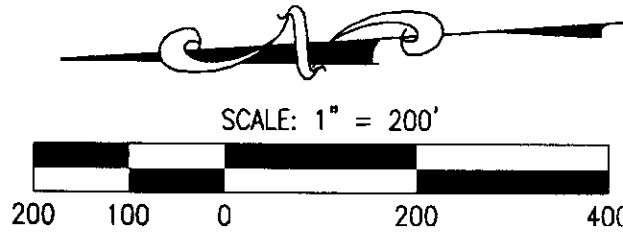


ALTA/ACSM LAND TITLE SURVEY AND LOT SPLIT

FOR

PIZZUTI RICKENBACKER WEST I LLC

A 87.152 ACRE LOT SPLIT CONTAINING 68.709 ACRES OUT OF A 156.253 ACRE TRACT DEEDED TO PIZZUTI LAND LLC IN INSTRUMENT NUMBERS 200611210233257 AND 200611210233258 AND 16.444 ACRES OUT OF A 33.215 ACRE TRACT DEEDED TO PIZZUTI LAND LLC IN INSTRUMENT NUMBER 200710160180944 AND ALL OF 2.00 ACRE TRACT DEEDED TO PIZZUTI LAND LLC IN INSTRUMENT NUMBER 200707160123440 IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4, RANGE 22, CONGRESS LANDS VILLAGE OF OBETZ CITY OF COLUMBUS HAMILTON TOWNSHIP COUNTY OF FRANKLIN STATE OF OHIO



BASIS OF BEARING

BASIS OF BEARINGS ARE BASED ON THE SAME MERIDIANS AS THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, 86 ADJUSTED, MONUMENTS USED ALONG THE CENTERLINE OF SHOOK ROAD; FCGS 9930 AND FCGS 9927. CENTERLINE BEARING = N 3737.38° E 2666.15'

FLOOD ZONE

THE SITE LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COUNTY OF FRANKLIN, STATE OF OHIO, MAP NUMBER 39049C0355 G EFFECTIVE DATE AUGUST 2, 1995, FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY NOTE

ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES AND/OR RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. THIS SURVEY SHOWS ONLY APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND MUST BE VERIFIED AND FIELD CHECK BY THE UTILITY COMPANIES BEFORE YOU DIG. CALL THE OHIO UTILITIES PROTECTION SERVICE TOLL FREE AT 1-800-362-2764.

SCHEDULE B ITEMS

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: NSU NO. 22700560, LOCAL NO. 27160166
EFFECTIVE DATE: JULY 11, 2007 AT 7:00 A.M., REVISED - JULY 12, 2007 AT 7:00 A.M.
FORM OF LOAN TITLE COMMITMENT: ALTA FORM 1970 REVISION, AMENDED 10-17-84
NOT SURVEYING RELATED: 1, 2, 4, 5, 19-25, AND 30
SCHEDULE B ITEMS DELETED PER REVISED TITLE COMMITMENT: 12 AND 13

- EASEMENT OF RECORD IN DEED BOOK 1206, PAGE 632, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS SITE AS SHOWN)
- EASEMENT OF RECORD IN DEED BOOK 1552, PAGE 269, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS SITE AS SHOWN)
- EASEMENT OF RECORD IN DEED BOOK 1206, PAGE 638, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS SITE AS SHOWN)
- EASEMENT OF RECORD IN DEED BOOK 1722, PAGE 85, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (MAY AFFECT SITE. DETAIL OF EXACT PROPERTY LOCATION NOT STATED. ONLY REFERENCES A LOCATION ALONG S.R. 665)
- EASEMENT OF RECORD IN DEED BOOK 2196, PAGE 46, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (MAY AFFECT SITE. DOCUMENT NOT LEGIBLE)
- EASEMENT OF RECORD IN DEED BOOK 2197, PAGE 83, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. (MAY AFFECT SITE. DETAIL OF EXACT PROPERTY LOCATION NOT STATED. ONLY REFERENCES A LOCATION ALONG OLD S.R. 665)
- EASEMENT OF RECORD IN DEED BOOK 2146, PAGE 627, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (MAY AFFECT SITE. DETAIL OF EXACT PROPERTY LOCATION NOT STATED. ONLY REFERENCES A LOCATION ALONG OLD S.R. 665)
- EASEMENT OF RECORD IN INSTRUMENT NUMBER 200010170210612, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS SITE AS SHOWN)
- EASEMENT OF RECORD IN INSTRUMENT NUMBER 200008310175973, AMENDMENT OF RECORD IN INSTRUMENT NUMBER 200012120250446, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT AFFECT SITE)
- EASEMENT OF RECORD IN INSTRUMENT NUMBER 200407300177603, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS SITE AS SHOWN)
- MEMORANDUM OF AGREEMENT OF RECORD IN INSTRUMENT NUMBER 200406080131516, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS SITE AS SHOWN)
- BENEFICIAL EASEMENT FOR SEWER CONNECTION OF RECORD IN INSTRUMENT NUMBER 200008310175973, AMENDMENT OF RECORD IN INSTRUMENT NUMBER 200012120250446, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT AFFECT SITE)
- EASEMENT OF RECORD IN DEED BOOK 1604, PAGE 280, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS SITE AS SHOWN)
- EASEMENT OF RECORD IN DEED BOOK 1604, PAGE 282, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS SITE AS SHOWN)
- EASEMENT OF RECORD IN DEED BOOK 3035, PAGE 627, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT AFFECT SITE)
- EASEMENT OF RECORD IN DEED BOOK 3035, PAGE 630, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT AFFECT SITE. SHADED AREA)

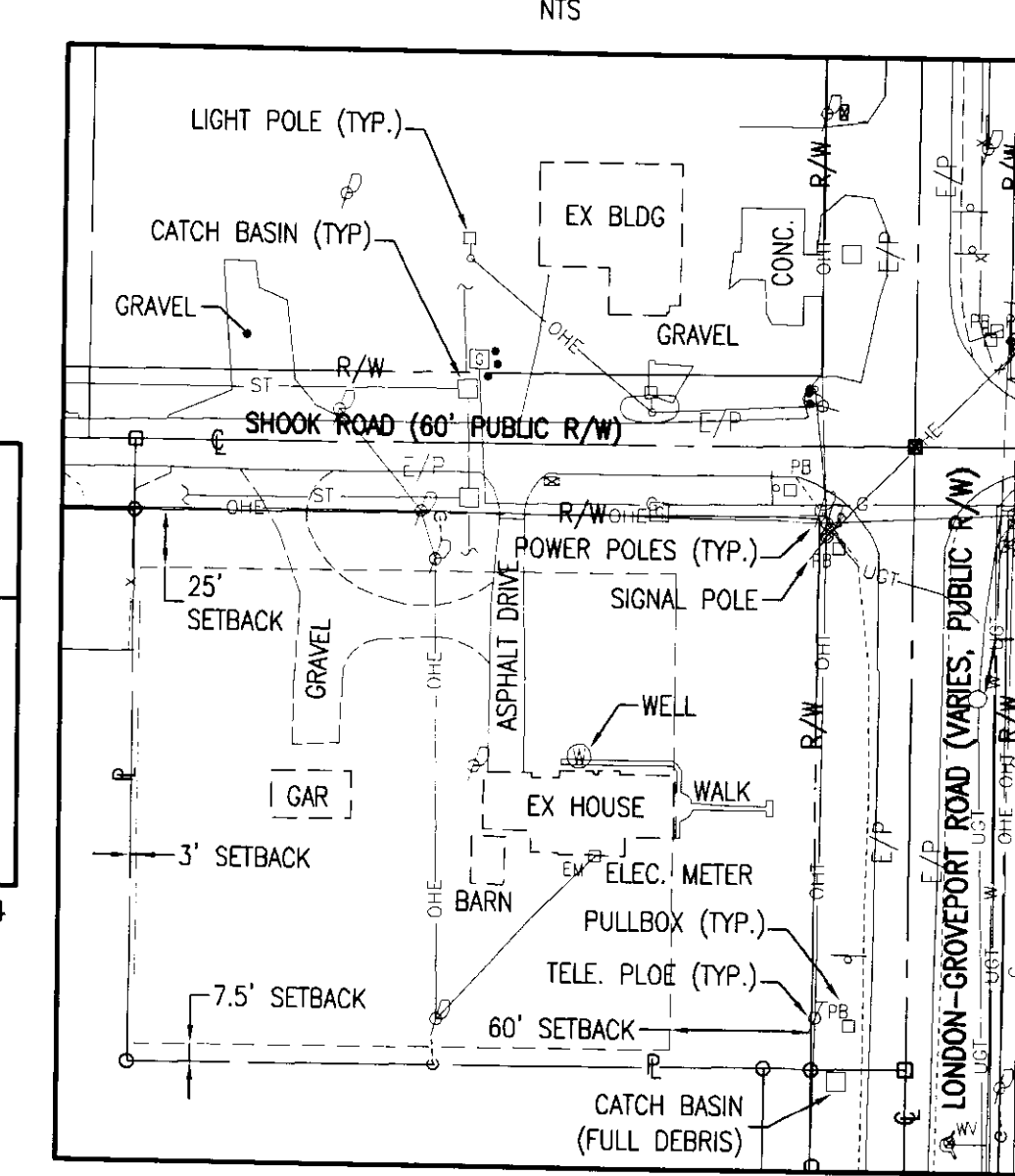
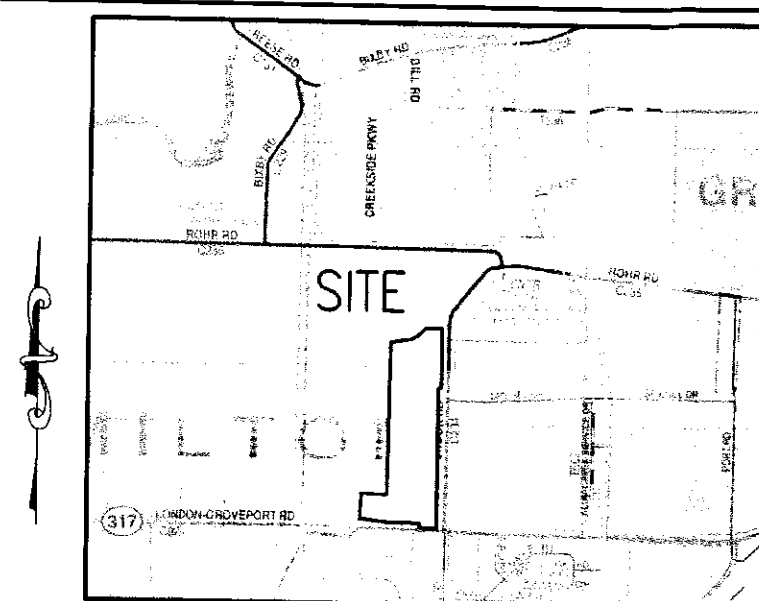
MONUMENTATION DESCRIPTIONS

- 5/8" REBAR W/ CAP "BRH GROUP" FOUND AND USED
- 5/8" REBAR W/ CAP "BRH GROUP" FOUND AND USED
- 5/8" REBAR W/ CAP "BRH GROUP" FOUND AND USED
- MAGNAIL FOUND AND USED
- 1/2" REBAR FOUND IN CONCRETE

ACREAGE TABLE	
PID NO.	ACREAGE
152-001916	16.444
495-234526	68.709
495-234996	2.00
GROSS LAND AREA OF LOT SPLIT	87.152

LINE & CURVE SCHEDULE

L1	N 03°37'38" E	60.00'	C1	Arc = 138.03'	
L2	S 82°30'02" E	171.29'		Δ = 22°43'33"	
L3	S 80°08'19" E	100.50'		R = 348.00'	
L4	S 85°50'57" E	269.17'		Ch = N 61°26'54" E	
L5	S 03°37'38" W	40.00'		137.13'	
L6	S 86°01'02" E	69.46'		C2	Arc = 220.65'
L7	S 57°08'30" E	46.36'		Δ = 43°53'50"	
L8	S 89°04'18" E	30.00'		R = 288.00'	
L9	N 85°58'38" W	30.00'		Ch = N 72°02'03" E	
L10	S 85°50'57" E	30.00'		215.29'	
L11	S 03°37'38" W	330.00'			



DETAIL - 2.00 ACRE PARCEL
SCALE: 1" = 80'

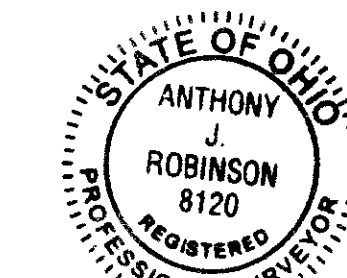
- ### SYMBOLS
- 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP"
 - MAG NAIL SET
 - FOUND, AS LABELED
 - RAILROAD SPIKE FOUND
 - MONUMENT FOUND
 - PID: PARCEL NUMBER
 - € CENTERLINE
 - R/W RIGHT-OF-WAY LINE
 - R PROPERTY LINE
 - OHE-OHT OVERHEAD ELEC. & TELE.
 - OHT OVERHEAD TELEPHONE
 - OHE OVERHEAD ELECTRIC
 - W EXISTING WATERLINE
 - ST EXISTING STORM
 - SAN EXISTING SANITARY
 - G EXISTING GASLINE
 - TELEPHONE PEDESTAL
 - TELEPHONE POLE
 - TELEPHONE MARKER
 - UTILITY POLE
 - GUY WIRE
 - GAS VALVE
 - GAS METER
 - MANHOLE (TYPE NOTED)
 - MAILBOX

SURVEYOR'S CERTIFICATE

SEPTEMBER 4, 2007
REVISED - NOVEMBER 13, 2007

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

THE UNDERSIGNED CERTIFIES TO PIZZUTI RICKENBACKER WEST I LLC, AN OHIO LIMITED LIABILITY COMPANY, THE HUNTINGTON NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, TOGETHER WITH ITS SUCCESSORS AND/OR ASSIGNS, AND CHICAGO TITLE INSURANCE COMPANY AS OF NOVEMBER 2007 THAT THE ATTACHED SURVEY WAS ACTUALLY MADE UPON THE GROUND, THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE, THAT THE PROPERTY LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, THAT THE PROPERTY DESCRIPTION "CLOSES" BY ENGINEERING CALCULATIONS AND THE LAND AREA CALCULATED IS ACCURATE. THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES, DRIVES AND PARKING AREAS AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS OR 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 IS ACCESS TO PUBLIC WAYS; 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 BUILDING, STRUCTURE OR OTHER IMPROVEMENT SITUATED UPON ANY ADJOINING PREMISES; AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA 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 ACCORDING WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY ALTA, ACSM AND NSPS IN 2005.



ANTHONY J. ROBINSON P.S. No. 8120 DATE 11-15-07

705-F Lakeview Plaza Boulevard
Worthington, Ohio 43085-4776
Phone: (614) 841-9500
Fax: (614) 841-0170
Email: info@brhgroup.com

ALTA/ACSM LAND TITLE SURVEY & LOT SPLIT FOR
PIZZUTI RICKENBACKER WEST I LLC
NORTHWEST CORNER OF LONDON-GROVEPORT RD. & SHOOK RD.
COLUMBUS, OHIO

DATE	REVISIONS
7-25-07	ISSUE FOR PRELIMINARY
9-5-07	ISSUE FOR FINAL
11-15-07	REVISED PER CLIENTS COMMENTS

JOB NO.	200323
DRAWN BY	JS
DESIGNED BY	
CHECKED BY	AJR
FIELD CREW	KSR/CB
FIELD BOOK	
DATE	11-12-07
SCALE	1" = 200'
SHEET	1
OF	2

LEGAL DESCRIPTION - LOT SPLIT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, HAMILTON TOWNSHIP, CITY OF COLUMBUS, AND VILLAGE OF OBETZ, IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4, RANGE 22, CONGRESS LANDS AND BEING AN 87.152 ACRE LOT SPLIT CONTAINING 68.709 ACRES OUT OF A 156.253 ACRE TRACT DEEDED TO PIZZUTI LAND LLC IN INSTRUMENT NUMBERS 20061210233257 AND 20061210233258 AND 16.444 ACRES OUT OF A 33.215 ACRE TRACT DEEDED TO PIZZUTI LAND LLC IN INSTRUMENT NUMBER 200710160180944 AND ALL OF A 2.00 ACRE TRACT DEEDED TO PIZZUTI LAND LLC IN INSTRUMENT NUMBER 200707160123440 OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, (ALL DEED AND PLAT REFERENCES MADE BEING TO SAID RECORDER'S OFFICE, UNLESS OTHERWISE NOTED), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM DISK STAMPED "FCGS 9930" IN A CONCRETE MONUMENT (SET OVER A FOUND STONE), ON THE CENTERLINE INTERSECTION OF SHOOK ROAD (60 FEET WIDE) AND LONDON-GROVEPORT ROAD, STATE ROUTE 317, FORMERLY KNOWN AS STATE ROUTE 665 (WIDTH VARIES), SAID POINT BEING IN THE SOUTHEAST CORNER OF SAID 2.00 ACRE TRACT, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING (P.O.B.) OF THE HEREIN DESCRIBED 87.152 ACRE TRACT;

THENCE ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, NORTH 85 DEGREES 50 MINUTES 57 DEGREES SECONDS WEST, 284.00 FEET, TO A MAGNAIL FOUND ON SAID CENTERLINE, SAID POINT BEING ON THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT;

THENCE LEAVING SAID CENTERLINE ALONG THE WESTERLY LINE OF SAID 2.00 ACRE TRACT, AND PASSING A 5/8" REBAR FOUND WITH A CAP STAMPED "BRH GROUP", A DISTANCE OF 40.00 FEET, NORTH 03 DEGREES 37 MINUTES 38 DEGREES SECONDS EAST, A TOTAL DISTANCE OF 60.00 FEET, TO A 5/8" REBAR FOUND WITH A CAP STAMPED "BRH GROUP" ON THE WESTERLY LINE OF SAID 2.00 ACRE TRACT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LONDON-GROVEPORT ROAD, SAID POINT ALSO BEING AT THE NORTHEASTERLY CORNER OF A 0.178 ACRE TRACT DEEDED TO THE CITY OF COLUMBUS AS RECORDED IN INSTRUMENT NUMBER 200009010176507;

THE FOLLOWING FOUR (4) COURSES FOLLOW ALONG A 0.178 ACRE TRACT DEEDED TO THE CITY OF COLUMBUS IN INSTRUMENT NUMBER 200009010176507:

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AND ALSO ALONG THE NORTHERLY LINE OF SAID 0.178 ACRE TRACT, NORTH 85 DEGREES 50 MINUTES 57 SECONDS WEST, 538.90 FEET, TO A POINT ON SAID RIGHT-OF-WAY LINE, SAID POINT BEING ON THE NORTHWESTERLY CORNER OF SAID 0.178 ACRE TRACT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALSO ALONG A SOUTHERLY LINE OF SAID 0.178 ACRE TRACT, SOUTH 82 DEGREES 30 MINUTES 02 SECONDS EAST, 171.20 FEET, TO A POINT;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 80 DEGREES 08 MINUTES 19 SECONDS EAST, 100.50 FEET TO A CONCRETE MONUMENT FOUND NORTH 0.09 FEET, WEST 0.26 FEET ON THE SOUTHERLY LINE OF SAID 0.178 ACRE TRACT;

THENCE ALONG SAID SOUTHERLY LINE AND PASSING A 1/2" REBAR FOUND AT A DISTANCE OF 228.90 FEET, SOUTH 85 DEGREES 50 MINUTES 57 SECONDS EAST, A TOTAL DISTANCE OF 269.17 FEET, TO A 5/8" REBAR FOUND WITH A CAP STAMPED "BRH GROUP" ON THE WESTERLY LINE OF SAID 2.00 ACRE TRACT, SAID POINT BEING AT THE SOUTHEASTERLY CORNER OF SAID 0.178 ACRE TRACT;

THENCE ALONG THE WESTERLY LINE OF SAID 2.00 ACRE TRACT, SOUTH 03 DEGREES 37 MINUTES 38 SECONDS WEST, 40.00 FEET, TO A MAGNAIL FOUND ON THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, SAID POINT BEING AT THE SOUTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT;

THENCE ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, NORTH 85 DEGREES 50 MINUTES 57 SECONDS WEST, 1383.74 FEET, TO A 5/8" REBAR SET ON THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD;

THE FOLLOWING THREE (3) COURSES CROSS SAID 156.253 ACRE TRACT:

THENCE LEAVING SAID CENTERLINE, NORTH 03 DEGREES 55 MINUTES 26 SECONDS EAST, 637.01 FEET, TO A 5/8" REBAR SET;

THENCE SOUTH 85 DEGREES 58 MINUTES 35 SECONDS EAST, 604.39 FEET, TO A 5/8" REBAR SET;

THENCE NORTH 03 DEGREES 37 MINUTES 38 SECONDS EAST, AND CROSSING SAID 33.215 ACRE TRACT, 2428.00 FEET TO A 5/8" REBAR SET;

THE FOLLOWING SEVEN (7) COURSES CROSS SAID 33.215 ACRE TRACT:

THENCE NORTH 72 DEGREES 48 MINUTES 40 SECONDS EAST, 352.85 FEET, TO 5/8" REBAR SET ON A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT 138.03 FEET, HAVING A CENTRAL ANGLE OF 22 DEGREES 43 MINUTES 33 SECONDS, A RADIUS OF 348.00 FEET AND A CHORD BEARING NORTH 61 DEGREES 26 MINUTES 54 SECONDS EAST, 137.13 FEET, TO A 5/8" REBAR SET ON A POINT OF TANGENCY;

THENCE NORTH 50 DEGREES 05 MINUTES 07 SECONDS EAST, 357.02 FEET TO A 5/8" REBAR SET ON A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT 220.65 FEET, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS, A RADIUS OF 288.00 FEET AND A CHORD BEARING NORTH 72 DEGREES 02 MINUTES 03 SECONDS EAST, 215.29 FEET, TO A 5/8" REBAR SET ON A POINT OF TANGENCY;

THENCE SOUTH 86 DEGREES 01 MINUTES 02 SECONDS EAST, 69.46 FEET TO A 5/8" REBAR SET;

THENCE SOUTH 57 DEGREES 08 MINUTES 30 SECONDS EAST, 46.36 FEET TO A 5/8" REBAR SET ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SHOOK ROAD;

THENCE SOUTH 86 DEGREES 04 MINUTES 18 SECONDS EAST, 30.00 FEET TO A MAGNAIL SET ON THE CENTERLINE OF SAID SHOOK ROAD, SAID POINT BEING ON THE EASTERLY LINE OF SAID 33.215 ACRE TRACT, SAID POINT ALSO BEING ON THE NORTH-SOUTH HALF SECTION LINE OF SAID SECTION 36;

THENCE ALONG SAID NORTH-SOUTH HALF SECTION LINE AND ALONG THE CENTERLINE OF SAID SHOOK ROAD AND ALSO ALONG THE EASTERLY LINE OF SAID 33.215 ACRE TRACT, SOUTH 03 DEGREES 55 MINUTES 42 SECONDS WEST, 910.11 FEET TO AN ALUMINUM DISK STAMPED "FCGS 9927" IN A CONCRETE MONUMENT ON SAID CENTERLINE, SAID POINT BEING ON THE EAST-WEST HALF SECTION LINE OF SAID SECTION 36, SAID POINT ALSO BEING AT THE SOUTHEASTERLY CORNER OF SAID 33.215 ACRE TRACT, SAID POINT ALSO BEING AT THE NORTHEASTERLY CORNER OF A 1.609 ACRE TRACT DEEDED TO THE CITY OF COLUMBUS AS RECORDED IN INSTRUMENT NUMBER 200009010176507;

THENCE LEAVING SAID CENTERLINE AND ALONG THE SOUTHERLY LINE OF SAID 33.215 ACRE TRACT, AND ALSO ALONG THE EAST-WEST HALF SECTION LINE OF SAID SECTION 36, AND ALSO ALONG THE NORTHERLY LINE OF SAID 1.609 ACRE TRACT, NORTH 85 DEGREES 59 MINUTES 38 SECONDS WEST, 30.00 FEET, TO A 5/8" REBAR FOUND WITH A CAP STAMPED "BRH GROUP" ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SHOOK ROAD, SAID POINT BEING AT THE NORTHWESTERLY CORNER OF SAID 1.609 ACRE TRACT, SAID POINT ALSO BEING AT THE NORTHEASTERLY CORNER OF SAID 156.253 ACRE TRACT, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID 33.215 ACRE TRACT, SAID POINT BEING ON THE EAST-WEST HALF SECTION LINE OF SAID SECTION 36;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALSO ALONG THE WESTERLY LINE OF SAID 1.609 ACRE TRACT AND ALSO ALONG THE EASTERLY LINE OF SAID 156.253 ACRE TRACT, SOUTH 03 DEGREES 37 MINUTES 38 SECONDS WEST, 2336.06 FEET, TO A 5/8" REBAR FOUND WITH A CAP STAMPED "BRH GROUP" ON SAID WESTERLY RIGHT-OF-WAY LINE, SAID POINT BEING AT A SOUTHEASTERLY CORNER OF SAID 156.253 ACRE TRACT, SAID POINT ALSO BEING AT THE SOUTHWESTERLY CORNER OF SAID 1.609 ACRE TRACT, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID 2.00 ACRE TRACT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALSO ALONG NORTHERLY AND SOUTHERLY LINES, SOUTH 85 DEGREES 50 MINUTES 57 SECONDS EAST, 30.00 FEET, TO A MAGNAIL FOUND ON SAID CENTERLINE, SAID POINT ALSO BEING AT THE NORTHEASTERLY CORNER OF SAID 2.00 ACRE TRACT, SAID POINT ALSO BEING AT THE SOUTHEASTERLY CORNER OF SAID 1.609 ACRE TRACT;

THENCE ALONG SAID CENTERLINE AND ALSO SAID EASTERLY LINE OF SAID 2.00 ACRE TRACT, SOUTH 03 DEGREES 37 MINUTES 38 SECONDS WEST, 330.00 FEET, TO THE TRUE POINT OF BEGINNING (P.O.B.), CONTAINING 87.152 ACRES, BEING 2.00 ACRES OUT OF PARCEL NUMBER 495-234996, ALSO BEING 16.444 ACRES OUT OF PARCEL NUMBER 152-001916, AND ALSO BEING 68.709 ACRES OUT OF PARCEL NUMBER 495-234526

ANTHONY J. ROBINSON, OHIO SURVEYOR NO. 8120, OF BRH GROUP, INC., WORTHINGTON OHIO, PREPARED THE ABOVE DESCRIPTION FROM ACTUAL FIELD SURVEYS PERFORMED IN JANUARY 2004, ALSO IN JULY AND AUGUST OF 2006, AND IN MARCH 2007. ALL IRON PINS SET ARE 5/8"x30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "BRH GROUP". BASIS OF BEARINGS ARE BASED ON THE SAME MERIDIANS AS THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, 86 ADJUSTED, MONUMENTS USED ALONG THE CENTERLINE OF SHOOK ROAD: FCOS 9930 AND FCOS 9927, CENTERLINE BEARING AND DISTANCE = NORTH 03 DEGREES 37 MINUTES 38 SECONDS EAST.

LEGAL DESCRIPTION - 1.234 ACRE SANITARY EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, HAMILTON TOWNSHIP, VILLAGE OF OBETZ, AND BEING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4, RANGE 22, CONGRESS LANDS, AND BEING A 1.234 ACRE SANITARY EASEMENT OUT OF A 33.215 ACRE TRACT DEEDED TO PIZZUTI LAND, LLC AS RECORDED IN INSTRUMENT NUMBER 200710160180944 OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, (ALL DEED AND PLAT REFERENCES MADE BEING TO SAID RECORDER'S OFFICE, UNLESS OTHERWISE NOTED), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF COMMENCEMENT (P.O.C.) AT AN ALUMINUM DISK STAMPED "FCGS 9927" IN A CONCRETE MONUMENT (SET OVER A FOUND STONE), FOUND ON THE CENTERLINE OF SHOOK ROAD (60 FOOT WIDE), SAID POINT BEING AT THE CENTERLINE INTERSECTION OF THE EAST-WEST HALF SECTION LINE AND THE NORTH-SOUTH HALF SECTION LINE OF SAID SECTION 36, SAID POINT ALSO BEING AT THE SOUTHEASTERLY CORNER OF SAID 33.215 ACRE TRACT, SAID POINT ALSO BEING AT THE NORTHEASTERLY CORNER OF A 1.609 ACRE TRACT DEEDED TO THE CITY OF COLUMBUS AS RECORDED IN INSTRUMENT NUMBER 200009010176507;

THENCE LEAVING SAID CENTERLINE AND ALONG SAID NORTHERLY AND SOUTHERLY LINES, NORTH 85 DEGREES 59 MINUTES 38 SECONDS WEST, 30.00 FEET TO A 5/8" REBAR FOUND WITH A CAP STAMPED "BRH GROUP" ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SHOOK ROAD, SAID POINT BEING ON THE EAST-WEST HALF SECTION LINE OF SAID SECTION 36, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID 33.215 ACRE TRACT, SAID POINT ALSO BEING AT THE NORTHWESTERLY CORNER OF SAID 1.609 ACRE TRACT, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING (P.O.B.) OF THE 1.234 ACRE SANITARY EASEMENT HEREIN DESCRIBED;

THENCE CONTINUING ALONG SAID LINES, NORTH 85 DEGREES 59 MINUTES 38 SECONDS WEST, 35.00 FEET TO A POINT ON THE EAST-WEST HALF SECTION OF SAID SECTION 36, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID 33.215 ACRE TRACT;

THE FOLLOWING NINE (9) COURSES CROSS SAID 33.215 ACRE TRACT:

THENCE NORTH 03 DEGREES 55 MINUTES 42 SECONDS EAST, 873.30 FEET TO A POINT;

THENCE NORTH 86 DEGREES 01 MINUTES 02 SECONDS WEST, 248.28 FEET TO A POINT;

THENCE SOUTH 50 DEGREES 05 MINUTES 07 SECONDS WEST, 466.26 FEET TO A POINT;

THENCE SOUTH 72 DEGREES 48 MINUTES 40 SECONDS WEST, 445.44 FEET TO A POINT;

THENCE NORTH 17 DEGREES 11 MINUTES 20 SECONDS WEST, 15.00 FEET TO A POINT;

THENCE NORTH 72 DEGREES 48 MINUTES 40 SECONDS EAST, 442.43 FEET TO A POINT;

THENCE NORTH 50 DEGREES 05 MINUTES 07 SECONDS EAST, 469.30 FEET TO A POINT;

THENCE SOUTH 86 DEGREES 01 MINUTES 02 SECONDS EAST, 254.31 FEET TO A POINT;

THENCE NORTH 03 DEGREES 55 MINUTES 42 SECONDS EAST, 149.14 FEET TO A POINT ON THE NORTHERLY LINE OF SAID 33.215 ACRE TRACT, SAID POINT BEING ON THE SOUTHERLY LINE OF A 2.50 ACRE TRACT DEEDED TO DAVID S. AND VICTORIA L. WOODS AS RECORDED IN VOLUME 34334, PAGE F15;

THENCE ALONG SAID SOUTHERLY AND NORTHERLY LINES, SOUTH 86 DEGREES 01 MINUTES 02 SECONDS EAST, 35.00 FEET TO A POINT REFERENCED BY A 3/4" PIPE FOUND WITH A CAP STAMPED "POMEROY" FOUND ON LINE 0.67 FEET EAST, SAID POINT BEING ON SAID NORTHERLY AND SOUTHERLY LINES, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SHOOK ROAD;

THENCE CROSSING SAID 33.215 ACRE TRACT AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SHOOK ROAD, SOUTH 03 DEGREES 55 MINUTES 42 SECONDS WEST, 1037.45 FEET TO THE TRUE POINT OF BEGINNING (P.O.B.), CONTAINING 1.234 ACRES.

ANTHONY J. ROBINSON, OHIO SURVEYOR NO. 8120, OF BRH GROUP, INC., WORTHINGTON OHIO, PREPARED THE ABOVE DESCRIPTION FROM ACTUAL FIELD SURVEYS PERFORMED IN JANUARY 2004, JULY 2006, AUGUST 2006, AND MARCH 2007. BASIS OF BEARINGS ARE BASED ON THE SAME MERIDIANS AS THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, 86 ADJUSTED, MONUMENTS USED ALONG THE CENTERLINE OF SHOOK ROAD: FCOS 9930 AND FCOS 9927, CENTERLINE BEARING AND DISTANCE = NORTH 03 DEGREES 37 MINUTES 38 SECONDS EAST 2666.15 FEET.

LEGAL DESCRIPTION - 5.151 ACRE ACCESS AND UTILITY EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, HAMILTON TOWNSHIP, VILLAGE OF OBETZ, AND BEING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4, RANGE 22, CONGRESS LANDS, AND BEING A 5.151 ACRE ACCESS AND UTILITY EASEMENT OUT OF A 33.215 ACRE TRACT DEEDED TO PIZZUTI LAND LLC IN INSTRUMENT NUMBER 200710160180944 OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, (ALL DEED AND PLAT REFERENCES MADE BEING TO SAID RECORDER'S OFFICE, UNLESS OTHERWISE NOTED), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF COMMENCEMENT (P.O.C.) AT AN ALUMINUM DISK STAMPED "FCGS 9927" IN A CONCRETE MONUMENT (SET OVER A FOUND STONE), FOUND ON THE CENTERLINE OF SHOOK ROAD (60 FOOT WIDE), SAID POINT BEING AT THE CENTERLINE INTERSECTION OF THE EAST-WEST HALF SECTION LINE AND THE NORTH-SOUTH HALF SECTION LINE OF SAID SECTION 36, SAID POINT ALSO BEING AT THE SOUTHEAST CORNER OF SAID 33.215 ACRE TRACT, SAID POINT ALSO BEING AT THE NORTHEASTERLY CORNER OF A 1.609 ACRE TRACT DEEDED TO THE CITY OF COLUMBUS AS RECORDED IN INSTRUMENT NUMBER 200009010176507;

THENCE ALONG SAID CENTERLINE AND ALONG THE EASTERLY LINE OF SAID 33.215 ACRE TRACT AND ALSO ALONG THE NORTH-SOUTH HALF SECTION LINE OF SAID SECTION 36, NORTH 03 DEGREES 55 MINUTES 42 SECONDS WEST, 910.11 FEET TO A MAGNAIL SET ON SAID LINES, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING (P.O.B.) OF THE 5.151 ACRE ACCESS AND UTILITY EASEMENT HEREIN DESCRIBED;

THE FOLLOWING EIGHT (8) COURSES CROSS SAID 33.215 ACRE TRACT:

THENCE LEAVING SAID CENTERLINE, NORTH 86 DEGREES 04 MINUTES 18 SECONDS WEST, 30.00 FEET, TO A 5/8" REBAR SET ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SHOOK ROAD;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 57 DEGREES 08 MINUTES 30 SECONDS WEST, 46.36 FEET TO A 5/8" REBAR SET;

THENCE NORTH 86 DEGREES 01 MINUTES 02 SECONDS WEST, 69.46 FEET TO A 5/8" REBAR SET ON A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT 220.65 FEET, HAVING A CENTRAL ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS, A RADIUS OF 288.00 FEET, AND A CHORD BEARING SOUTH 72 DEGREES 02 MINUTES 03 SECONDS WEST, 215.29 FEET TO A 5/8" REBAR SET ON A POINT OF TANGENCY;

THENCE SOUTH 50 DEGREES 05 MINUTES 07 SECONDS WEST, 357.02 FEET TO A 5/8" REBAR SET ON A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT 138.03 FEET, HAVING A CENTRAL ANGLE OF 22 DEGREES 43 MINUTES 33 SECONDS, A RADIUS OF 348.00 FEET, AND A CHORD BEARING SOUTH 61 DEGREES 26 MINUTES 54 SECONDS WEST, 137.13 FEET TO A 5/8" REBAR SET ON A POINT OF TANGENCY;

THENCE SOUTH 72 DEGREES 48 MINUTES 40 SECONDS WEST, 352.85 FEET TO A 5/8" REBAR SET;

THENCE NORTH 03 DEGREES 37 MINUTES 38 SECONDS EAST, 283.35 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID 33.215 ACRE TRACT, SAID POINT BEING ON THE SOUTHERLY LINE OF A 34.838 ACRE TRACT DEEDED TO PIZZUTI/CREEKSIDE LAND HOLDINGS LLC AS RECORDED IN INSTRUMENT NUMBER 200407300176934;

THENCE CONTINUING ALONG A NORTHERLY LINE OF SAID 33.215 ACRE TRACT, AND ALSO ALONG THE SOUTHERLY LINE OF SAID 34.838 ACRE TRACT, NORTH 75 DEGREES 24 MINUTES 22 SECONDS EAST, 198.13 FEET A 5/8" REBAR FOUND CAPPED "HLG ENGR. & SURVEYING" ON SAID NORTHERLY AND SOUTHERLY LINES;

THENCE ALONG THE NORTHERLY LINE OF SAID 33.215 ACRE TRACT, NORTH 75 DEGREES 24 MINUTES 22 SECONDS EAST, 194.83 FEET TO A 5/8" REBAR SET ON A POINT OF CURVATURE;

THENCE CONTINUING ALONG A NORTHERLY LINE OF SAID 33.215 ACRE TRACT ALONG A CURVE TO THE LEFT 187.04 FEET HAVING A CENTRAL ANGLE OF 33 DEGREES 29 MINUTES 24 SECONDS, A RADIUS OF 320.00 FEET, AND CHORD BEARING OF NORTH 58 DEGREES 39 MINUTES 40 SECONDS EAST, 184.39 FEET TO A 5/8" REBAR SET ON A POINT OF TANGENCY;

THENCE CONTINUING ALONG A NORTHERLY LINE OF SAID 33.215 ACRE TRACT, NORTH 41 DEGREES 54 MINUTES 58 SECONDS EAST, 150.95 FEET TO A 3/4" PIPE FOUND WITH A CAP STAMPED "POMEROY" AT THE NORTHWESTERLY CORNER OF SAID 33.215 ACRE TRACT, SAID POINT BEING AT THE SOUTHWESTERLY CORNER OF A 2.50 ACRE TRACT DEEDED TO DAVID S. AND VICTORIA L. WOODS IN OFFICIAL RECORD 34334 PAGE F15;

THENCE ALONG THE SOUTHERLY LINE OF SAID 33.215 ACRE TRACT AND ALONG THE SOUTHERLY LINE OF SAID 2.500 ACRE TRACT AND PASSING OVER A 3/4" PIPE FOUND WITH A CAP STAMPED "POMEROY" AT 398.23 FEET, SOUTH 86 DEGREES 01 MINUTES 02 SECONDS EAST, A TOTAL DISTANCE OF 427.56 FEET TO A MAGNAIL SET ON THE CENTERLINE OF SAID SHOOK ROAD, SAID POINT BEING AT THE NORTHWESTERLY CORNER OF SAID 33.215 ACRE TRACT, SAID POINT ALSO BEING ON THE NORTH-SOUTH HALF SECTION LINE OF SAID SECTION 36;

THENCE ALONG SAID CENTERLINE AND ALONG THE NORTH-SOUTH HALF SECTION LINE OF SAID SECTION 36 AND ALSO ALONG THE EASTERLY LINE OF SAID 33.215 ACRE TRACT, SOUTH 03 DEGREES 55 MINUTES 42 SECONDS WEST, 127.36 FEET, TO THE TRUE POINT OF BEGINNING (P.O.B.), CONTAINING 5.151 ACRES.

ANTHONY J. ROBINSON, OHIO SURVEYOR NO. 8120, OF BRH GROUP, INC., WORTHINGTON OHIO, PREPARED THE ABOVE DESCRIPTION FROM ACTUAL FIELD SURVEYS PERFORMED IN JANUARY 2004, JULY 2006, AUGUST 2006, AND MARCH 2007. ALL IRON PINS SET ARE 5/8"x30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "BRH GROUP". BASIS OF BEARINGS ARE BASED ON THE SAME MERIDIANS AS THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, 86 ADJUSTED, MONUMENTS USED ALONG THE CENTERLINE OF SHOOK ROAD: FCOS 9930 AND FCOS 9927, CENTERLINE BEARING AND DISTANCE = NORTH 03 DEGREES 37 MINUTES 38 SECONDS EAST 2666.15 FEET.

ZONING - CITY OF COLUMBUS (LM)

CLASSIFICATION: LIMITED MANUFACTURING (LM)

BUILDING SETBACKS

THE BUILDING SETBACK DISTANCE IS EQUAL TO ONE-HALF (1/2) OF THE DESIGNATED RIGHT-OF-WAY WIDTH OF THE FRONTAGE STREET AS SHOWN ON THE COLUMBUS THOROUGHFARE PLAN OR IF THE STREET IS NOT SHOWN THEREON, TWENTY-FIVE (25) FEET. SUBJECT PARCEL - ADJACENT DESIGNATED STREET RIGHT-OF-WAY WIDTHS: LONDON-GROVEPORT ROAD - 120-FOOT R/W DIVIDED BY 2 = 60-FOOT BUILDING SETBACK. SHOOK ROAD - NOT LISTED ON THOROUGHFARE PLAN, BUILDING SETBACK = 25 FEET. *SEE ZONING RESTRICTIONS. SIDE/REAR BUILDING SETBACKS = ZERO. THE EXISTING SINGLE-FAMILY HOUSE AT THE NORTHWEST CORNER OF SHOOK ROAD AND LONDON-GROVEPORT ROAD, THERE SHALL BE A 100-FOOT BUILDING AND PARKING SETBACK AS LONG AS THE HOUSE IS ZONED OR USED FOR RESIDENTIAL PURPOSES. THE MAXIMUM BUILDING HEIGHT = 35 FEET. PARKING/LOADING SETBACK SEE THE REQUIREMENTS LISTED IN THE CITY OF COLUMBUS ZONING REGULATIONS SECTION 3342.

ZONING - CITY OF COLUMBUS (R)

ALL ZONING INFORMATION SHOWN AND STATED ON THIS SURVEY IS IN AN INTERPRETATION FROM THE REGULATIONS STATED IN THE CITY OF COLUMBUS ZONING CODE.

DESIGNATION DISTRICT: RURAL (R)

A SINGLE-FAMILY DWELLING OR ANY OTHER PRINCIPAL BUILDING SHALL BE SITUATED ON A LOT OF NO LESS THAN FIVE (5) ACRES IN AREAS.

FIRST AND ONLY BUILDING BUILT AT MORE THAN TWENTY-FIVE (25) FEET: THAT DISTANCE EQUAL TO ONE-HALF (1/2) OF THE DESIGNATED RIGHT-OF-WAY WIDTH OF THE FRONTAGE STREET AS SHOWN ON THE COLUMBUS THOROUGHFARE PLAN OR IF THE STREET IS NOT SHOWN THEREON, TWENTY-FIVE (25) FEET.

BUILDING SETBACKS

LONDON-GROVEPORT ROAD: 60' SETBACK (HALF OF THE 120' R/W WIDTH OF COLUMBUS THOROUGHFARE PLAN)

SHOOK ROAD: 25' SETBACK (NOT SHOWN ON COLUMBUS THOROUGHFARE PLAN)

SIDE YARD: A TOTAL OF 32 FEET FROM BOTH SIDES OF SIDE YARDS OF BUILDING: 7.5 (MINIMUM) ON WEST SIDE WITH A TWENTY-FIVE (25) FOOT EAST LINE SETBACK.

REAR YARD: EACH DWELLING, RESIDENCE OR PRINCIPAL BUILDING SHALL BE ERRECTED SO AS TO PROVIDE A REAR YARD TOTALING NO LESS THAN TWENTY-FIVE (25) PERCENT OF THE TOTAL LOT AREA, STARTED FROM A CITY OF COLUMBUS ZONING EMPLOYEE THE ONLY REAR SETBACK FOR THIS PROPERTY IS FOR BUILDING CODE WHICH IS A THREE (3) FOOT SETBACK.

*ON UNIMPROVED FRONTAGE THE PARKING SETBACK LINE SHALL COINCIDE WITH THE REQUIRED BUILDING SETBACK LINE.

*WHERE A REQUIRED BUILDING SETBACK LINE IS GREATER THAN TWENTY-FIVE (25) FEET, THE PARKING SETBACK LINE SHALL BE TWENTY-FIVE (25) FEET FROM THE STREET RIGHT-OF-WAY LINE. WHERE A REQUIRED BUILDING SETBACK LINES LESS THAN TWENTY-FIVE (25) FEET, THE PARKING SETBACK LINE SHALL FOLLOW THE BUILDING SETBACK LINE OF THE ESTABLISHED PARKING SETBACK, WHICHEVER IS LESS, BUT IN NO CASE SHALL THE PARKING SETBACK LINE BE LESS THAN TEN (10) FEET FROM THE STREET RIGHT-OF-WAY LINE.

NO BUILDING OR STRUCTURE THEREIN SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET.

PARKING SETBACKS

LONDON-GROVEPORT ROAD: 25' SETBACK FROM THE RIGHT-OF-WAY LINE SHOOK ROAD: 25' SETBACK FROM THE RIGHT-OF-WAY LINE SIDE YARD: THE SUM OF THE WIDTHS OF EACH SIDE YARD SHALL EQUAL OR EXCEED TWENTY (20) PERCENT OF THE WIDTH OF THE LOT, PROVIDED THAT NOT MORE THAN THE FOLLOWING NEED BE SO DEVOTED - THIRTY-TWO (32) FEET, WHICH THE LEAST DIMENSION SHALL BE - SEVEN AND ONE-HALF (7-1/2) FEET.

WHERE A REQUIRED BUILDING SETBACK LINE IS LESS THAN TWENTY-FIVE (25) FEET, THE PARKING SETBACK LINE SHALL FOLLOW THE BUILDING SETBACK LINE OR THE ESTABLISHED PARKING SETBACK, WHICHEVER IS LESS, BUT IN NO CASE SHALL THE PARKING SETBACK LINE BE LESS THAN TEN (10) FEET FROM THE STREET RIGHT-OF-WAY LINE.

ZONING - VILLAGE OF OBETZ (PID)

DESIGNATION: PLANNED INDUSTRIAL DISTRICT (PID)

DATE DESIGNATION PROVIDED: MARCH 1, 2007

BY: STACEY BOUMIS, ACP

COMMUNITY SERVICES DIRECTOR VILLAGE OF OBETZ

REFERENCING: THE CREEKSIDE INDUSTRIAL CENTER, 2006 VERSION PLANNED INDUSTRIAL DISTRICT DEVELOPMENT PLAN TEXT

DEVELOPMENT STANDARDS: ALL IMPROVEMENTS SHALL MEET THE PROVISIONS OF THE ORDINANCES OF LOCAL AUTHORITIES AND OF THE CREEKSIDE INDUSTRIAL CENTER DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS. IN CASES OF CONFLICTS BETWEEN THE PROVISIONS OF THE DEVELOPMENT PLAN TEXT AND THOSE DOCUMENTS, THE MORE RESTRICTIVE PROVISIONS SHALL BE MET.

MAXIMUM BUILDING HEIGHT: NO BUILDING SHALL BE ERRECTED OR ENLARGED TO EXCEED 50' UNLESS GRANTED A VARIANCE AS PRESCRIBED IN THE ZONING CODE OF THE VILLAGE OF OBETZ.

BUILDING SETBACKS: NO BUILDING WILL BE LOCATED NEARER THAN 50 FEET FROM ANY STREET RIGHT-OF-WAY (OTHER THAN DILL ROAD, WITH RESPECT TO WHICH THE MINIMUM SETBACK FOR ANY BUILDING WILL BE 35 FEET, ROHR ROAD WITH RESPECT TO WHICH THE MINIMUM SETBACK SHALL BE 40 FEET IN THE SECTIONS OF ROHR ROAD THAT ARE WIDENED AND WERE ADDITIONAL RIGHT-OF-WAY HAS BEEN GRANTED, AND BIXBY ROAD, WITH RESPECT TO WHICH THE MINIMUM SETBACK SHALL BE 30 FEET).

REQUIRED YARDS: NO MINIMUM LOT AREA IS REQUIRED, HOWEVER, ALL LOTS SHALL ABUT AN IMPROVED PUBLIC RIGHT-OF-WAY AND LOT AREA SHALL BE ADEQUATE TO PROVIDE FOR THE REQUIRED SETBACKS AS INDICATED HEREIN. PARKING, LOADING AND SERVICE AREAS MAY BE LOCATED IN THE REQUIRED FRONT, SIDE AND REAR YARD PROVIDED THESE AREAS MEET THE STANDARDS BELOW.

(1) MINIMUM FRONT YARD: FOR MAIN AND ACCESSORY STRUCTURES THE MINIMUM FRONT YARD SHALL BE NO LESS THAN THE BUILDING SETBACKS ESTABLISHED HEREIN. FOR ACCESS DRIVES TO SERVICE AND LOADING AREAS AND PARKING AREAS, A MINIMUM SETBACK OF FIVE (5) FEET SHALL BE REQUIRED.

(2) MINIMUM SIDE YARD: FOR MAIN AND ACCESSORY STRUCTURES, A MINIMUM SIDE YARD OF FIFTEEN (15) FEET SHALL BE REQUIRED FROM THE INTERIOR LOT LINE UNLESS ADJACENT TO ANY RESIDENTIAL ZONING DISTRICT, WHEREBY THE SIDE YARD REQUIREMENT SHALL BE NO LESS THAN SEVENTY-FIVE (75) FEET. FOR SERVICE AND LOADING AREAS AND PARKING AREAS, A MINIMUM SETBACK OF TEN (10) FEET SHALL BE REQUIRED UNLESS ADJACENT TO ANY RESIDENTIAL ZONING DISTRICT, WHEREBY THE SIDE YARD REQUIREMENT SHALL BE FIFTEEN (15) FEET.

(3) MINIMUM REAR YARD: FOR MAIN AND ACCESSORY STRUCTURES, A MINIMUM REAR YARD REQUIREMENT OF FIFTEEN (15) FEET SHALL BE REQUIRED FROM THE INTERIOR LOT LINE UNLESS ADJACENT TO ANY RESIDENTIAL ZONING DISTRICT, HEREBY THE REAR YARD REQUIREMENT SHALL BE NO LESS THAN FIFTY (50) FEET. FOR SERVICE AND LOADING AREAS AND PARKING AREAS, A MINIMUM SETBACK OF FIVE (5) FEET SHALL BE REQUIRED UNLESS ADJACENT TO ANY RESIDENTIAL ZONING DISTRICT, WHEREBY THE REAR YARD REQUIREMENT SHALL BE TEN (10) FEET.

BUILDING PARCEL COVERAGE: THE MAXIMUM PERCENTAGE OF THE TOTAL LOT AREA THAT MAY BE OCCUPIED BY PRINCIPLE BUILDINGS FOR INDUSTRIAL/COMMERCIAL USE SHALL BE 65% LOT COVERAGE. MAXIMUM IMPERVIOUS LOT AREA SHALL BE 90%. THE REMAINING 10% PERVIOUS LOT AREA SHALL INCLUDE SOD, REQUIRED LANDSCAPING, TREES, OR STORM WATER RETENTION AREAS.

PARK