



**IBI GROUP**  
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# PROPERTY SPLIT EXHIBIT

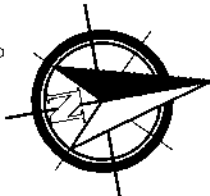
PENTAGON III LLC  
 FROEHLICH BOULEVARD  
 VILLAGE OF OBETZ, OHO

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



## STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF OBETZ SECTION 13, TOWNSHIP 4, RANGE 22, MATHEW'S SURVEY OF CONGRESS LANDS

**RECEIVED**

**2020 JAN 20**

- LEGEND**
- IRON PIN SET  
 5/8" SOLID IRON PIN,  
 30" LONG W/PLASTIC CAP  
 "IBI GROUP S-6872/S-7740"
  - MAG NAIL FOUND
  - ⊙ IRON PIN FOUND  
 (AS NOTED)
  - ⊠ ODOT MONUMENT FOUND

PENTAGON III LLC  
 I.N. 201702030017416  
 9.945 ACRES (ORIG)  
 TRACT 1  
 (0.009 AC.)  
 P.N. 153-000034

PENTAGON III LLC  
 I.N. 201702030017416  
 2.300 ACRES (ORIG)  
 TRACT 2  
 (0.992 AC.)  
 P.N. 153-000036

PENTAGON II LLC  
 I.N. 201702030017413  
 3.816 ACRES (ORIG.)  
 P.N. 153-000035

VILLAGE OF OBETZ  
 I.N. 201704200053462

TRUE PLACE  
OF BEGINNING

SEE DETAIL  
(LEFT)

153-000034  
153-000036

N3°52'22"E  
42.50'

N86°07'38"W 199.53'

N3°57'52"E 201.62'

S86°27'20"E 216.00'

**1.001 ACRES**

S3°57'52"W 186.38'

FROEHLICH BOULEVARD 70'  
P.B. 125, PG. 22

DIXON PARKWAY  
444.70'  
(393.29')

Δ=89°54'30"  
R=16.50'  
CB=S48°55'07"W  
CD=23.32'  
L=25.89'

OHIOHEALTH  
CORPORATION  
I.N. 201702030017415

OHIOHEALTH  
CORPORATION  
I.N. 201702030017414

0.009 ACRE

DETAIL  
(NO SCALE)

REFERENCE  
POINT

ALUM CREEK DRIVE (WIDTH VARIES)  
(FRA-CR 122-3.11)

CENTERLINE RIGHT-OF-WAY

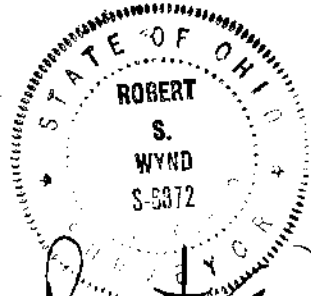
CENTERLINE CONSTRUCTION

S3°52'19"W  
7.44'

INDUSTRIAL CENTER DRIVE

### BEARING REFERENCE

Bearings herein are based on GPS observations establishing a bearing of North 3°52'19" East for Alum Creek Drive between Ohio Department of Transportation monument boxes at the intersections of Industrial Center Drive and Maureen Boulevard.



REGISTERED SURVEYOR

6872  
NO.

1/6/20  
DATE