

SCHEDULE "A" - LEGAL DESCRIPTION

DESCRIPTION OF AN 87.146 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING A PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4, RANGE 22, CONGRESS LANDS EAST OF THE SCIOTO RIVER, BEING AN 87.146 ACRE TRACT OF LAND ALL OUT OF THAT 87.152 ACRE TRACT AS DESCRIBED IN A DEED TO PIZZUTI RICKENBACKER WEST I LLC, FILED ON DECEMBER 10, 2007 OF RECORD IN INSTRUMENT NUMBER 200712100211959, (ALL REFERENCES TO RECORDS ARE ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), SAID 87.146 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM DISK STAMPED "FCGS 9930" IN A CONCRETE MONUMENT (SET OVER A FOUND STONE), AT THE CENTERLINE INTERSECTION OF SHOOK ROAD (60 FEET WIDE) AND LONDON-GROVEPORT ROAD (STATE ROUTE 317), AT THE SOUTHEASTERLY CORNER OF SAID 87.152 ACRE TRACT;

THENCE NORTH 85°50'57" WEST, ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, ALONG THE SOUTHERLY LINE OF SAID 87.152 ACRE TRACT, A DISTANCE OF 264.00 FEET TO A MAGNANL SET;

THENCE NORTH 03°37'38" EAST, CROSSING SAID LONDON-GROVEPORT ROAD, INTO SAID 87.152 ACRE TRACT, ALONG THE EASTERLY LINE OF THAT 0.178 ACRE TRACT AS DESCRIBED IN A DEED TO THE CITY OF COLUMBUS, OHIO, FILED ON SEPTEMBER 01, 2000 OF RECORD IN INSTRUMENT NUMBER 200009010176507, PASSING AN IRON PIN SET IN THE NORTHERLY RIGHT OF WAY LINE OF SAID LONDON-GROVEPORT ROAD AT THE SOUTHEASTERLY CORNER OF SAID 0.178 ACRE TRACT AT A DISTANCE OF 30.00 FEET, A TOTAL DISTANCE OF 50.00 FEET TO AN IRON PIN SET AT THE NORTHEASTERLY CORNER OF SAID 0.178 ACRE TRACT;

THENCE NORTH 85°50'57" WEST, CONTINUING THROUGH SAID 87.152 ACRE TRACT, ALONG THE NORTHERLY LINE OF SAID 0.178 ACRE TRACT, A DISTANCE OF 539.90 FEET TO AN IRON PIN SET AT THE NORTHWESTERLY CORNER OF SAID 0.178 ACRE TRACT, IN THE NORTHERLY RIGHT OF WAY LINE OF SAID LONDON-GROVEPORT ROAD (S.R. 317);

THENCE SOUTH 82°30'02" EAST, CONTINUING THROUGH SAID 87.152 ACRE TRACT, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID LONDON-GROVEPORT ROAD, ALONG THE SOUTHERLY LINE OF SAID 0.178 ACRE TRACT, A DISTANCE OF 171.20 FEET TO AN IRON PIN SET;

THENCE SOUTH 87°08'19" EAST, CONTINUING THROUGH SAID 87.152 ACRE TRACT, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID LONDON-GROVEPORT ROAD, ALONG THE SOUTHERLY LINE OF SAID 0.178 ACRE TRACT, A DISTANCE OF 100.50 FEET TO A CONCRETE MONUMENT FOUND;

THENCE SOUTH 85°50'57" EAST, CONTINUING THROUGH SAID 87.152 ACRE TRACT, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID LONDON-GROVEPORT ROAD, ALONG THE SOUTHERLY LINE OF SAID 0.178 ACRE TRACT, A DISTANCE OF 269.17 FEET TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF SAID 0.178 ACRE TRACT;

THENCE SOUTH 03°37'38" WEST, CROSSING SAID LONDON-GROVEPORT ROAD, INTO SAID 87.152 ACRE TRACT, A DISTANCE OF 30.00 FEET TO A MAGNANL SET IN THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD IN THE SOUTHERLY LINE OF SAID 87.152 ACRE TRACT;

THENCE NORTH 85°50'57" WEST, CONTINUING ALONG THE CENTERLINE OF SAID LONDON-GROVEPORT ROAD, ALONG THE SOUTHERLY LINE OF SAID 87.152 ACRE TRACT, A DISTANCE OF 1383.74 FEET TO AN IRON PIN SET AT THE SOUTHWESTERLY CORNER OF SAID 87.152 ACRE TRACT;

THENCE NORTH 03°55'26" EAST, ALONG THE WESTERLY LINE OF SAID 87.152 ACRE TRACT, THROUGH AN ORIGINAL 156.253 ACRE TRACT AS DESCRIBED IN A DEED TO PIZZUTI LAND LLC, FILED NOVEMBER 21, 2006 OF RECORD IN INSTRUMENT NUMBER 200611210233257 (1/2 INTEREST) AND INSTRUMENT NUMBER 200611210233258 (1/2 INTEREST), PASSING AN IRON PIN SET IN THE NORTHERLY RIGHT OF WAY LINE OF SAID LONDON-GROVEPORT ROAD AT A DISTANCE OF 133.93 FEET, A TOTAL DISTANCE OF 637.01 FEET TO AN IRON PIN SET AT A NORTHWESTERLY CORNER OF SAID 87.152 ACRE TRACT;

THENCE SOUTH 85°58'35" EAST, ALONG A NORTHERLY LINE OF SAID 87.152 ACRE TRACT, CONTINUING THROUGH SAID ORIGINAL 156.253 ACRE TRACT, A DISTANCE OF 604.39 FEET TO AN IRON PIN SET;

THENCE NORTH 03°37'38" EAST, ALONG A WESTERLY LINE OF SAID 87.152 ACRE TRACT, CONTINUING THROUGH SAID ORIGINAL 156.253 ACRE TRACT, A DISTANCE OF 2428.00 FEET TO AN IRON PIN SET IN THE SOUTHERLY RIGHT OF WAY LINE OF BEGGROW STREET, AS DELINEATED ON THE PLAT BEGGROW STREET DEDICATION PHASE I, OF RECORD IN PLAT BOOK 112, PAGES 57 & 58;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID BEGGROW STREET, ALONG THE NORTHERLY LINE OF SAID 87.152 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1. NORTH 72°48'40" EAST, A DISTANCE OF 382.85 FEET TO AN IRON PIN SET AT A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 348.00 FEET, A CENTRAL ANGLE OF 22°43'33", AN ARC DISTANCE OF 138.03 FEET TO AN IRON PIN SET AT A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 61°26'53.5" EAST, A CHORD DISTANCE OF 137.13 FEET;
3. NORTH 50°05'07" EAST, A DISTANCE OF 357.02 FEET TO AN IRON PIN SET AT A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 288.00 FEET, A CENTRAL ANGLE OF 43°53'50", AN ARC DISTANCE OF 220.65 FEET TO AN IRON PIN SET AT A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°02'03" EAST, A CHORD DISTANCE OF 215.29 FEET;
5. SOUTH 86°01'02" EAST, A DISTANCE OF 27.21 FEET TO AN IRON PIN SET;

THENCE SOUTH 87°18'27" EAST, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID BEGGROW STREET, INTO SAID 87.152 ACRE TRACT, A DISTANCE OF 39.60 FEET TO AN IRON PIN SET AT A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID BEGGROW STREET, THROUGH SAID 87.152 ACRE TRACT, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 75°08'44", AN ARC DISTANCE OF 62.95 FEET TO AN IRON PIN SET AT A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°44'06" EAST, A CHORD DISTANCE OF 58.54 FEET;

THENCE SOUTH 05°09'44" EAST, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID BEGGROW STREET, THROUGH SAID 87.152 ACRE TRACT, A DISTANCE OF 5.37 FEET TO AN IRON PIN SET IN THE WESTERLY RIGHT OF WAY LINE OF SHOOK ROAD, AT A SOUTHERLY CORNER OF SAID BEGGROW STREET;

THENCE NORTH 03°55'42" EAST, CONTINUING THROUGH SAID 87.152 ACRE TRACT, ALONG THE EASTERLY LINE OF SAID BEGGROW STREET, THE WESTERLY RIGHT OF WAY LINE OF SAID SHOOK ROAD, A DISTANCE OF 26.99 FEET TO A MAGNANL SET IN THE NORTHERLY LINE OF SAID 87.152 ACRE TRACT AT THE SOUTHWESTERLY CORNER OF THAT 0.087 ACRE TRACT AS DESCRIBED IN A DEED TO THE CITY OF COLUMBUS, OHIO, FILED ON FEBRUARY 03, 2009 OF RECORD IN INSTRUMENT NUMBER 200902030013372;

THENCE SOUTH 85°04'18" EAST, ALONG THE NORTHERLY LINE OF SAID 87.152 ACRE TRACT, ALONG THE SOUTHERLY LINE OF SAID 0.087 ACRE TRACT, A DISTANCE OF 30.00 FEET TO A MAGNANL SET IN THE CENTERLINE OF SAID SHOOK ROAD, AT THE NORTHEASTERLY CORNER OF SAID 87.152 ACRE TRACT, AT THE SOUTHEASTERLY CORNER OF SAID 0.087 ACRE TRACT;

THENCE SOUTH 03°55'42" WEST, ALONG THE CENTERLINE OF SAID SHOOK ROAD, THE EASTERLY LINE OF SAID 87.152 ACRE TRACT, A DISTANCE OF 910.11 FEET TO AN ALUMINUM DISK STAMPED "FCGS 9927" IN A CONCRETE MONUMENT (SET OVER A FOUND STONE), AT A SOUTHEASTERLY CORNER OF SAID 87.152 ACRE TRACT, AT THE NORTHEASTERLY CORNER OF THAT 1.609 ACRE TRACT AS DESCRIBED IN A DEED TO THE CITY OF COLUMBUS, OHIO, FILED ON SEPTEMBER 01, 2000 OF RECORD IN INSTRUMENT NUMBER 200009010176507;

THENCE NORTH 85°59'38" WEST, ALONG A SOUTHERLY LINE OF SAID 87.152 ACRE TRACT, THE NORTHERLY LINE OF SAID 1.609 ACRE TRACT, A DISTANCE OF 30.00 FEET TO AN IRON PIN SET IN THE WESTERLY RIGHT OF WAY LINE OF SAID SHOOK ROAD;

THENCE SOUTH 03°37'38" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID SHOOK ROAD, ALONG AN EASTERLY LINE OF SAID 87.152 ACRE TRACT, ALONG THE WESTERLY LINE OF SAID 1.609 ACRE TRACT, A DISTANCE OF 2336.06 FEET TO AN IRON PIN SET AT A CORNER OF SAID 87.152 ACRE TRACT, AT THE SOUTHWESTERLY CORNER OF SAID 1.609 ACRE TRACT;

THENCE SOUTH 85°50'57" EAST, ALONG A NORTHERLY LINE OF SAID 87.152 ACRE TRACT, ALONG THE SOUTHERLY LINE OF SAID 1.609 ACRE TRACT, A DISTANCE OF 30.00 FEET TO A MAGNANL FOUND IN THE CENTERLINE OF SAID SHOOK ROAD, AT A NORTHEASTERLY CORNER OF SAID 87.152 ACRE TRACT, AT THE SOUTHEASTERLY CORNER OF SAID 1.609 ACRE TRACT;

THENCE SOUTH 03°37'38" WEST, ALONG THE CENTERLINE OF SAID SHOOK ROAD, THE EASTERLY LINE OF SAID 87.152 ACRE TRACT, A DISTANCE OF 330.00 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING AN AREA OF 87.146 ACRES OF LAND, OF WHICH 70.708 ACRES (2.669 ACRES IN RIGHT OF WAY) ARE OUT OF TAX PARCEL NUMBER 495-286103 AND 16.438 ACRES (0.626 ACRE IN RIGHT OF WAY) ARE OUT OF TAX PARCEL NUMBER 495-287287.

FOR THE PURPOSE OF THIS DESCRIPTION A BEARING OF NORTH 85°50'57" WEST WAS USED ON THE CENTERLINE OF LONDON-GROVEPORT ROAD (S.R. 317) AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND THE NORTH AMERICAN DATUM OF 1983(1986) AS ESTABLISHED FROM AN ACTUAL FIELD SURVEY ORIGINATING FROM FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "FCGS 9927" AND "FCGS 9930".

THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN DECEMBER 2008 BY BRH GROUP, INC., UNDER THE DIRECT SUPERVISION OF JOHN L. PRICE, REGISTERED PROFESSIONAL SURVEYOR NUMBER 7159. IRON PINS SET ARE 5/8" REBAR 30" LONG WITH YELLOW PLASTIC CAP STAMPED "BRH GROUP".

SCHEDULE "B" - SECTION "2"

NOTES PERTAINING TO ITEMS FROM SCHEDULE B, SECTION 2, THAT MAY AFFECT THE TITLE TO THE SUBJECT PREMISES AS DESCRIBED IN SCHEDULE A, FROM A COMMITMENT FOR TITLE INSURANCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER NBU No. 20803125, LOCAL No. 28160355, EFFECTIVE DATE: FEBRUARY 2, 2009 AT 7:00 A.M.

ITEM 2. EASEMENT OF RECORD IN INSTRUMENT NUMBER 200810160153703, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (10 FOOT WIDE EASEMENT FOR COMMUNICATION PURPOSES TO THE OHIO BELL TELEPHONE COMPANY dba AT&T OHIO, THE EASEMENT IS LOCATED ON THE SUBJECT PREMISES AND IS SHOWN HEREON).

ITEM 4. EASEMENT OF RECORD IN DEED BOOK 1206, PAGE 632, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, EASEMENT LOCATED ALONG LONDON-GROVEPORT ROAD AND SHOWN HEREON).

ITEM 6. EASEMENT OF RECORD IN DEED BOOK 1206, PAGE 638, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, EASEMENT LOCATED ALONG LONDON-GROVEPORT ROAD AND SHOWN HEREON).

ITEM 7. EASEMENT OF RECORD IN DEED BOOK 1722, PAGE 85, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY TO OHIO-MIDLAND LIGHT AND POWER COMPANY IS LOCATED ALONG LONDON-GROVEPORT ROAD AND AFFECTS THE SUBJECT PREMISES. GENERAL LOCATION IS SHOWN HEREON).

ITEM 8. EASEMENT OF RECORD IN DEED BOOK 2196, PAGE 46, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (ROAD SIDE RIGHT OF WAY FOR A PIPELINE TO THE OHIO FUEL GAS COMPANY IS LOCATED ALONG LONDON-GROVEPORT ROAD AND AFFECTS THE SUBJECT PREMISES, GENERAL LOCATION IS SHOWN HEREON).

ITEM 9. EASEMENT OF RECORD IN DEED BOOK 2197, PAGE 83, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (CONSENT FOR ELECTRIC TRANSMISSION LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY TO OHIO-MIDLAND LIGHT AND POWER COMPANY IS A BLANKET EASEMENT LOCATED OVER, ACROSS, THROUGH AND UPON THE SUBJECT PREMISES).

ITEM 10. EASEMENT OF RECORD IN DEED BOOK 2146, PAGE 627, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (CONSENT FOR ELECTRIC TRANSMISSION LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY TO OHIO-MIDLAND LIGHT AND POWER COMPANY IS A BLANKET EASEMENT LOCATED OVER, ACROSS, THROUGH AND UPON THE SUBJECT PREMISES).

ITEM 11. EASEMENT OF RECORD IN INSTRUMENT NUMBER 200010170210612, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (20 FOOT WIDE EASEMENT TO THE COLUMBIA GAS OF OHIO, INC., ALONG THE NORTHERLY RIGHT OF WAY LINE OF LONDON-GROVEPORT ROAD FOR A GAS LINE, THE EASEMENT AFFECTS THE SUBJECT PREMISES AND IS SHOWN HEREON).

ITEM 12. EASEMENT OF RECORD IN INSTRUMENT NUMBER 200407300177603, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AN EASEMENT OF WIDTHS FROM 80 FEET TO 35 FEET WIDE TO THE CITY OF COLUMBUS, OHIO ALONG THE WESTERLY RIGHT OF WAY LINE OF SHOOK ROAD FOR SEWER UTILITY LINES AFFECTS THE SUBJECT PREMISES AND IS SHOWN HEREON).

ITEM 13. MEMORANDUM OF AGREEMENT OF RECORD IN INSTRUMENT NUMBER 200406800131516, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AGREEMENT BETWEEN THE COLUMBUS REGIONAL AIRPORT AUTHORITY AND FALLERAS & KLUMKE PARTNERSHIP TO ESTABLISH A FOREIGN-TRADE ZONE, AFFECTS THE SUBJECT PREMISES AS THE LIMITS ARE SHOWN HEREON).

ITEM 15. EASEMENT OF RECORD IN INSTRUMENT NUMBER 200805090072153, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AN EASEMENT OF VARYING WIDTHS TO THE CITY OF COLUMBUS, OHIO ALONG THE WESTERLY RIGHT OF WAY LINE OF SHOOK ROAD AND THE NORTHERLY LINE OF THE SUBJECT PREMISES FOR SEWER UTILITY LINES AFFECTS THE SUBJECT PREMISES AND IS SHOWN HEREON).

ITEM 16. EASEMENT OF RECORD IN INSTRUMENT NUMBER 200806180093819, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AN EASEMENT OF VARYING WIDTHS TO SOUTH CENTRAL POWER COMPANY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SHOOK ROAD AND THROUGH THE SUBJECT PREMISES FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES AFFECTS THE SUBJECT PREMISES AND IS SHOWN HEREON).

ITEM 25. UNRECORDED RAILWAY EASEMENT (2.975 ACRES) AS SHOWN ON THE SURVEY. (THE RAIL TRACK EASEMENT AGREEMENT, HAS BEEN FILED FOR RECORD IN INSTRUMENT NUMBER 200901300011894, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, THE RAIL TRACK EASEMENT BENEFITS THE SUBJECT PREMISES AND IS SHOWN HEREON).

ITEM 26. EASEMENT OF RECORD IN PLAT BOOK 112, PAGE 57, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (A 20 FOOT UTILITY EASEMENT, 10 FOOT STORM EASEMENT AND 15 FOOT LIGHTING EASEMENT DEDICATED ON THE PLAT FOR PUBLIC AND QUASI-PUBLIC UTILITIES AFFECTS THE SUBJECT PREMISES AND ARE SHOWN HEREON).

ITEM 28. EASEMENT OF RECORD IN INSTRUMENT NUMBER 200901300011890, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (SIGNAGE AND LANDSCAPING EASEMENT LOCATED ON THE WEST SIDE OF SHOOK ROAD OPPOSITE FROM SPIEGEL DRIVE AFFECTS THE SUBJECT PREMISES AND IS SHOWN HEREON).

ITEM 29. EASEMENT OF RECORD IN INSTRUMENT NUMBER 200901300011893, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (STORM WATER DRAINAGE EASEMENTS LOCATED AROUND THE EXISTING DRAINAGE PONDS AFFECTS THE SUBJECT PREMISES AND ARE SHOWN HEREON).

ITEM 30. EASEMENT OF RECORD IN INSTRUMENT NUMBER 200901300011895, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (SIGNAGE AND LANDSCAPING EASEMENT LOCATED ON AT SOUTHWESTERLY CORNER OF SHOOK ROAD AND BEGGROW STREET AFFECTS THE SUBJECT PREMISES AND IS SHOWN HEREON).

ITEM 31. RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 200901290010922, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (ITEM 4.05, SETBACK REQUIREMENTS, NO BUILDING TO BE NEARER THAN 25 FEET TO ANY PARCEL LOT LINE OR 60 FEET FROM ANY STREET RIGHT OF WAY (SHOWN HEREON); ITEM 4.18, BUFFER AREAS/IRRIGATION - BUFFER AREAS TO BE 25 FEET ADJACENT TO THE CURB OF PUBLIC STREETS AND 10 FEET ALONG PARCEL LOT LINES (SHOWN HEREON); ITEM 5.04, EASEMENTS RESERVED BY DEVELOPER, DEVELOPER PERMITTED TO RESERVE EASEMENTS FOR UTILITIES AND DRAINAGE FACILITIES UPON CONSENT AND APPROVAL OF THE OWNER (NOTHING TO PLOT); ITEM 6.02, CONDITIONS TO EASEMENTS, CONDITIONS REGARDING THE RAIL EASEMENT AND SPUR TRACT EASEMENT LOCATED ON THE SUBJECT PREMISES AND THE ADJACENT PROPERTY (EASEMENT AREAS (EXHIBIT "B" & "C") SHOWN HEREON); ITEM 8.06, EASEMENTS RESERVED TO THE ASSOCIATION FOR INGRESS AND EGRESS ONTO ANY PARCEL FOR THE PURPOSE OF INSPECTION (NOTHING TO PLOT).

ITEM 32. ENCROACHMENT OF RETENTION PONDS, AS SHOWN ON THE SURVEY. (EASEMENTS FOR THE RETENTION PONDS HAVE BEEN FILED FOR RECORD, SEE ITEM 29 FOR THE RECORDING INFORMATION, THE EASEMENTS ARE PLOTTED HEREON).

FLOOD ZONE

BY GRAPHICAL PLOTTING ONLY, THE SITE IS LOCATED WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANAL MAP NUMBER 39049C0429 K, EFFECTIVE DATE JUNE 17, 2008.

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.

BASIS OF BEARING

FOR THE PURPOSE OF THIS SURVEY A BEARING OF NORTH 85°50'57" WEST WAS USED ON THE CENTERLINE OF LONDON-GROVEPORT ROAD (S.R. 317) AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND THE NORTH AMERICAN DATUM OF 1983(1986) AS ESTABLISHED FROM AN ACTUAL FIELD SURVEY ORIGINATING FROM FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "FCGS 9927" AND "FCGS 9930".

ZONING - CITY OF COLUMBUS (LM)

CLASSIFICATION: LIMITED MANUFACTURING (LM)
CITY OF COLUMBUS ZONING ORDINANCE NO. 1170-2008
1900 LONDON-GROVEPORT ROAD (431317)

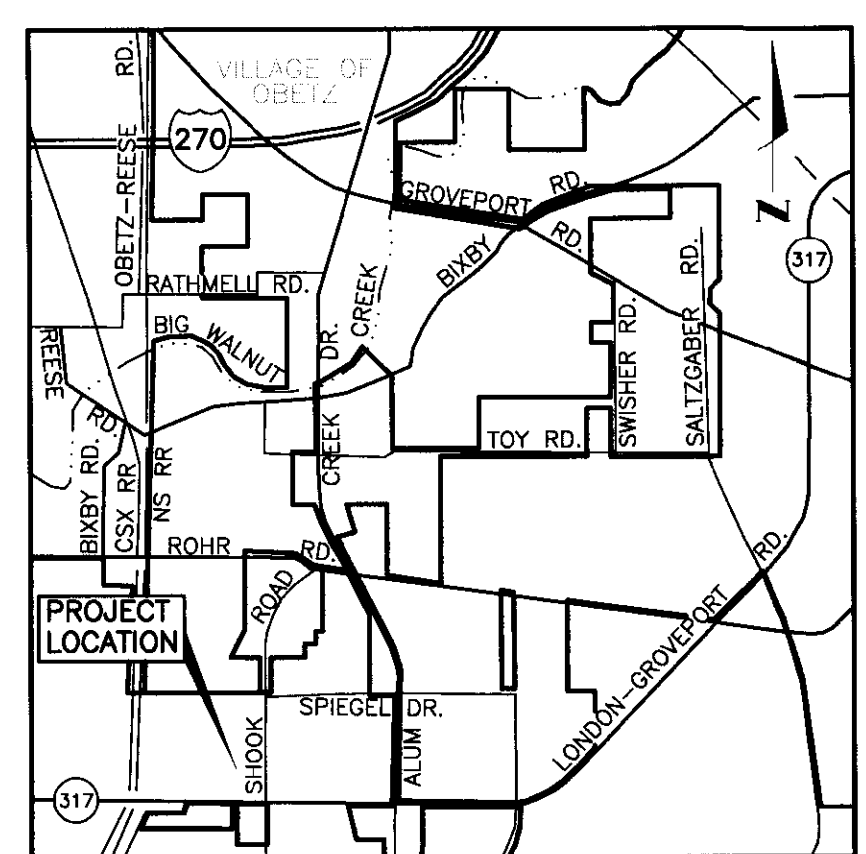
BUILDING SETBACKS
THE BUILDING SETBACK DISTANCE IS EQUAL TO ONE-HALF (1/2) OF THE DESIGNATED RIGHT-OF-WAY WIDTH OF THE FRONTAGE STREET AS SHOWN ON THE COLUMBUS THOROUGHFARE PLAN OR IF THE STREET IS NOT SHOWN THEREON, TWENTY-FIVE (25) FEET.

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 MAXIMUM BUILDING HEIGHT = 35 FEET (SUBJECT TO HEIGHT DISTRICT EXEMPTION DESCRIBED IN THE CITY OF COLUMBUS ZONING REGULATIONS SECTION 3309.142(A) AS FOLLOWS:

CITY OF COLUMBUS ZONING CODE
3309.142 HEIGHT DISTRICT EXCEPTIONS.
THE FOLLOWING EXCEPTIONS TO C.C. 3309.14 SHALL BE PERMITTED:

(A) 35 AND 60-FOOT HEIGHT DISTRICTS. IN A 35-FOOT HEIGHT DISTRICT OR A 60-FOOT HEIGHT DISTRICT, ANY PORTION OF A BUILDING (EXCLUDING FREE-STANDING ANTENNAS OR MONOPOLES) MAY BE ERRECTED TO A HEIGHT IN EXCESS OF THE RESPECTIVE HEIGHT LIMITS AS SPECIFIED IN C.C. 3309.14 PROVIDED THAT: IN AN INSTITUTIONAL, COMMERCIAL OR MANUFACTURING DISTRICT SUCH PORTION OF SUCH BUILDING IS SET BACK FROM ALL REQUIRED SET BACK LINES ONE (1) FOOT FOR EACH ONE (1) FOOT OF SUCH ADDITIONAL HEIGHT; AND IN A RESIDENTIAL OR AN APARTMENT RESIDENTIAL DISTRICT SUCH PORTION OF SUCH BUILDING IS SET BACK FROM ALL REQUIRED SET BACK LINES TWO (2) FEET FOR EACH ONE (1) FOOT OF SUCH ADDITIONAL HEIGHT.

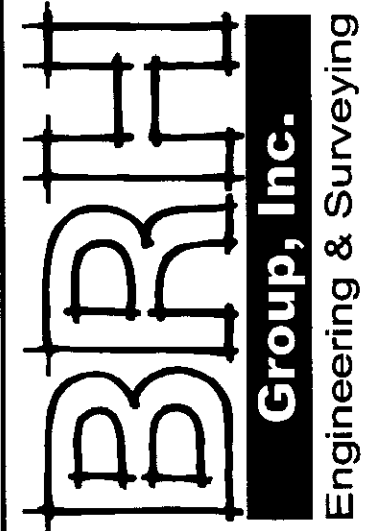
PARKING/LOADING SETBACK SEE THE REQUIREMENTS LISTED IN THE CITY OF COLUMBUS ZONING REGULATIONS SECTION 3342.
PARKING SPACES REQUIRED = 232 SPACES
REGULAR CAR PARKING SPACES = 225
HANDICAP SPACES = 7
TOTAL SPACES PROVIDED = 232



LOCATION MAP NO SCALE

RECEIVED

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



705-F Lakeview Plaza Boulevard
Worthington, Ohio 43085-4779
Phone: (614) 841-9500
Fax: (614) 841-1170
Email: info@brhgroup.com

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

Table with columns for DATE, REVISIONS, JOB NO., DRAWN BY, DESIGNED BY, CHECKED BY, FIELD CREW, FIELD BOOK, DATE, SCALE, and SHEET.

Handwritten signature and date 03/17/2009
JOHN L. PRICE, PROFESSIONAL SURVEYOR NO. 7159





