°18'55" WEST, 76.36 FEET TO A MONUMENT FOUND.
2. NORTH 4°03'49" EAST, 551.09 FEET TO A MONUMENT FOUND 210 FEET RIGHT OF THE STATION 253+00.17 IN THE CENTERLINE OF SAID INTERSTATE 71.
3. NORTH 24°17'26" EAST, 499.77 FEET TO A MONUMENT FOUND 150 FEET RIGHT OF THE STATION 257+96.35 IN THE CENTERLINE OF SAID INTERSTATE 71, SAID MONUMENT MARKING THE NORTHWEST CORNER OF SAID 72,909 ACRE TRACT (TRACT 1) AND THE SOUTHWEST CORNER OF SAID 71,519 ACRE IRONWOOD TRACT.
4. NORTH 31°09'55" EAST, 1226.49 FEET TO A MONUMENT FOUND 150 FEET RIGHT OF THE STATION 270+22.83 IN THE CENTERLINE OF SAID INTERSTATE 71.
5. WITH THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 1°25'25", A RADIUS OF 11,704.30 FEET, THE CHORD OF WHICH BEARS NORTH 31°52'37" EAST, 290.82 FEET TO AN IRON PIN SET.

THENCE SOUTH 57°02'11" EAST, 552.18 FEET WITH A NEW LINE OVER AND THROUGH SAID 71,519 ACRE TRACT, TO AN IRON PIN SET.

THENCE WITH AN ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 46°04'27", RADIUS OF 64.00 FEET, THE CHORD OF WHICH BEARS SOUTH 89°07'13" EAST AND A CHORD DISTANCE OF 50.09 FEET TO AN IRON PIN SET.

THENCE NORTH 32°59'51" EAST, 695.17 FEET CONTINUING OVER AND ACROSS SAID 71,519 ACRE TRACT TO AN IRON PIN SET.

THENCE SOUTH 57°00'09" EAST, 155.26 FEET CONTINUING OVER AND ACROSS SAID 71,519 ACRE TRACT TO AN IRON PIN SET IN THE EASTERLY LINE OF SAID 71,519 ACRE IRONWOOD TRACT, SAID LINE ALSO BEING THE WEST LINE OF A 25 ACRE TRACT CONVEYED TO THE WOMEN'S JUVENILE SERVICE BOARD OF FRANKLIN COUNTY OF RECORD IN DEED BOOK 2880, PAGE 371.

THENCE SOUTH 1°09'23" WEST, 725.80 FEET WITH AN EAST LINE OF SAID 71,519 ACRE IRONWOOD TRACT, SAID LINE ALSO BEING A WEST LINE OF SAID 25 ACRE WOMEN'S JUVENILE BOARD TRACT, TO AN IRON PIN SET MARKING A CORNER OF SAID 71,519 ACRE IRONWOOD TRACT.

THENCE SOUTH 87°16'43" EAST, 759.66 FEET WITH A NORTHERLY LINE OF SAID 71,519 ACRE IRONWOOD TRACT, SAID LINE ALSO BEING A SOUTH LINE OF SAID 25 ACRE WOMEN'S JUVENILE BOARD TRACT, TO AN IRON PIN SET MARKING A NORTH-EAST CORNER OF SAID 71,519 ACRE IRONWOOD TRACT, SAID IRON PIN ALSO MARKING THE SOUTHEAST CORNER OF SAID 25 ACRE WOMEN'S JUVENILE BOARD TRACT, THE SOUTHWEST CORNER OF A 50 ACRE TRACT CONVEYED TO THE WOMEN'S JUVENILE BOARD OF FRANKLIN COUNTY OF RECORD IN DEED BOOK 2880, PAGE 371, AND THE NORTHWEST CORNER OF A 29,696 ACRE TRACT CONVEYED TO BUCKEYE BOYS RANCH, INC. OF RECORD OFFICIAL RECORD 26690, J-07.

THENCE SOUTH 1°22'11" WEST, 800.42 FEET WITH AN EAST LINE OF SAID 71,519 ACRE IRONWOOD TRACT, SAID LINE ALSO BEING THE WEST LINE OF SAID 29,696 ACRE BUCKEYE BOYS RANCH TRACT, TO AN IRON PIN SET MARKING A SOUTHEAST CORNER OF SAID 71,519 ACRE IRONWOOD TRACT, SAID IRON PIN ALSO MARKING THE NORTHEAST CORNER OF SAID TRACT 1 IRONWOOD TRACT.

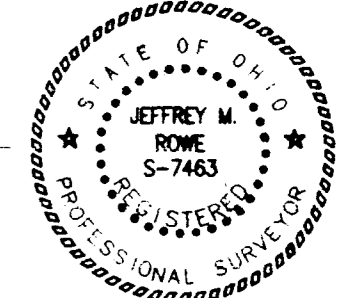
THENCE OVER AND ACROSS SAID 72,909 ACRE TRACT AND SAID 41,519 ACRE TRACT WITH A NEW LINE, THE FOLLOWING NINE (9) COURSE AND DISTANCES:

1. NORTH 0°55'05" EAST, 39.45 FEET TO AN IRON PIN SET.
2. NORTH 89°07'43" WEST, 740.17 FEET TO AN IRON PIN SET.
3. SOUTH 8°08'31" WEST, 220.94 FEET TO AN IRON PIN SET.
4. THENCE WITH AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°03'30", A RADIUS OF 745.00 FEET, THE CHORD OF WHICH BEARS SOUTH 0°53'13" EAST AND A CHORD DISTANCE OF 233.84 FEET TO AN IRON PIN SET.
5. SOUTH 9°54'58" EAST, 106.04 FEET TO AN IRON PIN SET.
6. THENCE WITH AN ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°33'32" A RADIUS OF 805.00 FEET, THE CHORD OF WHICH BEARS SOUTH 3°38'12" EAST AND A CHORD DISTANCE OF 231.84 FEET TO AN IRON PIN SET.
7. SOUTH 6°38'33" WEST, 110.81 FEET, TO AN IRON PIN SET.
8. SOUTH 83°30'12" EAST, 141.98 FEET, TO AN IRON PIN SET.

THENCE SOUTH 0°51'39" WEST, 260.19 FEET WITH A SOUTH LINE OF SAID 72,909 IRONWOOD TRACT, SAID LINE ALSO BEING THE NORTH LINE OF SAID MEADOW SHIRE SUBDIVISION, PASSING AN IRON PIN AT 40.19 FEET TO THE POINT OF BEGINNING, CONTAINING 79.792 ACRES, MORE OR LESS.

**POMEROY & ASSOCIATES, INC.**

BY: *Jeffrey M. Rowe*  
JEFFREY M. ROWE  
PROFESSIONAL SURVEY NO. 7463



**EASEMENTS:**

- THE FOLLOWING EASEMENTS DO APPLY TO THE SUBJECT PREMISES AS PROVIDED BY TITLE FIRST AGENCY, INC., COMMITMENT NO. 75123169, DATE MAY 25, 1996:
9. 150' EASEMENT TO COLUMBUS & SOUTHERN OHIO ELECTRIC CO., D.B. 2880, PG. 533.
  11. EASEMENT TO COLUMBUS & SOUTHERN OHIO ELECTRIC CO., D.B. 1079, PG. 319, AND D.B. 1715, PG. 290.
  12. ROADWAY EASEMENT TO STATE OF OHIO, PARCEL 20-A, D.B. 2095, PG. 224.
  16. 20'x60' LEASE TO NATIONAL ADVERTISING CO., L.V. 184, PG. 330.
  17. 15'x60' LEASE TO BENN BLINN, INC., L.V. 214, PG. 353, UNSPECIFIED USE AND LOCATION. COULD NOT BE PLOTTED.

THE FOLLOWING EASEMENTS DO NOT APPLY TO THE SUBJECT PREMISES AS PROVIDED BY TITLE FIRST AGENCY, INC., COMMITMENT NO. 75123169, DATE MAY 25, 1996:

8. EASEMENT TO THE STATE OF OHIO OF RECORD IN D.B. 2095, PG. 231.
10. EASEMENT TO COLUMBIA GAS OF OHIO, INC. OF RECORD IN O.R. 7993, PG. J-08, WITHIN PROPOSED RIGHT-OF-WAY OF S.R. 665.
12. EASEMENT TO STATE OF OHIO OF RECORD IN D.B. 2095, PG. 222.
13. EASEMENT TO COLUMBUS & SOUTHERN OHIO ELECTRIC CO., D.B. 2752, PG. 527.
15. EASEMENT TO STATE OF OHIO, PARCEL 20, D.B. 2095, PG. 223.

**Pomeroiy & Associates, Inc.**  
Consulting Engineers & Surveyors  
6-25-96

ALTA/ACSM SURVEY  
79.792 ACRE TRACT  
NORTH OF S.R. 665 & EAST OF I-71  
City of Grove City, Ohio

**LEGEND**

- ELECTRIC TOWER
- IRON PIN FOUND
- IRON SPIKE FOUND
- MONUMENT FOUND
- IRON PIN SET
- IRON SPIKE SET
- EX. FIRE HYDRANT
- EX. POWER POLE
- OVERHEAD ELECTRIC
- EX. GASLINE
- UNDERGROUND
- TELEPHONE

**BASIS OF BEARINGS:**

THE BEARINGS USED IN THIS PLAT OF SURVEY WERE TRANSFERRED BY A FIELD TRAVERSE ORIGINATING ON FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "FOGGS JACKSON" AND "FOGGS JACKSON AZIMUTH", AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND THE NORTH AMERICAN DATUM OF 1983.

**FLOOD PLAIN DESIGNATION:**

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X - AREA OUTSIDE OF 500 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.R.M. MAP, COMMUNITY PANEL NO. 39049C0327G AND 39049C0329G, DATED AUGUST 2, 1995.

**TITLE COMMITMENT:**

EASEMENTS SHOWN HEREIN ARE AS PROVIDED TO US BY TITLE FIRST AGENCY, INC., COMMITMENT NUMBER 75123169, EFFECTIVE DATE MAY 25, 1996.

**ZONING:**

THE SUBJECT PREMISES IS ZONED PUD-1.

**SETBACK LINES:**

SETBACK LINES SHOWN HEREON ARE AS SHOWN ON THE PLAT FOR GATEWAY BUSINESS PARK.