

BENCHMARK ELEVATION = 736.67  
Northwest corner of concrete base of light pole

BENCHMARK ELEVATION = 737.52  
Northwest corner of concrete base of light pole

Spiegel Dr. 80'

S.R. 317

P.O.B.

Shook Road

PREPARED BY

PATRIDGE AND ASSOCIATES  
PROFESSIONAL SURVEYORS AND ENGINEERS  
9464 DUBLIN ROAD  
POWELL, OHIO 43065  
FAX (614)-799-0030  
TEL (614)-799-0031

**ALTA/ACSM LAND TITLE SURVEY**  
16.651 Acre tract  
located in Section 36, T4N, R22W,  
Congress Lands,  
City of Columbus, Franklin County, Ohio

DRAWN BY:	BJP	DATE:	07/22/97	REV:	6/24/97
CHECKED BY:	RTP	DRAWING NO.:	4179ALT		
FILE NO.:	4170-07	SHEET:	1	OF	1

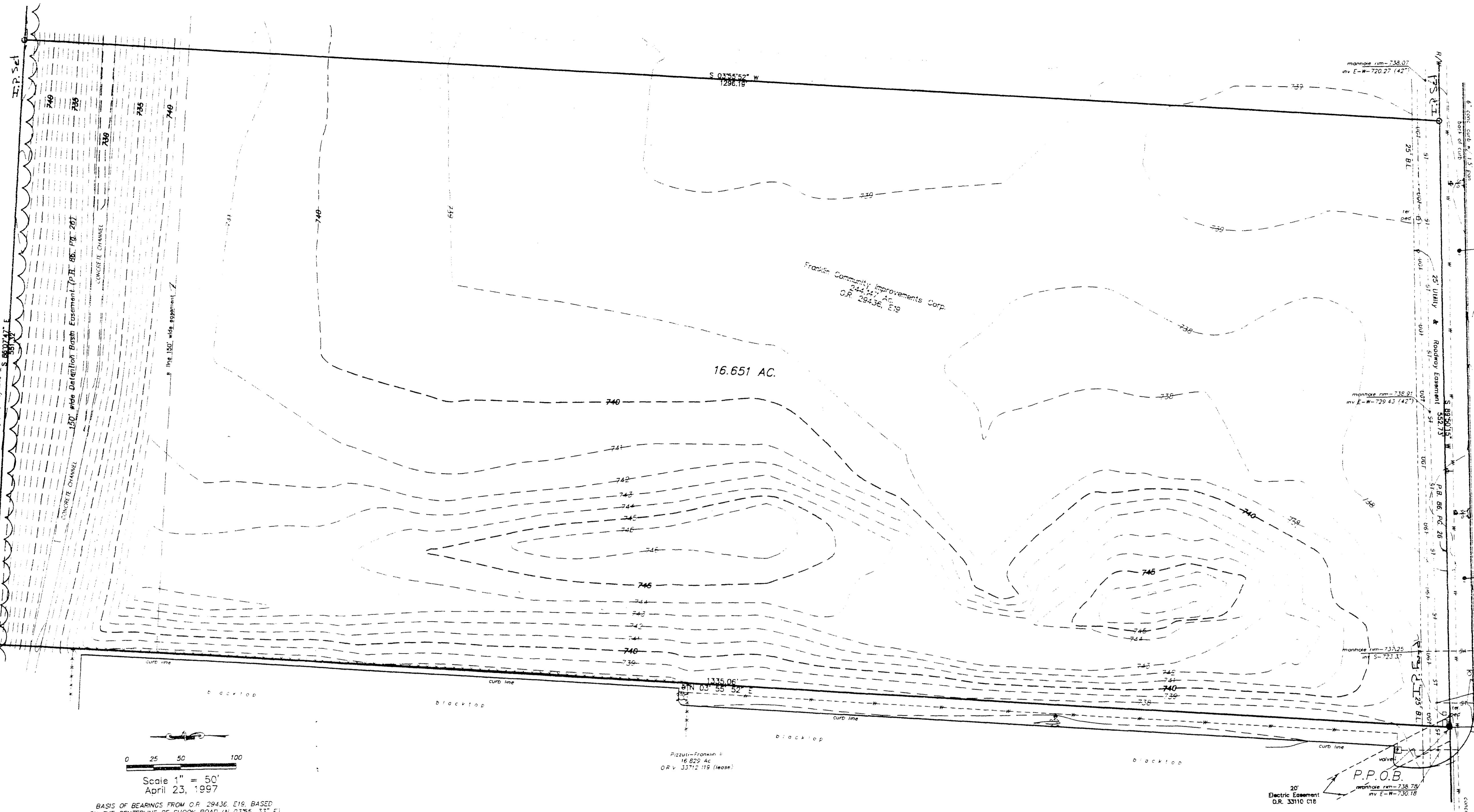
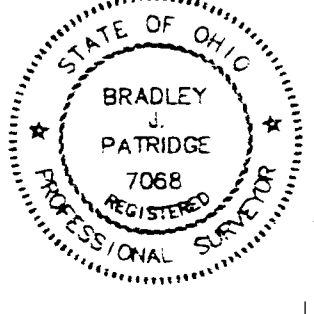
REFERENCE TO OLD REPUBLIC TITLE AGENCY TITLE COMMITMENT APPLICATION NO. F 95100143 A, DATED JULY 17, 1997.

TO: KEYBANK NATIONAL ASSOCIATION  
PIZZUTI-FRANKLIN III LIMITED  
OLD REPUBLIC TITLE AGENCY OF COLUMBUS, INC.

The undersigned hereby certifies as of April 22, 1997 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 closed by surveying calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions of 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; that all utility services necessary for the operation of the property are present on the property or within adjacent public right-of-way or recorded easement; that there are no encroachments or adjoining premises, streets or alleys by any of said buildings, structures or other improvements upon the property, by any building, structure or other improvements situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. 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 promulgated by ALTA and ACSM in 1992 and meets the accuracy requirements of an "Urban" Survey, as defined therein.

Includes items 1, 2, 3, 5, 6, 8, 10 & 11 of Table A, Optional Survey Specifications

*Bradley A. Patridge*  
Ohio Professional Surveyor No. 7068  
Date 8/1/97



Scale 1" = 50'  
April 23, 1997

BASIS OF BEARINGS FROM O.R. 29436 E19, BASED ON THE CENTERLINE OF SHOOK ROAD IN 03°55'33" E1

**LEGEND**

- 1/4" iron pin
- set iron pin (capped PATRIDGE SURVEYING)
- ▲ set PK nail
- telephone pedestal
- ⊙ sign
- ⊙ light pole
- ⊙ fire hydrant
- ⊙ water valve
- water line
- storm sewer
- sanitary sewer
- telephone line
- 24" E s.p.a. elevator
- tree line

ALL PUBLIC UTILITIES SERVE PROPERTY  
SPIEGEL DRIVE IS FOR PUBLIC RIGHT-OF-WAY USE

SURVEY BASED UPON DEEDS AND PLATS OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND A SURVEY DONE BY R.D. DANDE DATED 11/13/96

SOURCE BENCHMARK ELEVATION = 737.73  
BRASS PLATE IN CONCRETE MONUMENT AT JUNCTION OF SHOOK ROAD AND SPIEGEL DRIVE

THE LAND DEPICTED HEREON IS LOCATED WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) AS DETERMINED BY FLOOD INSURANCE RATE MAP 390167 0010 B (DATED 1/16/87)

SUBJECT PROPERTY IS ZONED M  
CONTOUR INTERVAL = 1 FOOT

THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS AVAILABLE TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES, STRUCTURES OR FIELD TILES. LOCATION OF EXISTING FIELD TILE UNKNOWN.

**LEGAL DESCRIPTION OF 16.651 ACRE TRACT**  
Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 36, Township 4 North, Range 22 West, Congress Lands, and being part of a 244.147 acre tract now owned by Franklin Community Improvements Corporation as recorded in Official Record Volume 29436, E19, Franklin Co. Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at a point in the centerline of Shook Road (60 feet wide) and Spiegel Drive as delineated on the plat of record in Plat Book 86, Page 26, and in the west line of said 244.147 acre tract, said point being North 03° 37' 48" East 2510.83 feet, along the centerline of Shook Road, from the Franklin County Engineer's Monument No. 9930 found at the intersection of said Shook Road centerline and London Groveport Road (S.R. 317);

thence the following three courses and distances along the centerline of Spiegel Drive

South 86° 07' 37" East 710.67 feet, along the centerline of Spiegel Drive, to a point of curvature to the left, along the arc of a curve to the left. (Delta = 04° 02' 08", Radius = 450.00 feet), whose long chord bears South 88° 08' 41" East 31.69 feet, to a point;

North 89° 50' 15" East 512.40 feet to a point;

thence North 00° 09' 45" West 40.00 feet, to an iron pin found in the north line of Spiegel Drive marking the southeast corner of a 16.829 acre tract now leased by Pizzuti-Franklin III as recorded in Official Record Volume 33712, 119 Franklin Co. Recorder's Office, and being the PRINCIPAL PLACE OF BEGINNING of the hereinafter described tract;

thence North 03° 55' 52" East 1335.06 feet, along the east line of said 16.829 acre tract, to an iron pin found in the north line of said 244.147 acre tract and the south line of a 52.335 acre tract now owned by Sanita J. Wert as recorded in Official Record Volume 18036, A09, Franklin Co. Recorder's Office, and marking the northeast corner of said 16.829 acre tract;

thence South 86° 07' 47" East 551.32 feet, along the north line of said 244.147 acre tract and south line of said 52.335 acre tract, to an iron pin set;

thence South 03° 55' 52" West 1296.19 feet, across said 244.147 acre tract and parallel with the east line of said 16.829 acre tract, to an iron pin set in the north line of Spiegel Drive;

thence South 89° 50' 15" West 552.73 feet, along the north line of Spiegel Drive, to the principal place of beginning, containing 16.651 acres more or less. Subject to all easements, restrictions, and rights-of-way of record, if any.

Basis of bearings from Official Record 29436 E19, based on the centerline of Shook Road (North 03° 37' 48" East). All reference deeds on file at Franklin County Recorder's Office, Columbus, Ohio. A survey of the above described premises was done by Bradley A. Patridge in April 1997. All iron pins set are capped PATRIDGE SURVEYING.

2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOOL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

Bonita J. Wert  
22,135 Ac  
O.R. 18036 A09