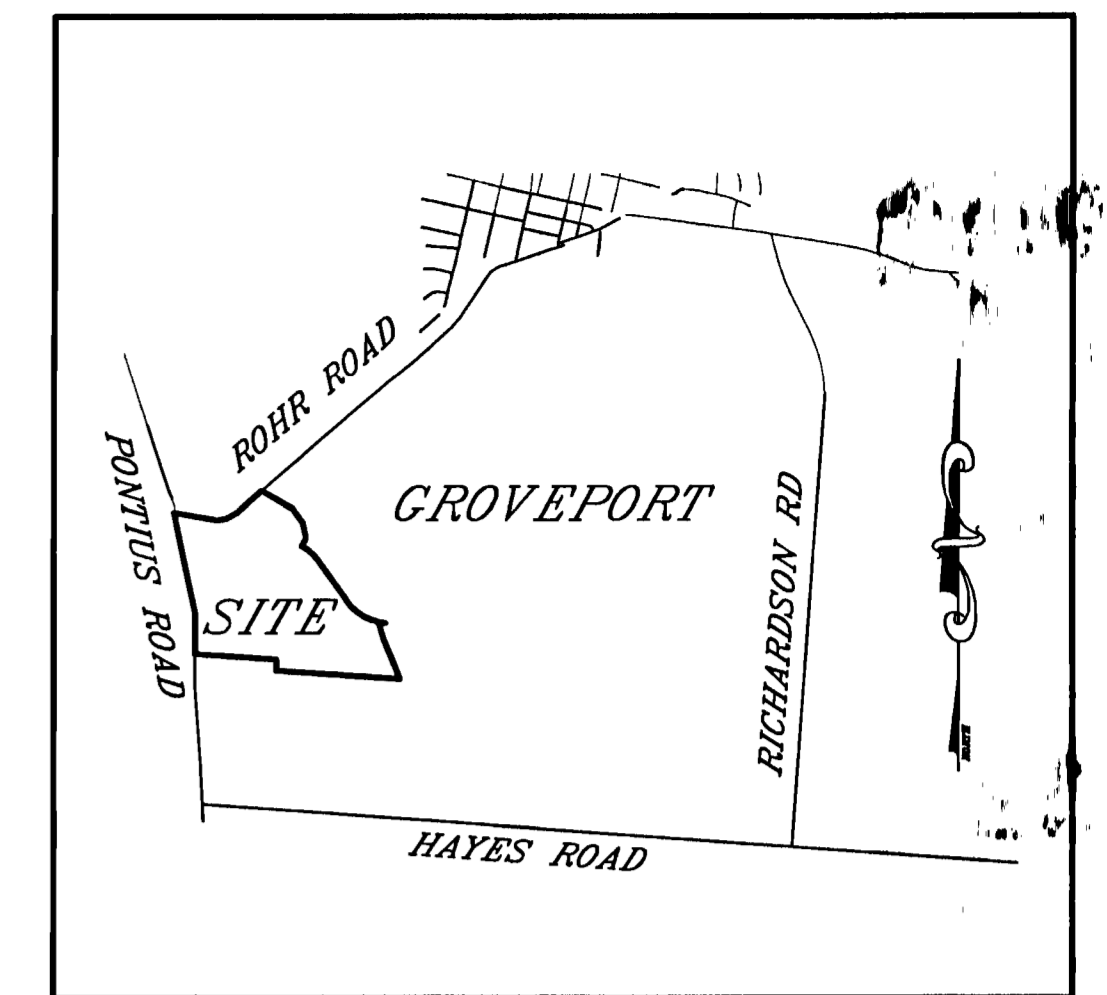


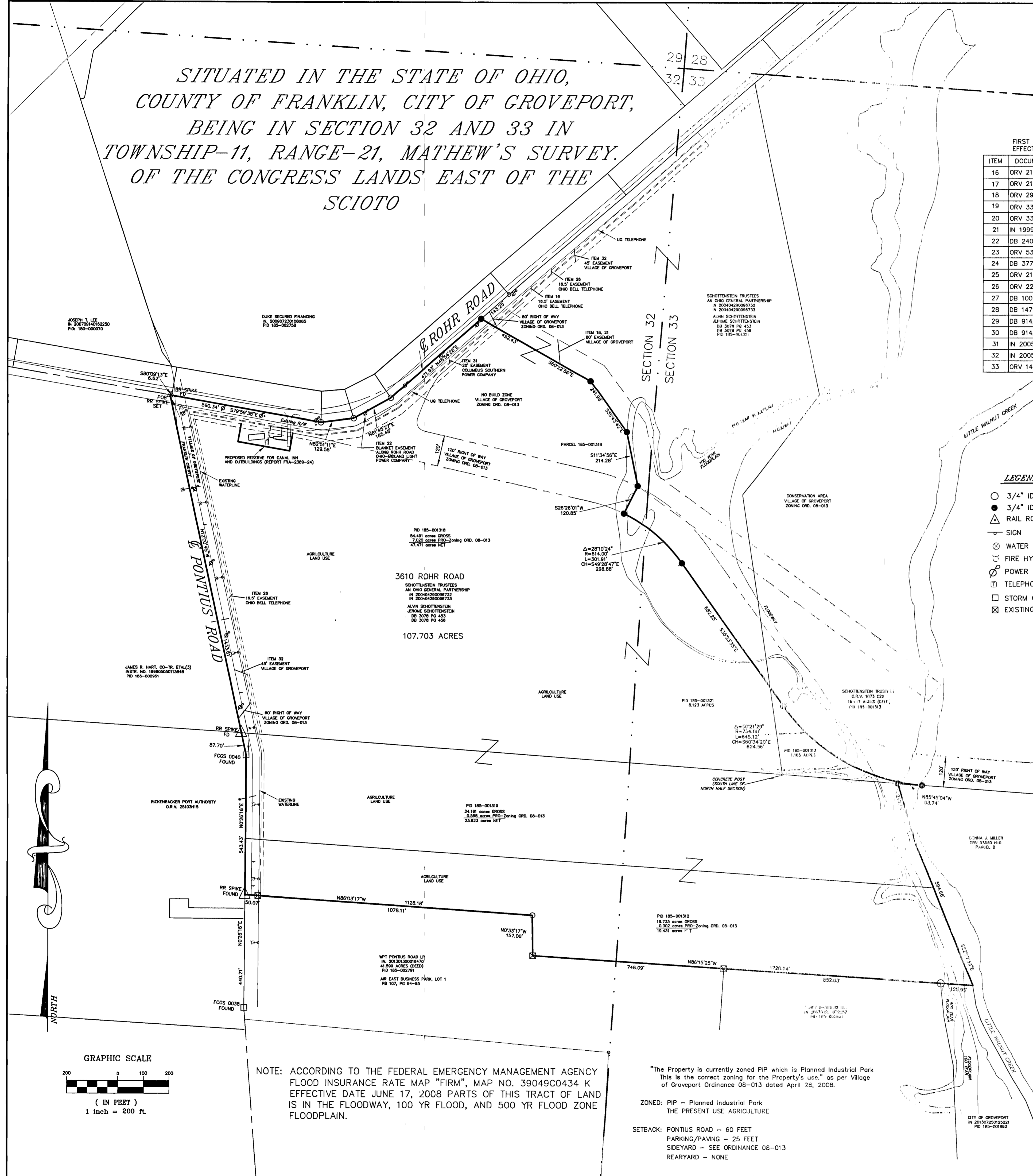
SITUATED IN THE STATE OF OHIO,
 COUNTY OF FRANKLIN, CITY OF GROVEPORT,
 BEING IN SECTION 32 AND 33 IN
 TOWNSHIP-11, RANGE-21, MATHEW'S SURVEY.
 OF THE CONGRESS LANDS EAST OF THE
 SCIOTO

FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 30597
 EFFECTIVE DATE: DECEMBER 4, 2014 AT 7:00 A.M.

ITEM	DOCUMENT	GRANTEE	REMARK
16	ORV 21815 B19	OHIO BELL TELEPHONE	EASEMENT ON SITE AS SHOWN, DOES AFFECT
17	ORV 21815 B16	OHIO BELL TELEPHONE	EASEMENT NOT ON SITE, DOES NOT AFFECT
18	ORV 29408 G15	VILLAGE OF GROVEPORT	EASEMENT NOT ON SITE AS SHOWN, DOES NOT AFFECT
19	ORV 33227 J03	VILLAGE OF GROVEPORT	EASEMENT NOT ON SITE, DOES NOT AFFECT
20	ORV 33227 J06	VILLAGE OF GROVEPORT	EASEMENT NOT ON SITE, DOES NOT AFFECT
21	IN 199911220290434	VILLAGE OF GROVEPORT	EASEMENT NOT ON SITE AS SHOWN, DOES NOT AFFECT
22	DB 2406, PG 616	SOUTH-CENTRAL RURAL ELEC CO-OP	EASEMENT ON SITE ALONG ROHR ROAD, DOES AFFECT
23	ORV 5349 J19	SCHOTTENSTEIN TRUSTEE	AMENDED PARTNERSHIP CERT DOES AFFECT SITE
24	DB 3775, PG 87	EVANS INVESTMENT CO.	EASEMENT NOT ON SITE, DOES NOT AFFECT
25	ORV 21815 B13	OHIO BELL TELEPHONE	EASEMENT NOT ON SITE DOES NOT AFFECT
26	ORV 22472 A15	OHIO BELL TELEPHONE	EASEMENT ON SITE AS SHOWN, DOES AFFECT
27	DB 1002, PG 380	OHIO-MIDLAND LIGHT & POWER CO.	BLANKET ALONG ROAD RIGHT OF WAY, DOES AFFECT
28	DB 1479, PG 397	OHIO-MIDLAND LIGHT & POWER CO.	EASEMENT LOCATION NOT DETERMINED
29	DB 914, PG 130	OHIO BELL TELEPHONE	EASEMENT NOT ON SITE, DOES NOT AFFECT
30	DB 914, PG 132	OHIO BELL TELEPHONE	EASEMENT LOCATION NOT DETERMINED
31	IN 200502090024773	COLUMBUS SOUTHERN POWER CO.	EASEMENT ON SITE AS SHOWN, DOES AFFECT
32	IN 200510240223577	VILLAGE OF GROVEPORT	EASEMENT ON SITE AS SHOWN, DOES AFFECT
33	ORV 14785 C03	SCHOTTENSTEIN TRUSTEE	AMENDED PARTNERSHIP CERT DOES AFFECT SITE



LOCATION MAP
 NOT TO SCALE



107.703 ACRE LEGAL DESCRIPTION
 Situated in the State of Ohio, County of Franklin, City of Groveport, being in Section 32 and 33, Township-11, Range-21, Mathew's Survey of the Congress Lands East of the Scioto, being 107.703 acres of the land conveyed to Alvin Schottenstein and Jerome Schottenstein (DB 3078, Pg 453 & DB 3078, Pg 456), Schottenstein Trustees GP as recorded in IN 200404290096732 and IN 200404290096733 and to Schottenstein Trustees as recorded in (Official Record Volume 1073 C20) (all references refer to records in the Franklin County Recorder's Office, Ohio) and being more fully described as follows:
 Beginning at a railroad spike set at the centerline intersection of Rohr Road and Pontius Road;
 Thence along the centerline of said Rohr Road the following Five (5) courses:
 1) South 80°09'13" East a distance of 6.62 feet to an existing railroad spike;
 2) South 79°59'38" East a distance of 590.34 feet to an existing 3/4" ID pipe;
 3) North 82°51'11" East a distance of 129.56 feet to an existing 3/4" ID pipe;
 4) North 61°45'27" East a distance of 165.48 feet to an existing 3/4" ID pipe;
 5) North 48°54'28" East a distance of 471.93 feet to a 3/4" ID pipe set;
 Thence passing through the 93.12 acre tract the following seven (7) courses:
 1) South 60°22'56" East a distance of 492.43 feet to a 3/4" ID pipe set;
 2) South 35°43'42" East a distance of 241.98 feet to a 3/4" ID pipe set;
 3) South 11°34'56" East a distance of 214.28 feet to a 3/4" ID pipe set;
 4) South 26°26'01" West a distance of 120.85 feet to a 3/4" ID pipe set;
 5) along a curve to the right (delta=28°10'24", radius=614.00 feet, length=301.91 feet) a chord bearing South 49°28'47" East a distance of 298.88 feet to a 3/4" ID pipe set;
 6) South 35°23'35" East a distance of 682.25 feet to a 3/4" ID pipe set;
 7) along a curve to the left (delta=50°21'29", radius=734.00 feet length=645.12 feet) a chord bearing South 60°34'20" East a distance of 624.56 feet to a 3/4" ID pipe set on a northerly property line of Donna Miller (ORV 33680 H10) and east-west half section line of Section 33;
 Thence North 85°45'04" East a distance of 93.74 feet, along a northerly property line of said Miller and east-west half section line of Section 33, to a 3/4" ID pipe set;
 Thence South 16°34'21" East a distance of 245.18 feet, along a westerly property line of said Miller in the Little Walnut Creek, to a point;
 Thence South 22°09'39" East a distance of 594.66 feet, along a westerly property line of said Miller in Walnut Creek to a point at a north easterly property corner of City of Groveport (IN 201307250125221);
 Thence North 86°15'25" West a distance of 1726.04 feet, along a northerly property line of said City of Groveport, Cabot II-OH102 LLC (N 200704260072557) and Air East Business Park, Lot 1 (PB 107, Pg 94-95), passing over an existing 3/4" ID pipe at 125.95 feet and a 1" diameter solid rod with brass cap stamped "Hockaden" (Permanent Monument) as referenced in said Air East Business Park at 977.95 feet to a solid "Permanent Monument";
 Thence North 0°33'17" West a distance of 157.08 feet, along an easterly property line of said Air East Business Park, Lot 1 to an existing 3/4" ID pipe;
 Thence North 86°03'17" West a distance of 1128.18 feet, along a northerly line of said Air East Business Park, Lot 1 passing over a solid "Permanent Monument" at 1078.11 feet, to an existing railroad spike in the centerline of Pontius Road reference FCOS 0038 South 0°26'16" West a distance of 440.21 feet;
 Thence North 0°26'16" East a distance of 543.43 feet, along the centerline of said Pontius Road, to Franklin County Monument FCOS 0040;
 Thence North 12°00'45" East a distance of 1433.61 feet, along the centerline of said Pontius Road, passing over an existing railroad spike at 87.70 feet at the intersection of the centerline of said Pontius Road and the east-west half section line of Section 32, to the Point of Beginning containing 107.703 acres more or less, (PID 185-001318, 54.491 acres, 7,020 acres PRO) (PID 185-001321, 8.123 acres) (PID 185-001313, 1.165 acres) (PID 185-001319, 24.191 acres, 0.568 acres PRO) (PID 185-001312, 19.733 acres, 0.302 acres PRO) according to an actual field survey made by Hockaden and Associates, Inc. in March of 2001 and December of 2014.
 For the purpose of this description, a bearing of North 2°31'06" West was used between Franklin County Engineer Monument Number FCOS 0037 found at the intersection of Pontius Road and Hayes Road, and Franklin County Engineer Monument Number FCOS 0018, found 505.94 feet to the north along said Pontius Road, said bearing being determined by GPS observations, and based upon values of said monuments as published by the Franklin County Engineer;
 42918/10.1-020915-11

- LEGEND
- 3/4" ID PIPE FOUND
 - 3/4" ID PIPE SET
 - ▲ RAIL ROAD SPIKE
 - SIGN
 - ⊗ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊖ POWER POLE
 - ⊞ TELEPHONE PEDISTAL
 - ⊠ STORM CATCH BASIN
 - ⊡ EXISTING PERMANENT MONUMENT

- ALTA/ACSM LAND TITLE ITEMS
- ITEM 16: NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - ITEM 17: PROPOSED ROAD/STREET IMPROVEMENT BY VILLAGE OF GROVEPORT BY ORDINANCE 08-013 DATED APRIL 28, 2008.
 - ITEM 18: NO OBSERVED EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - ITEM 19: NO LOCATION OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.

Certified to: Northpoint Development LLC
 Schottenstein Trustee, GP
 Cleon Title Agency, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,6a,6b,7(a),7(c),8,9,11(a),13,14,16,17,18,19,20 of Table A thereof. The field work was completed on 15 December 2014.

HOCKADEN AND ASSOCIATES, INC.
 Consulting Engineers and Surveyors
 Frank C. Long
 Professional Surveyor No. 6615

DESCRIPTION: ALTA/ACSM SURVEY
 LOCATION: EAST OF PONTIUS ROAD NORTH OF HAYES ROAD SOUTH OF ROHR ROAD
 CLIENT: NORTHPOINT DEVELOPMENT LLC
 PREPARED BY: HOCKADEN AND ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 6825 South Columbus Avenue
 Columbus, Ohio 43219
 Telephone: (614) 252-0883
 Fax: (614) 252-0444

DRAWN BY: FCL	CHECKED BY: FCL	ORDER No.:	AREA No.:	SHEET
SCALE: 1"=200'	DATE: DEC 2014	42918.10.1	54-10	1 OF 1

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "FIRM", MAP NO. 39049C0434 K EFFECTIVE DATE JUNE 17, 2008 PARTS OF THIS TRACT OF LAND IS IN THE FLOODWAY, 100 YR FLOOD, AND 500 YR FLOOD ZONE FLOODPLAIN.

"The Property is currently zoned PIP which is Planned Industrial Park This is the correct zoning for the Property's use." as per Village of Groveport Ordinance 08-013 dated April 28, 2008.
 ZONED: PIP - Planned Industrial Park
 THE PRESENT USE: AGRICULTURE
 SETBACK: PONTIUS ROAD - 60 FEET
 PARKING/PAVING - 25 FEET
 SIDEYARD - SEE ORDINANCE 08-013
 REARYARD - NONE

