

13.333 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey No. 8231, being part of the remainder of the original 19,736.3 acre tract conveyed to Lucas State Street Stringtown Limited by deeds of record in Official Record 33641 A01, and Official Record 30574 C05, and the remainder of the tract conveyed as Parcel 1 to Lucas State Street Stringtown Limited by deed of record in Instrument Number 200208290213625 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for Reference, at the centerline intersection of Parkway Centre Drive (width 60 feet wide) and Buckeye Place (60 feet wide) as dedicated in Plat Book 105, Page 69;

Thence North 77° 06' 40" West, a distance of 58.00 feet, with the centerline of said Buckeye Place, to a point;

Thence North 12° 53' 20" East, a distance of 30 feet, across said Buckeye Place, to the intersection of the northerly right-of-way line of said Buckeye Place and the westerly right-of-way line of said Parkway Centre Drive, being the TRUE POINT OF BEGINNING;

Thence with said northerly right-of-way line, and a southerly line of the remainder of said original 19,736.3 acre tract, the following courses and distances:

North 77° 06' 40" West, a distance of 32.60 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of 11° 05' 37", a radius of 1030.00 feet, an arc length of 199.43 feet, and a chord that bears North 82° 39' 28" West, a chord distance of 189.12 feet, to an iron pin set at a point of tangency;

North 88° 12' 17" West, a distance of 229.56 feet, to an iron pin set at a point of curvature;

With said curve to the right, having a central angle of 41° 24' 35", a radius of 60.00 feet, an arc length of 43.36 feet, and a chord that bears North 67° 30' 00" West, a chord distance of 42.43 feet, to an iron pin set at a point of reverse curvature;

With said curve to the left, having a central angle of 141° 44' 04", a radius of 60.00 feet, an arc length of 148.42 feet, and a chord that bears South 62° 20' 16" West, a chord distance of 113.37 feet, to an iron pin set at a common corner of the remainder of said original 19,736.3 acre tract and the 27,983 acre tract conveyed to Parkway Crossing, LLC by deed of record in Instrument Number 200505100088760;

Thence South 54° 46' 47" West, a distance of 310.36 feet, with the easterly lines of the remainder of said original 19,736.3 acre tract and the remainder of said Parcel 1, and the westerly line of said 27,983 acre tract, to an iron pin set at the common corner of said 27,983 acre tract and the remainder of said Parcel 1;

Thence South 30° 47' 14" West, a distance of 388.05 feet, continuing with said easterly and westerly lines, to an iron pin set at the common corner of said original 19,736.3 acre tract, said 27,983 acre tract, and the 1,937 acre and 1,924 acre tracts conveyed to Columbus Southern Power Company by deed of record in Instrument Number 200507250147116;

Thence North 84° 27' 11" West, a distance of 330.45 feet, with the southerly line of said original 19,736.3 acre tract, and the northerly lines of said 1,937 acre tract, the 3,911 acre tract conveyed to Richard L. Jeffries, Trustee, and Marna L. Jeffries, Trustee, by deed of record in Instrument Number 200412080279156, and the 2,376 acre tract conveyed to David H. and Helen Lucile Shepherd by deed of record in Deed Book 2791, Page 297, (passing 1/2 inch bead found at 109.46 feet and 329.51 feet) to a point in the easterly limited access right-of-way line for I-71;

Thence with the westerly line of said original 19,736.3 acre tract, and said easterly limited access right-of-way line, the following courses and distances:

North 29° 39' 33" East, a distance of 3.99 feet, to a right-of-way monument found;

North 30° 16' 19" East, a distance of 479.60 feet, to a right-of-way monument found;

North 34° 28' 03" East, a distance of 270.59 feet, to an iron pin set;

North 54° 54' 38" East, a distance of 606.90 feet, to a right-of-way monument found at a common corner of said original 19,736.3 acre tract and the 2,636 acre tract conveyed to Drury Inns, Inc. by deeds of record in Instrument Numbers 200504210074577 and 200403150056270;

Thence South 88° 12' 54" East, a distance of 385.99 feet, with the northerly line of said original 19,736.3 acre tract, and the southerly lines of said 2,636 acre tract, and the original 7,602 acre tract conveyed to Bob Evans Farms Inc. by deed of record in Instrument Number 200210310275891, to an iron pin set at the common corner of the remainder of said original 19,736.3 acre tract and the 1,720 acre tract conveyed to Lucas State Street Stringtown Limited by deed of record in Instrument Number 200603010038235;

Thence South 01° 47' 33" West, a distance of 236.00 feet, with the line common to the remainder of said original 19,736.3 acre tract and said 1,720 acre tract, to an iron pin set at a common corner thereof;

Thence South 88° 12' 27" East, a distance of 245.00 feet, with said common line, to an iron pin set at a common corner thereof, being in said westerly right-of-way line;

Thence with said westerly right-of-way line, and an easterly line of the remainder of said original 19,736.3 acre tract, the following courses and distances:

With a curve to the left, having a central angle of 24° 43' 13", a radius of 530.00 feet, an arc length of 228.67 feet, and a chord that bears South 25° 14' 57" West, a chord distance of 226.90 feet, with said westerly right-of-way line, and the remainder of said original 19,736.3 acre tract, to an iron pin set at a point of tangency;

South 12° 53' 20" West, a distance of 31.69 feet, to an iron pin set at a point of curvature;

With said curve to the right, having a central angle of 90° 00' 00", a radius of 28.00 feet, an arc length of 43.98 feet, and a chord that bears South 57° 53' 20" West, a chord distance of 39.60 feet, to the TRUE POINT OF BEGINNING. Containing 13.333 acres, more or less.

0.694 Acre

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey No. 8231, being part of the remainder of the original 19,736.3 acre tract conveyed to Lucas State Street Stringtown Limited by deeds of record in Official Records 33641 A01, and 30574 C05 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for Reference, at the center line intersection of Parkway Centre Drive (60 feet wide) and Buckeye Place (60 feet wide) as dedicated in Plat Book 105, Page 69;

Thence South 77° 06' 40" East, a distance of 58.00 feet, with the centerline of said Buckeye Place, to a point;

Thence North 12° 53' 20" East, a distance of 30.00 feet, across said Buckeye Place, to the intersection of the northerly right-of-way line of said Buckeye Place and the easterly right-of-way line of said Parkway Centre Drive, being the TRUE POINT OF BEGINNING;

Thence with said easterly right-of-way line, being a westerly line of the remainder of said original 19,736.3 acre tract, the following courses and distances:

With a curve to the right, having a central angle of 90° 00' 00", a radius of 28.00 feet, an arc length of 43.98 feet, and a chord that bears North 32° 06' 40" West, a chord distance of 39.60 feet, to an iron pin set at a point of tangency;

North 12° 53' 20" East, a distance of 31.69 feet, to an iron pin set at a point of curvature;

With said curve to the right, having a central angle of 28° 21' 28", a radius of 470.00 feet, an arc length of 232.62 feet, and a chord that bears North 27° 04' 04" East, a chord distance of 230.25 feet, to an iron pin set at a point of reverse curvature;

With said curve to the left, having a central angle of 17° 12' 36", a radius of 530.00 feet, an arc length of 159.20 feet, and a chord that bears North 32° 38' 30" East, a chord distance of 158.60 feet, to an iron pin set at a common corner of the remainder of said original 19,736.3 acre tract and the 3,728 acre tract conveyed to The City of Grove City by deeds of record in Instrument Numbers 200210110256134 and 200301280027090, in the westerly line of the 15.463 acre tract conveyed to Stringtown Partners South, LLC;

Thence South 12° 53' 20" West, a distance of 432.19 feet, with said common line, to an iron pin set in said northerly right-of-way line;

Thence North 77° 06' 40" West, a distance of 82.00 feet, with said northerly right-of-way line, being a southerly line of the remainder of said original 19,736.3 acre tract, to the TRUE POINT OF BEGINNING. Containing 0.694 acre, more or less.

Schedule B Items from Title Commitment No. 2006061322 issued by Connor Land Title Agency, Ltd., with an effective date of June 12, 2006 at 7:00 A.M.

Item 5 15' Sanitary Sewer Easement to the City of Grove City of record in Official Record 30550 H03 is located on the subject tract as shown hereon.

Item 6 Parcel is located in the area described in Development and Restriction Agreement of record in Instrument Number 200110250246277 and its First, Second and Third Amendments of Record in Instrument Numbers 200311107367370, 200411240269813, and 200511160241936 respectively.

Item 7 Parcel is located in the area described in Declaration of Covenants of record in Instrument Number 200411160261969.

Item 8 Parcel is located in the area described in Declaration of Covenants of record in Instrument Number 200504050062425.

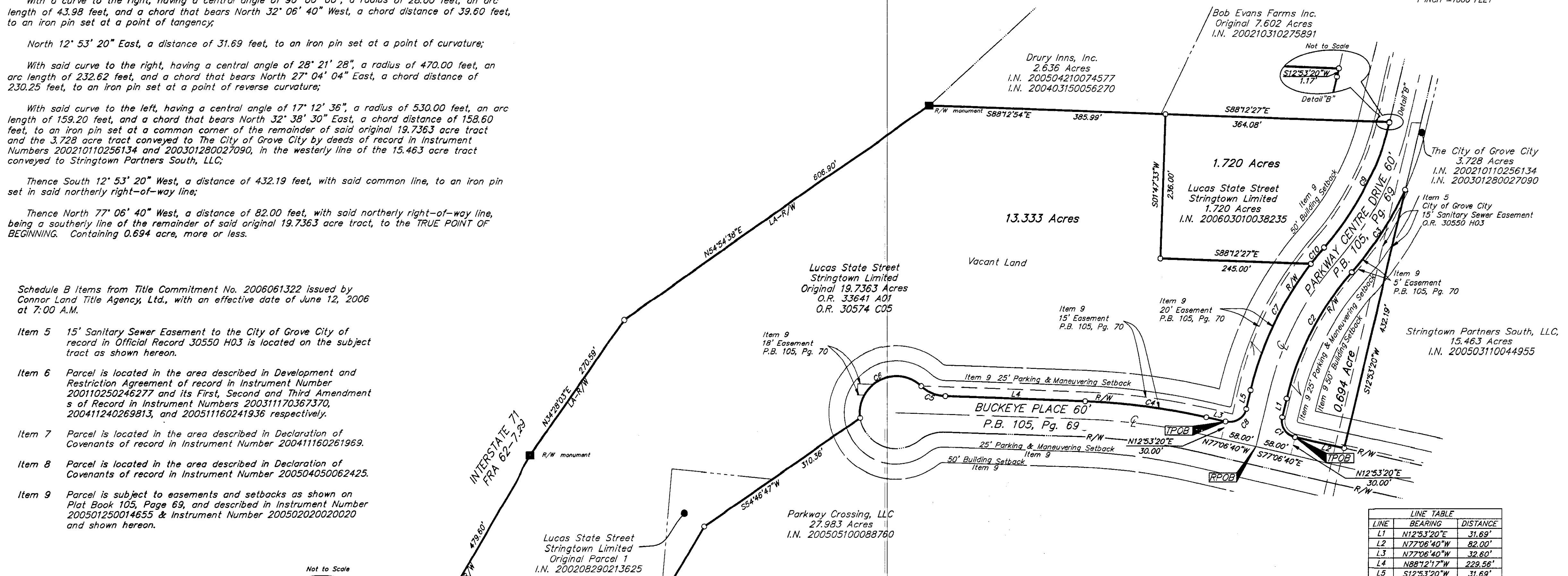
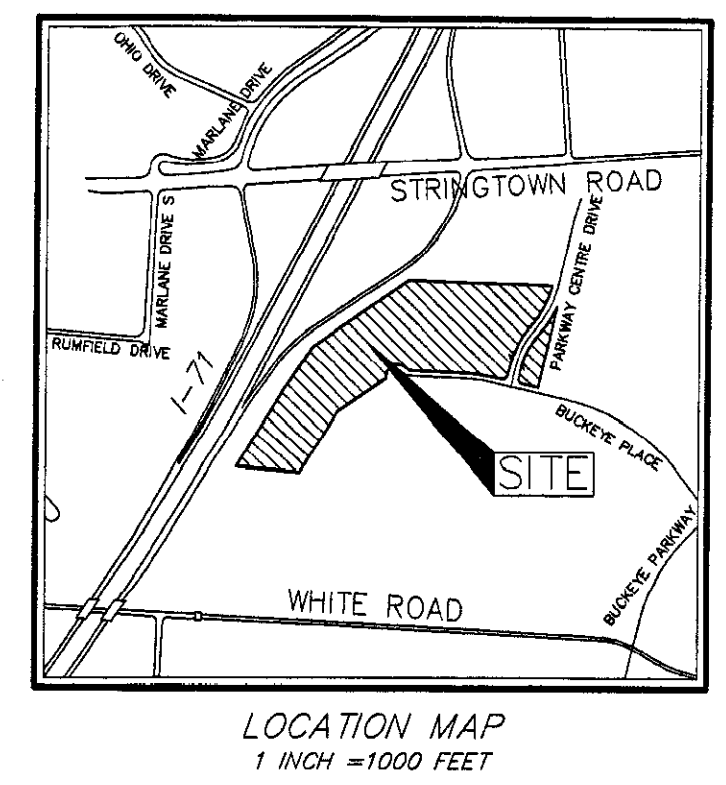
Item 9 Parcel is subject to easements and setbacks as shown on Plat Book 105, Page 69, and described in Instrument Number 200501250014655 & Instrument Number 200502020020020 and shown hereon.

ALTA/ACSM LAND TITLE SURVEY

VIRGINIA MILITARY DISTRICT

SURVEY NO. 8231

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO



DESCRIPTION OF RECORD

1,720 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District, Survey No. 8231, and being out of the remainder of that 19,736.3 acre tract conveyed to Lucas State Street Stringtown Limited by deed of record in Official Record 33641A01 (all references are to the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at a concrete right-of-way monument found at the intersection of the easterly limited access right-of-way line of Interstate Route 71 with the southerly limited access right-of-way line of Stringtown Road and at the northwesterly corner of the remainder of that 7,602 acre tract conveyed to Bob Evans Farms, Inc. of record in Instrument Number 200210310275891, located 81.6 feet right of Centerline Station 19+39.77 for Ramp "D" of Interstate Route 71 (FRA 62-7.29);

thence with said easterly limited access right-of-way line, the following courses:

South 25° 12' 18" West, 399.44 feet to a concrete right-of-way monument found, being 65 feet right of Centerline Station 15+62.40 for said Ramp "D";

South 47° 08' 29" West, 270.55 feet to a concrete right-of-way monument found, being 60 feet right of Centerline Station 13+12.40 for said Ramp "D", at the southwestwesterly corner of that 2,636 acre tract conveyed to Drury Inns, Inc. of record in Instrument Numbers 200403150056270 and 200504210074577 and the northwesterly corner of said 19,736.3 acre tract;

thence South 88° 12' 27" East, with a common line to said 2,636 acre and 19,736.3 acre tracts and with the common line to said 7,602 acre and 19,736.3 acre tracts, 385.93 feet to an iron pin set, the TRUE POINT OF BEGINNING;

thence South 88° 12' 27" East, continuing with said common line to said 7,602 acre and 19,736.3 acre tracts, 364.08 feet to an iron pin set at a common corner thereof, in the westerly right-of-way line for Parkway Centre Drive (Plat Book 150, Page 69);

thence with said westerly right-of-way line, the following courses:

South 12° 53' 20" West, 1.17 feet to an iron pin set at a point of curvature to the right; southwestwardly, with the arc of said curve, having a central angle of 28° 21' 28", a radius of 470.00 feet, an arc length of 232.62 feet, and a chord bearing and chord distance of South 27° 04' 04" West, 230.25 feet to an iron pin set at a point of reverse curvature;

southwestwardly, with the arc of said curve to the left, having a central angle of 03° 38' 14", a radius of 530.00 feet, an arc length of 33.65 feet, and a chord bearing and chord distance of South 39° 25' 40" West, 33.64 feet to an iron pin set;

thence across said 19,736.3 acre tract, the following courses:

North 88° 12' 27" West, 245.00 feet to an iron pin set;

North 01° 47' 33" East, 236.00 feet to the TRUE POINT OF BEGINNING and containing 1,720 acres of land, more or less, out of Auditor's Parcel Number 040-005957.

LINE	BEARING	DISTANCE
L1	N12°53'20"E	31.69'
L2	N77°06'40"W	82.00'
L3	N77°06'40"W	39.60'
L4	N88°12'17"W	228.56'
L5	S12°53'20"W	31.69'

CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C1	90°00'00"	28.00'	43.98'	N32°06'40"W	39.60'
C2	28°21'28"	470.00'	232.62'	N27°04'04"E	230.25'
C3	17°12'36"	530.00'	159.20'	N32°38'30"E	158.60'
C4	11°05'37"	1030.00'	199.43'	N82°39'28"W	189.12'
C5	41°24'35"	60.00'	43.36'	N67°30'00"W	42.43'
C6	141°44'04"	60.00'	148.42'	S62°20'16"W	113.37'
C7	24°43'13"	530.00'	228.67'	S25°14'57"W	226.90'
C8	90°00'00"	28.00'	43.98'	S57°53'20"W	39.60'
C9	28°21'28"	470.00'	232.62'	S27°04'04"W	230.25'
C10	03°38'14"	530.00'	33.65'	S39°25'40"W	33.64'

RECEIVED

JUN 23 2006
Franklin County Engineer
Dean C. Ringle, P.E., F.S.

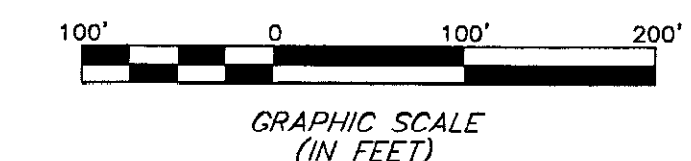
BASIS OF BEARINGS:
Bearings are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments Frank 25 & Frank 125, having a bearing of South 87° 46' 00" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

FLOOD ZONE NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel Nos. 39049C0243G and 39049C0331G.

ZONING NOTE:
Zoning information was not made available to the undersigned as of the date of this survey.

This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

\\CMBDATA\SURVEY\PROJECT\20061212\DWG\61212AS.DWG - PLOTTED BY JMEYER [6/23/2006 8:35:51 AM] - NO XREFS - LAST SAVED BY JMEYER [6/23/2006 8:35:51 AM]



EMHT
James M. Pearsall
Professional Surveyor No. 7840
Date: June 23, 2006
Scale: 1" = 100'
Job No: 2006-1212
Sheet: 1 of 1

MARK	DATE	DESCRIPTION