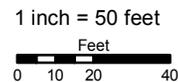
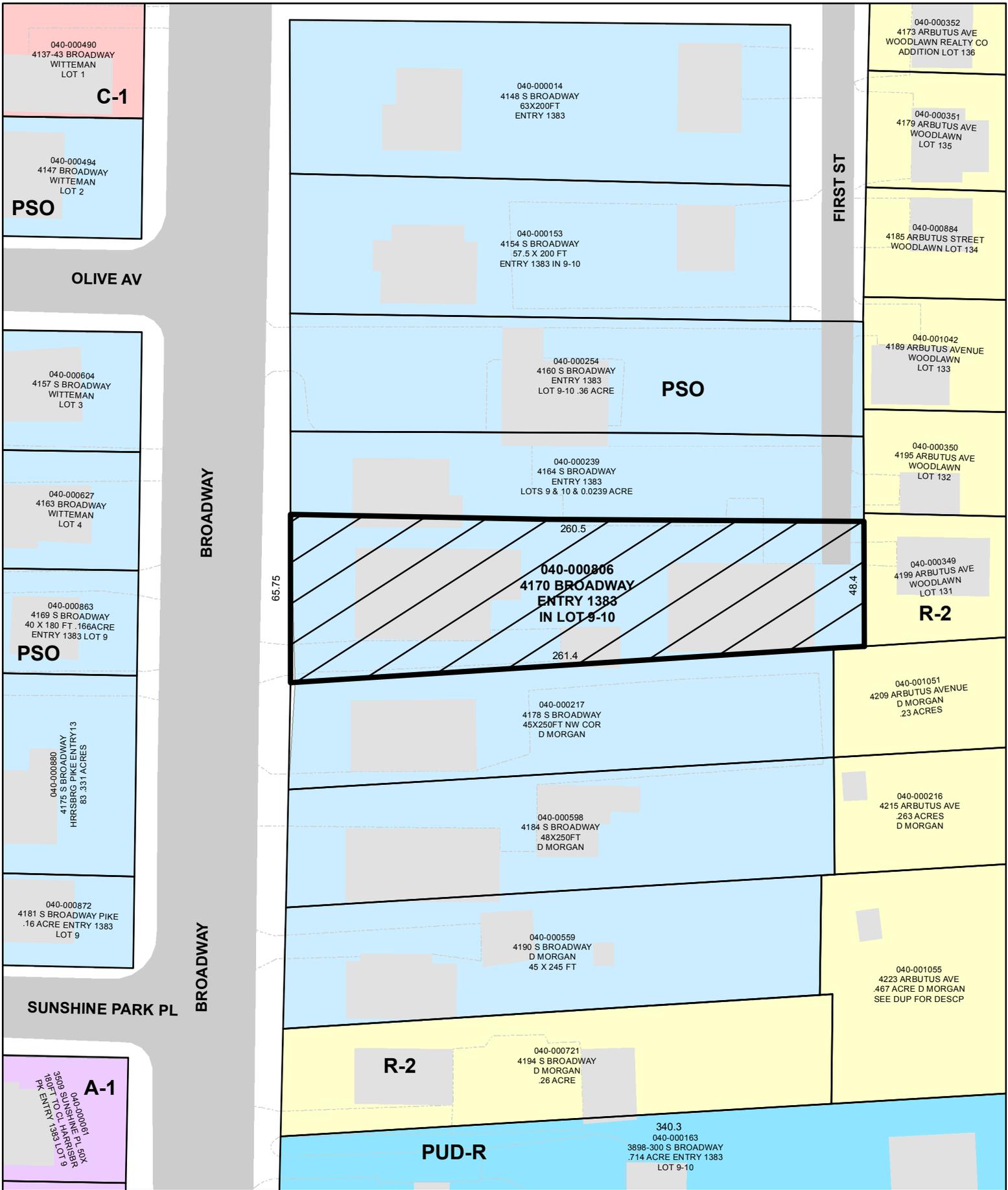


Disclaimer

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

4170 - 4174 Broadway

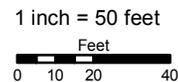




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4170 - 4174 Broadway



Situated in the County of Franklin, in the State of Ohio, and in the City of Grove City:
Being part of Survey No. 1383, Virginia Military Lands, and being a part of two tracts of land,
one of 70-100 of an acre conveyed to Nelson Grant by Wesley R. Mench and wife, by deed
recorded in D.B. 157, pg. 502, and one of 13/100 of an acre conveyed by A.G. Grant and wife to
Nelson Grant recorded in D.B. 157, pg. 503, Franklin County Records, more particularly
described as follows:

Beginning at an iron pin in the centerline of the Columbus and Harrisburg Pike at the southwest
corner of Martha Barbee's lot of record in D.B. 571, pg. 582, Franklin County Recorders Office,
and being S 33 deg. W 85 feet from the northwest corner of a tract of 49.88 square poles of
record in D.B. 141, Pg. 353, Franklin County Records;
thence with the south line of Martha Barbee's Lot S. 58 deg. 20' E. 260.5 feet to an iron pin in
the west line of the Woodlawn Addition to the Village of Grove City, as recorded in Plat Book
No. 13, Pg. 11 and 12, Recorder's Office, Franklin County, Ohio;
thence with the west line of said Addition, S. 33 deg. W. 48.4 feet to an iron pin set for the
southwest corner of Lot No. 131 Woodlawn Addition;
Thence N. 62 deg. 10' N. 261.4 feet to the center of the Harrisburg Pike and being the northwest
corner of a tract of land of 117/1000 acre, recorded in D.B. 263, Pg. 237, Franklin County
Records;
Thence with the center line of the Harrisburg Pike N. 33 deg. E. 65.75 feet to the place of
beginning, containing 34/100 of an acre more or less.

Parcel No: 040-000806

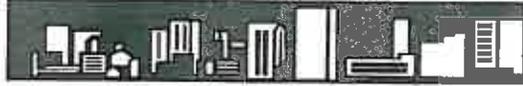
Commonly known as: 4170-4174 Broadway, Grove City, OH 43123

M-92
All of
(040)806

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: T.G.
DATE: 6/3/05

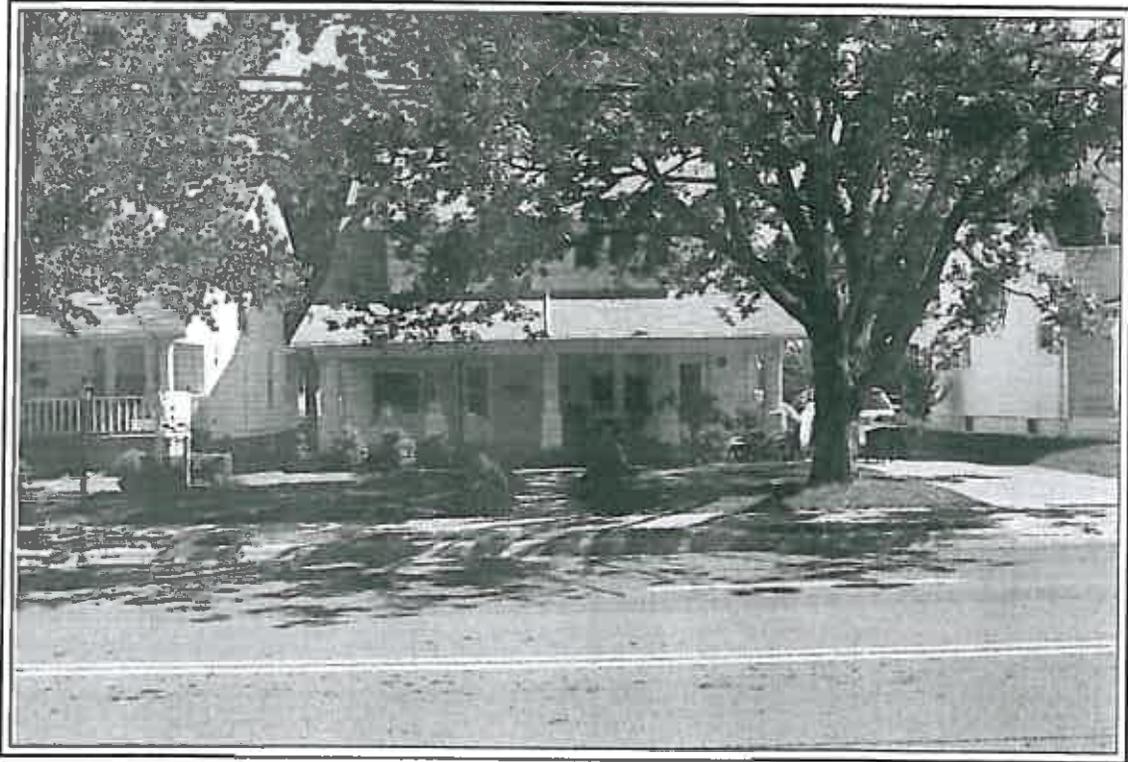


RECEIVED
OCT 21 2014
GC PLANNING COMMISSION



DUROS VALUATION GROUP, LLC

PHOTOGRAPH OF SUBJECT
TAKEN BY JOHN D. DUROS, MAI, ASA



FRONT VIEW OF SUBJECT

RECEIVED
OCT 21 2014
GC PLANNING COMMISSION

Adjacent Property Owners
4170-4174 Broadway (PID 040-000806)

ELIZABETH LAURON
NEAL C LAURON
6644 RIDPATH RD
GROVE CITY OH 43123

RUTH M BICKENHEUSER
4163 BROADWAY
GROVE CITY OH 43123

WILLIAM COLGAN
1329 MURRELL AVE
COLUMBUS OH 43212

ROSEMARY G NOBLE TR
4175 BROADWAY
GROVE CITY OH 43123

JEFFREY E BUSKRIK
TAMMERA BUSKIRK
4178 BROADWAY
GROVE CITY OH 43123

JAMES & LINDA HALE
4215 ARBUTUS AVE
GROVE CITY OH 43123

FIRST MERIT MORTGAGE CORP
4455 HILLS & DALES RD NW
CANTON ON 44708