W & D Davis Investment Co., Ltd. Lot Split

W & D Davis Investment Co., Ltd. ("Owner") is the owner of the real property located at 3440-3444 Broadway, Grove City, Ohio 43123 (the "Parcel"). The Parcel contains four (4) distinct areas, which Owner would like to separate into the following four (4) separate parcels:

(1) At the north end of the parcel, the 1.142 acre of land surrounding the McDonald's restaurant;

(2) The adjacent 1.703 acres of vacant ground;

(3) The adjacent .927 acres of land surrounding the Chevron Pool store and carryout building;

(4) The adjacent .806 acres of land surrounding the Burger King restaurant.

The proposed lot split would allow Owner to properly allocate real estate taxes to its commercial tenants.

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCELS

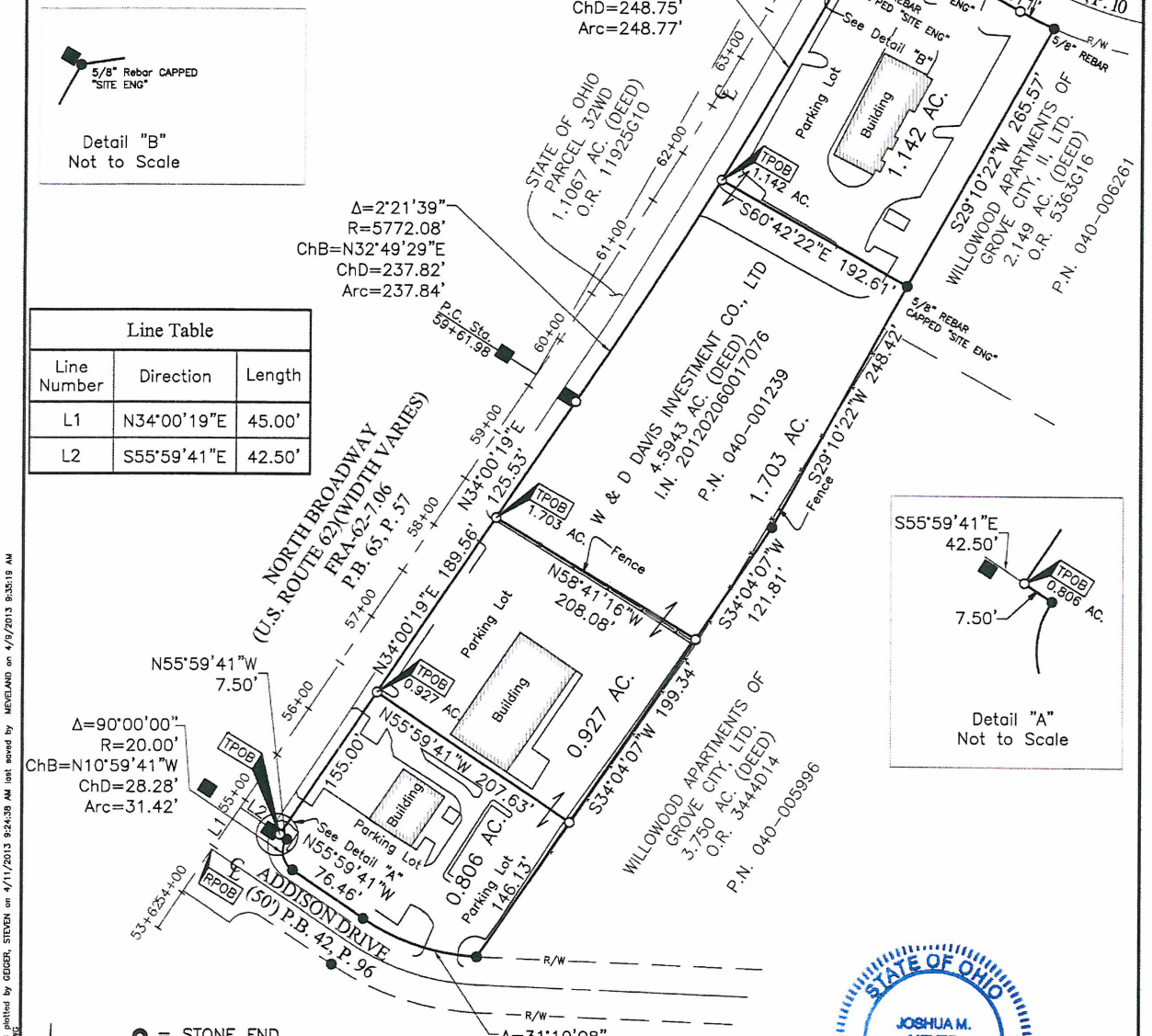
VIGINIA MILITARY DISTRICT
SURVEY NUMBER 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: APRIL 11, 2013	Job No. 2013-0360	Scale: 1" = 100'

REFERENCE:
Deeds and Plats shown hereon

NOTE:
This Survey was prepared using documents of record, prior plats of survey and an actual field survey performed in March 2013.

BASIS OF BEARINGS:
The bearings shown hereon are based on the same meridian as the centerline of U.S. Route 62 (North 34 degrees 00 minutes 19 seconds East) of record in Plat Book 65, Page 57, Recorder's Office, Franklin County, Ohio.



Line Table		
Line Number	Direction	Length
L1	N34°00'19"E	45.00'
L2	S55°59'41"E	42.50'

- ● = STONE FND.
- ■ = MON. FND.
- ● = 3/4" I.P. FND. (UNLESS NOTED)
- ○ = I.P. SET
- ⬢ = MAG. NAIL FND.
- ⬡ = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ⬟ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

100 0 100 200
GRAPHIC SCALE (in feet)

By _____ 4-11-2013
Joshua M. Meyer
Professional Surveyor No. 8485
Date

J:\20130360\DWG\DASHEETS\BOUNDARY\20130360-VS-BNDY-01.DWG plotted by DEDER, STEVEN on 4/11/2013 9:24:38 AM last saved by MEVELAND on 4/9/2013 9:35:19 AM
Xrefs: 20130360-VS-EXHB.DWG & BDJ3588J5.DWG & BDJ3589DOU.DWG

0.806 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 1388 of the Virginia Military District, and being 0.806 acre of that 4.5943 acre tract conveyed to W & D Davis Investment Co., Ltd. by deed of record in Instrument Number 201202060017076 (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of North Broadway (U.S. Route 62) (width varies), as shown on the right-of-way plans FRA-62-7.06 on file with the Ohio Department of Transportation, District 6, Delaware, Ohio and of record in Plat Book 65, Page 57, with Addison Drive (50 foot width) of record in Plat Book 42, Page 96;

thence North 34° 00' 19" East, with centerline of North Broadway, a distance of 45.00 feet, to a point;

thence South 55° 59' 41" East, across the right-of-way of North Broadway, a distance of 42.50 feet, to an iron pin set on the easterly right-of-way line of North Broadway and the southeasterly corner of the 1.1067 acre tract conveyed as Parcel 32WD to the State of Ohio by deed of record in Official Record 11925G10, being the *True Point of Beginning*;

thence North 34° 00' 19" East, with said easterly right-of-way line and the easterly line of said 1.1067 acre tract, a distance of 155.00 feet, to an iron pin set;

thence South 55° 59' 41" East, across said 4.5943 acre tract, a distance of 207.63 feet, to an iron pin set in the easterly line thereof and the westerly line of the 3.750 acre tract conveyed to Willowood Apartments of Grove City, Ltd. by deed of record in Official Record 3444D14;

thence South 34° 04' 07" West, with the line common to said 4.5943 acre and 3.750 acre tracts, a distance of 146.13 feet, to a 3/4 inch iron pipe found at a common corner thereof and on the northerly right-of-way line of Addison Drive, being a point on a curve;

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

with a curve to the right, having a central angle of 31° 10' 08", a radius of 200.00 feet, an arc length of 108.80 feet, and chord that bears North 71° 34' 45" West, a chord distance of 107.46 feet, to a 3/4 inch iron pipe found at a point of tangency;

North 55° 59' 41" West, a distance of 76.46 feet, to a 3/4 inch iron pipe found at a point of curvature;

with a curve to the right having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, and chord that bears North 10° 59' 41" West, a chord distance of 28.28 feet, to a 3/4 inch iron pipe found at a point on a non-tangent line;

North 55° 59' 41" West, a distance of 7.50 feet, to the *True Point of Beginning*, containing 0.806 acre, more or less, from Auditor's Parcel Number 040-001239.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings hereon are based on the same meridian as the centerline of U.S. Route 62 (North 34 degrees 00 minutes 19 seconds East) of record in Plat Book 65, Page 57, Recorder's Office, Franklin County, Ohio.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in March 2013.

STATE OF OHIO
JOSHUA M. MEYER
S-8485
REGISTERED
PROFESSIONAL SURVEYOR

EVANS, MECHWART, HAMBLETON & TILTON, INC.

4-11-2013

Joshua M. Meyer
Professional Surveyor No. 8485

Date

JMM:s:\Apr 2013
0_806 ac 2013 Legal.docx

PRELIMINARY APPROVAL
Pending deed order
FRANKLIN COUNTY ENGINEERING DEPT.
DATE: 4/11/13 BY: JVS

0.927 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 1388 of the Virginia Military District, and being 0.927 acre of that 4.5943 acre tract conveyed to W & D Davis Investment Co., Ltd. by deed of record in Instrument Number 201202060017076 (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of North Broadway (U.S. Route 62) (width varies), as shown on the right-of-way plans FRA-62-7.06 on file with the Ohio Department of Transportation, District 6, Delaware, Ohio and of record in Plat Book 65, Page 57, with Addison Drive (50 foot width) of record in Plat Book 42, Page 96;

thence North 34° 00' 19" East, with centerline of North Broadway, a distance of 45.00 feet, to a point;

thence South 55° 59' 41" East, across the right-of-way of North Broadway, a distance of 42.50 feet, to an iron pin set on the easterly right-of-way line of North Broadway and the southeasterly corner of the 1.1067 acre tract conveyed as Parcel 32WD to the State of Ohio by deed of record in Official Record 11925G10;

thence North 34° 00' 19" East, with said easterly right-of-way line and the easterly line of said 1.1067 acre tract, a distance of 155.00 feet, to an iron pin set, being the *True Point of Beginning*;

thence North 34° 00' 19" East, continuing with said easterly right-of-way line and said easterly line, a distance of 189.56 feet, to an iron pin set;

thence South 58° 41' 16" East, across said 4.5943 acre tract, a distance of 208.08 feet, to an iron pin set in the easterly line thereof and the westerly line of the 3.750 acre tract conveyed to Willowood Apartments of Grove City, Ltd. by deed of record in Official Record 3444D14;

thence South 34° 04' 07" West, with the line common to said 4.5943 acre and 3.750 acre tracts, a distance of 199.34 feet, to an iron pin set;

thence North 55° 59' 41" West, across said 4.5943 acre tract, a distance of 207.63 feet, to the *True Point of Beginning*, containing 0.927 acre, more or less, from Auditor's Parcel Number 040-001239.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings hereon are based on the same meridian as the centerline of U.S. Route 62 (North 34 degrees 00 minutes 19 seconds East) of record in Plat Book 65, Page 57, Recorder's Office, Franklin County, Ohio.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in March 2013.

STATE OF OHIO
JOSHUA M. MEYER
S-8485
REGISTERED
PROFESSIONAL SURVEYOR

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EVANS, MECHWART, HAMBLETON & TILTON, INC.

4-11-2013

Joshua M. Meyer
Professional Surveyor No. 8485

Date

PRELIMINARY
APPROVAL
Pending deed order
FRANKLIN COUNTY
ENGINEERING DEPT.
DATE: 4/11/13 BY: SKS

1.142 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 1388 of the Virginia Military District, and being 1.142 acre of that 4.5943 acre tract conveyed to W & D Davis Investment Co., Ltd. by deed of record in Instrument Number 201202060017076 (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of North Broadway (U.S. Route 62) (width varies), as shown on the right-of-way plans FRA-62-7.06 on file with the Ohio Department of Transportation, District 6, Delaware, Ohio and of record in Plat Book 65, Page 57, with Addison Drive (50 foot width) of record in Plat Book 42, Page 96;

thence North 34° 00' 19" East, with centerline of North Broadway, a distance of 45.00 feet, to a point;

thence South 55° 59' 41" East, across the right-of-way of North Broadway, a distance of 42.50 feet, to an iron pin set on the easterly right-of-way line of North Broadway and the southeasterly corner of the 1.1067 acre tract conveyed as Parcel 32WD to the State of Ohio by deed of record in Official Record 11925G10;

thence with said easterly right-of-way line and the easterly line of said 1.1067 acre tract, the following courses:

North 34° 00' 19" East, a distance of 470.09 feet, to an iron pin set at a point of curvature;

with a curve to the left having a central angle of 02° 21' 39", a radius of 5772.08 feet, an arc length of 237.84 feet, and chord that bears North 32° 49' 29" East, a chord distance of 237.82 feet, to an iron pin set, being the *True Point of Beginning*;

thence continuing with said easterly right-of-way line and said easterly line, with said curve to the left, having a central angle of 02° 28' 10", a radius of 5772.08 feet, an arc length of 248.77 feet, and chord that bears North 30° 24' 35" East, a chord distance of 248.75 feet, to a 5/8 inch iron rebar with a "SITE ENG" cap found at a point on a non-tangent line;

thence North 81° 51' 40" East, with said easterly right-of-way line and said easterly line, a distance of 25.14 feet, to a 5/8 inch iron rebar with a "SITE ENG" cap found in the southerly right-of way line of Parlin Drive (60 foot width) of record in Plat Book 34, Page 10;

thence with the southerly right-of-way line of Parlin Drive, the following courses:

South 60° 41' 34" East, a distance of 133.11 feet to an iron pin set;

with a curve to the left, having a central angle of 05° 26' 27", a radius of 360.00 feet, an arc length of 34.19 feet, and chord that bears South 63° 24' 48" East, a chord distance of 34.17 feet, to a 5/8 inch iron rebar found at a point on a non-tangent line, a northeasterly corner of said 4.5943 acre tract, and the northwesterly corner of the 2.149 acre tract conveyed to Willowood Apartments of Grove City, II, Ltd. by deed of record in Official Record 5363G16;

thence South 29° 10' 22" West, with the line common to said 4.5943 acre and 2.149 acre tracts, a distance of 265.57 feet, to a 5/8 inch iron rebar with a "SITE ENG" cap found;

thence North 60° 42' 22" West, across said 4.5943 acre tract, a distance of 192.61 feet, to the *True Point of Beginning*, containing 1.142 acres, more or less, from Auditor's Parcel Number 040-001239.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings hereon are based on the same meridian as the centerline of U.S. Route 62 (North 34 degrees 00 minutes 19 seconds East) of record in Plat Book 65, Page 57, Recorder's Office, Franklin County, Ohio.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in March 2013.

STATE OF OHIO
JOSHUA M
MEYER
8-8485
REGISTERED
PROFESSIONAL SURVEYOR

EVANS, MECHWART, HAMBLETON & TILTON, INC.

4-11-2013

Joshua M. Meyer
Professional Surveyor No. 8485

Date

JMM:sg/April 11, 2013
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PRELIMINARY
APPROVAL
Pending deed order
FRANKLIN COUNTY
ENGINEERING DEPT
DATE: 4/11/13 BY: JVS

1.703 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 1388 of the Virginia Military District, and being 1.703 acre of that 4.5943 acre tract conveyed to W & D Davis Investment Co., Ltd. by deed of record in Instrument Number 201202060017076 (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of North Broadway (U.S. Route 62) (width varies), as shown on the right-of-way plans FRA-62-7.06 on file with the Ohio Department of Transportation, District 6, Delaware, Ohio and of record in Plat Book 65, Page 57, with Addison Drive (50 foot width) of record in Plat Book 42, Page 96;

thence North 34° 00' 19" East, with centerline of North Broadway, a distance of 45.00 feet, to a point;

thence South 55° 59' 41" East, across the right-of-way of North Broadway, a distance of 42.50 feet, to an iron pin set on the easterly right-of-way line of North Broadway and the southeasterly corner of the 1.1067 acre tract conveyed as Parcel 32WD to the State of Ohio by deed of record in Official Record 11925G10;

thence North 34° 00' 19" East, with said easterly right-of-way line and the easterly line of said 1.1067 acre tract, a distance of 344.56 feet, to an iron pin set, being the *True Point of Beginning*;

thence North 34° 00' 19" East, continuing with said easterly right-of-way line and said easterly line, a distance of 125.53 feet, to an iron pin set at a point of curvature;

thence continuing with said easterly right-of-way line and said easterly line, with a curve to the left, having a central angle of 02° 21' 39", a radius of 5772.08 feet, an arc length of 237.84 feet, and chord that bears North 32° 49' 29" East, a chord distance of 237.82 feet, to an iron pin set at a point on a non-tangent line;

thence South 60° 42' 22" East, across said 4.5943 acre tract, a distance of 192.61 feet, to a 5/8 inch iron rebar with a "SITE ENG" cap found in the easterly line thereof and the westerly line of the 2.149 acre tract conveyed to Willowood Apartments of Grove City, II, Ltd. by deed of record in Official Record 5363G16;

thence South 29° 10' 22" West, with the easterly line of said 4.5943 acre tract and the westerly line of said 2.149 acre tract and the 3.750 acre tract conveyed to Willowood Apartments of Grove City, Ltd. by deed of record in Official Record 3444D14, a distance of 248.42 feet, to a 3/4 inch iron pipe found;

thence South 34° 04' 07" West, with the line common to said 4.5943 acre and 3.750 acre tracts, a distance of 121.81 feet, to an iron pin set;

thence North 58° 41' 16" West, across said 4.5943 acre tract, a distance of 208.08 feet, to the *True Point of Beginning*, containing 1.703 acre, more or less, from Auditor's Parcel Number 040-001239.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings hereon are based on the same meridian as the centerline of U.S. Route 62 (North 34 degrees 00 minutes 19 seconds East) of record in Plat Book 65, Page 57, Recorder's Office, Franklin County, Ohio.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in March 2013.

STATE OF OHIO
JOSHUA M. MEYER
S-8485
REGISTERED
PROFESSIONAL SURVEYOR

JMM [illegible] 2013
1_703 [illegible]

EVANS, MECHWART, HAMBLETON & TILTON, INC.

4-11-2013

Joshua M. Meyer
Professional Surveyor No. 8485

Date

PRELIMINARY
APPROVAL
Pending deed order
FRANKLIN COUNTY
ENGINEERING DEPT.
DATE: 4/11/13 BY: JS

TRANSFERRED

FEB 06 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

701272

CONVEYANCE TAX
EXEMPT

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Pgs: 13 $116.00 T20120008317
02/06/2012 4:07PM BXWILES BOX
Daphne Hawk
Franklin County Recorder

AFFIDAVIT OF FACTS RELATING TO TITLE

This Affidavit of Facts Relating to Title is made pursuant to Section 5301.252 of the Ohio Revised Code by **W & D Davis Investment Co., Ltd.**, an Ohio limited partnership, by Alicia E. Zambelli, Esq., its Attorney, who first being duly sworn and cautioned according to law, does make the following statements:

1. Davis Investment Co., an Ohio general partnership, was originally comprised of two general partners, John C. Lucas as Trustee of the William C. Davis Trust and Dorothy M. Davis, individually.

2. On or about December 30, 1969, the real property located at 3440-3444 Broadway, Grove City, Ohio 43123, parcel number 040-001239-00 ("Property") was conveyed to Davis Investment Co. by warranty deed recorded with the Franklin County Recorder's Office at Volume 3032, Page 9, et al., as further described on Exhibit "A" attached hereto and incorporated by reference.

3. On November 5, 1996, Dorothy M. Davis passed away.

4. On August 4, 2003, W & D Davis Investment, Co., Ltd., an Ohio limited partnership, was formed comprised of John C. Lucas as Trustee of the William C. Davis Trust as the general partner and William D. Wells as executor of the estate of Dorothy M. Davis, deceased, Case No. 447868, Franklin County Ohio Probate Court, as limited partner.

5. On August 4, 2003, Davis Investment Co., an Ohio general partnership, merged into W & D Davis Investment Co., Ltd., an Ohio limited partnership, as a matter of law and disappeared. See Certificate of Merger from the Ohio Secretary of State dated August 4, 2003 attached hereto as Exhibit "B" and incorporated by reference.

6. As such, W & D Davis Investment Co., Ltd., as the survivor of the merger, is the owner of the Property.

Further, Affiant sayeth naught.

Alicia E. Zambelli, Esq., its Attorney

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

Be It Remembered, that on this 6 day of February, 2012, before me, the subscriber, personally appeared **Alicia E. Zambelli, Esq.**, Attorney for **W & D Davis Investment Co., Ltd.**, and that as such Attorney, being authorized so to do, executed the foregoing instrument for the uses and purposes herein contained.

In Testimony Whereof, I have hereunto set my name and official seal this 6 day of February, 2012.

Notary Public

NOTARIAL SEAL STATE OF OHIO

LIZABETH A. RUSSELL
Notary Public, State of Ohio
My Commission Expires 5-19-2012

THIS INSTRUMENT PREPARED BY:
Alicia E. Zambelli, Attorney at Law
Wiles Boyle Burkholder & Bringardner, Co., L.P.A.
300 Spruce Street, Floor One
Columbus, OH 43215

542667v1

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Survey 1388, Virginia Military District and being 11.600 acres of land, more or less, out of Parcel I and Parcel II as conveyed to Ohio Holding Co. by deed of record in Deed Book 2299, Page 3, and out of Parcel I and Parcel II as conveyed to Ohio Holding Co. by deed of record in Deed Book 2299, Page 665, both being of record in the Recorder's Office, Franklin County, Ohio, said 11.600-acre tract being more particularly described as follows:

Beginning at a point on the westerly line of said Parcel II, (Deed Book 2299, Page 3), at the centerline of Harrisburg Pike, said point being located N 32° 31' E, a distance of 517.00 feet from the southwesterly corner of said Parcel II (Deed Book 2299, Page 3);

Thence N 32° 31' E, continuing with the said centerline, a distance of 465.97 feet to a point;

Thence N 27° 48' 40" E, continuing with the said centerline, a distance of 502.71 feet to a point in the south line of Parlin Drive (60 feet in width);

Thence S 62° 11' 20" E, with the south line of said Parlin Drive, a distance of 215.21 feet to a point of curvature;

Thence continuing with the south line of said Parlin Drive, with the arc of a curve to the left having a radius of 360 feet whose chord bears S 75° 38' 10" E, a chord distance of 167.44 feet to a point of tangency;

Thence S 89° 05' E, continuing with the south line of said Parlin Drive, a distance of 154.77 feet to a point;

Thence S 27° 48' 40" W, a distance of 931.11 feet to a point;

Thence N 89° 24' 46" W, a distance of 339.69 feet to a point of curvature;

Thence, with the arc of a curve to the right having a radius of 200.00 feet, whose chord bears N 73° 26' 53" W, a chord distance of 110.02 feet to a point of tangency;

Thence N 57° 29' W, a distance of 76.46 feet to the point of curvature;

Thence, with the arc of a curve to the right having a radius of 20.00 feet, whose chord bears N 12° 29' W, a distance of 28.28 feet to a point at the end of such curve;

Thence N 57° 29' W, with the northerly line of Addison Drive and such northerly line produced a distance of 50.00 feet to the place of beginning containing 11.600 acres of land, more or less.

Subject to all restrictions, rights-of-way, and easements, if any, of previous record.

A SURVEY OF THIS PROPERTY WAS MADE BY WILLIAM W. MERCHANT, A REGISTERED SURVEYOR.

EXCEPTING THEREFROM, the following three parcels previously deeded out in Official Record Volume 3444, page D-11, Official Record Volume 5363, page G-16 and Official Record Volume 11925, page G-10, Recorder's Office, Franklin County, Ohio.

PROPERTY DESCRIPTION ON THE
NORTH SIDE OF ADDISON DRIVE
EAST OF HARRISBURG PIKE
GROVE CITY, OHIO

EXCEPTION NO. 1

Situated in Virginia Military Survey No. 1388, City of Grove City, Franklin County, Ohio, being a 3.750 acre tract of land all out of that 11.600 acre tract of land described in a deed to DAVIS INVESTMENT CO., of record in Deed Book 3032, page 9, all references being to records in the Recorder's Office, Franklin County, Ohio, said 3.750 acres being more particularly described as follows:

Beginning, for reference, at a P.K. Nail found at the centerline intersection of Harrisburg Pike with Addison Drive (said intersection being shown for record upon the plat of record in Plat Book 42, page 96); thence South 57° 23' 26" East, along the centerline of Addison Drive, a distance of 146.09 feet to a point of curvature; thence, continuing along the centerline of Addison Drive, the same being an arc of a curve to the left having a radius of 225.00 feet, a central angle of 31° 18' 07", an arc distance of 122.92 feet to a point, said arc being subtended by a chord bearing South 73° 02' 29" East a chord distance of 121.40 feet; thence North 1° 18' 07" East, radial to said curve, a distance of 25.00 feet to an iron pin set in the northerly right-of-way line of Addison Drive, the true point of beginning for the tract of land herein described;

Thence, from said true point of beginning, with new division lines through said 11.600 acre tract, the following three courses and distances;

1. North 32° 36' 34" East, parallel with and 250.00 feet easterly from (as measured at right angles) the centerline of Harrisburg Pike, a distance of 467.35 feet to an iron pin set;

2. North 27° 43' 31" East, continuing parallel with and 250.00 feet easterly from (as measured at right angles) the centerline of said Harrisburg Pike, a distance of 205.53 feet to an iron pin set;

3. South 62° 11' 20" East, a distance of 265.35 feet to an iron pin set in the westerly line of a 6.849 acre tract of land (Parcel 2) described in a deed to Berwick Arms Co., of record in Deed Book 2698, page 387;

Thence, South 27° 48' 40" West, along said west line, a distance of 515.44 feet to an iron pin found in the northerly right-of-way line of said Addison Drive;

Thence, North 89° 19' 00" West, along said northerly right-of-way line, a distance of 339.54 feet to an iron pin set at a point of curvature;

Thence, continuing along said northerly right-of-way line the same being an arc of a curve to the right having a radius of 200.00 feet, a central angle of 0° 37' 27", an arc distance of 2.18 feet to the true place of beginning, and containing 3.750 acres of land, said arc being subtended by a chord bearing North 89° 00' 16" West, a chord distance of 2.18 feet.

NOTES: 1. Bearings used in the attached description are assumed.

2. Iron pins set in conjunction with this survey description are 5/8" inside diameter, 30" long with a plastic cap marked HOCKADEN.

The above description was prepared by Hockaden and Associates, Inc., Consulting Engineers, From information obtained by an actual field survey made in March 1983 under the supervision of Herbert J. Roberts, Registered Surveyor No. 4292.

EXCEPTION NO. 2

Located in Virginia Military Survey No, 1388, City of Grove City, County of Franklin, State of Ohio, being a 2.149 acre tract of land all out of that 11.600 acre tract of land described in a deed to Davis Investment Co., as recorded in Deed Book 3032, page 9 in the office of the Recorder, Franklin County, Ohio and more fully described as follows:

Commencing at a point in the intersection of the centerline of Harrisburg Pike and the Southerly right-of-way of Parlin Drive.

Thence South 62° 11' 20" East 216.36 feet along the Southerly right-of-way of Parlin Drive to a point of curvature;

Thence along a curve to the left (Delta=5° 29' 50", Radius=360.00') chord bearing South 64° 56' 15" East 34.53 feet, along the Southerly right-of-way of said Parlin Drive to an I.P. set being the true point of beginning.

Thence along a curve to the left (Delta=21° 23' 48", Radius=360.00') chord bearing South 78° 23' 05" East 133.66 feet, along Southerly right-of-way of Parlin Drive to an I.P. found;

Thence South 89° 05' 00" East 153.82 feet, along said Southerly right-of-way of said Parlin Drive to a ¾" I.D. Pipe found;

Thence South 27° 47' 00" West 415.39 feet, bounded on the East by Regency Arms Associates (O.R. 04275-D05) to a ¾" I.D. Pipe set;

Thence North 62° 12' 07" West 265.21 feet bounded on the South by Willowood Apartments of Grove City, LTD (O.R. 03444-D14) to a ¾" I.D. Pipe found;

Thence North 27° 42' 44" East 308.58 feet to the point of beginning containing 2.149 acres, more or less.

EXCEPTION NO. 3

Situate in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey No. 1388 and bounded and described as follows:

Beginning at a point in the existing centerline of North Broadway (U.S. Route 62) said point being the southwest corner of the grantor's property and also being station 54+91.03 of the centerline survey prepared for the State of Ohio in 1984 by Evans, Mechwart, Hambleton and Tilton, Inc.;

Thence North 34° 00' 19" East along said existing centerline a distance of 465.98 feet to an existing angle point;

Thence North 29° 18' 26" East a distance of 502.71 feet to a point in the southerly right-of-way line of Parlin Drive;

Thence South 60° 49' 30" East along said southerly right-of-way line a distance of 82.12 feet to a point;

Thence South 81° 52' 37" West a distance of 25.14 feet to a point;

Thence along the arc of a curve to the right (Delta=4° 49' 49", Radius=5772.08 feet) a chord bearing of South 31° 35' 24" West and a chord distance of 486.47 feet to a point;

Thence South 34° 00' 19" West a distance of 470.94 feet to a point in the northerly right-of-way line of Addison Drive;

Thence North 55° 59' 41" West along said northerly right-of-way line a distance of 42.50 feet to the point of beginning containing 1.1067 acres, more or less, including the present road which occupies 0.0680 acres, more or less.

Grantor reserves the right of ingress and egress to and from any residual area.

The above description is based upon a survey by Thomas D. Sibbalds, Registered Surveyor No. 5908.

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DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: [signature]
DATE: 02/06/2012