



April 26, 2016

N842 Grove City Kroger Proposed Store Special Permit Application - Drive Thru Pharmacy

Project Narrative

The proposed development is located in the Buckeye Grove Shopping Center off of Hoover Road near London Groveport Road. The site is bound by 8 parcels and Hoover Road. The site is bound by Wes Banco Bank to the northeast, (PID 40-010044), Ken's Car Wash to the east (PID 040-014970), the Grove City Summit Apartment complex to the west, (PID 040-015064), and the Jackson Township Fire Department in the southwest corner, (PID 040-008044). The Kroger Co. also owns four surrounding parcels including a fuel center in the southeast corner, (PID 040-010041), a neighborhood shopping center near the southeast corner, (PID 040-010040), a fast food restaurant near the southeast corner, (PID 040-013860), and a small parcel along the west border, (PID 040-014508-00). The current site is an existing retail center that is occupied by Kroger and other various businesses. In the rear of the buildings, there are: utilities, roof drains, dumpsters, electrical boxes, loading docks and pedestrian ramps. There are several curb islands, all of which have trees and landscaping within them.

The proposed plan for the site is to make improvements to the existing building and expand the Kroger to a 125,000SF store footprint. All existing curb cuts will remain and be incorporated into the proposed site layout allowing for 2 way traffic within the parking isles and a 30 foot 2 way traffic drive along the front of the store. Near the northeast corner of the store, along Hoover Road, is a drive thru pharmacy to allow customers convenient pick up of their prescription medications. There is 1 drive thru lane proposed with four car stacking provided. This will also allow customers to exit the site without hindering main traffic flow.

The proposed drive thru will have little effect on the surrounding area as it is a typical addition to most Kroger Stores. The site will have landscape islands and ADA accessible parking near the main and secondary entrance. The recessed loading dock will be located in the rear of the site and screen the trash compactor from the public.

GROVE CITY PARKING CODE

1 Space / 200 S.F. City of Grove City Requirement

PARKING CALCULATIONS

AREA	GROSS SQUARE FOOTAGE	TOTAL PARKING REQ'D. PER 1/200 S.F. GROSS S.F.	TOTAL PARKING PROVIDED RATIO	TOTAL PARKING PROVIDED
TOTAL EXISTING KROGER STORE AREA (Per Fixture Plan)	87,404 S.F.	437		
POST-EXPANSION KROGER AREA	124,360± S.F.	621		
EXISTING PLAZA	115,859± S.F.	579	4.55 PER 1000 S.F.	528
POST EXPANSION PLAZA	152,815± S.F.	764	3.54 PER 1000 S.F.	541

SITE DEVELOPMENT INFORMATION

PROPERTY OWNER: KROGER CO.
 TOTAL ACREAGE: 17.02 ACRES

EXISTING ZONING: PUD-C
 ADJACENT ZONING NORTH: SD-1
 ADJACENT ZONING SOUTH: PUD-C
 ADJACENT ZONING EAST: PUD-C
 ADJACENT ZONING WEST: SD-1/CF

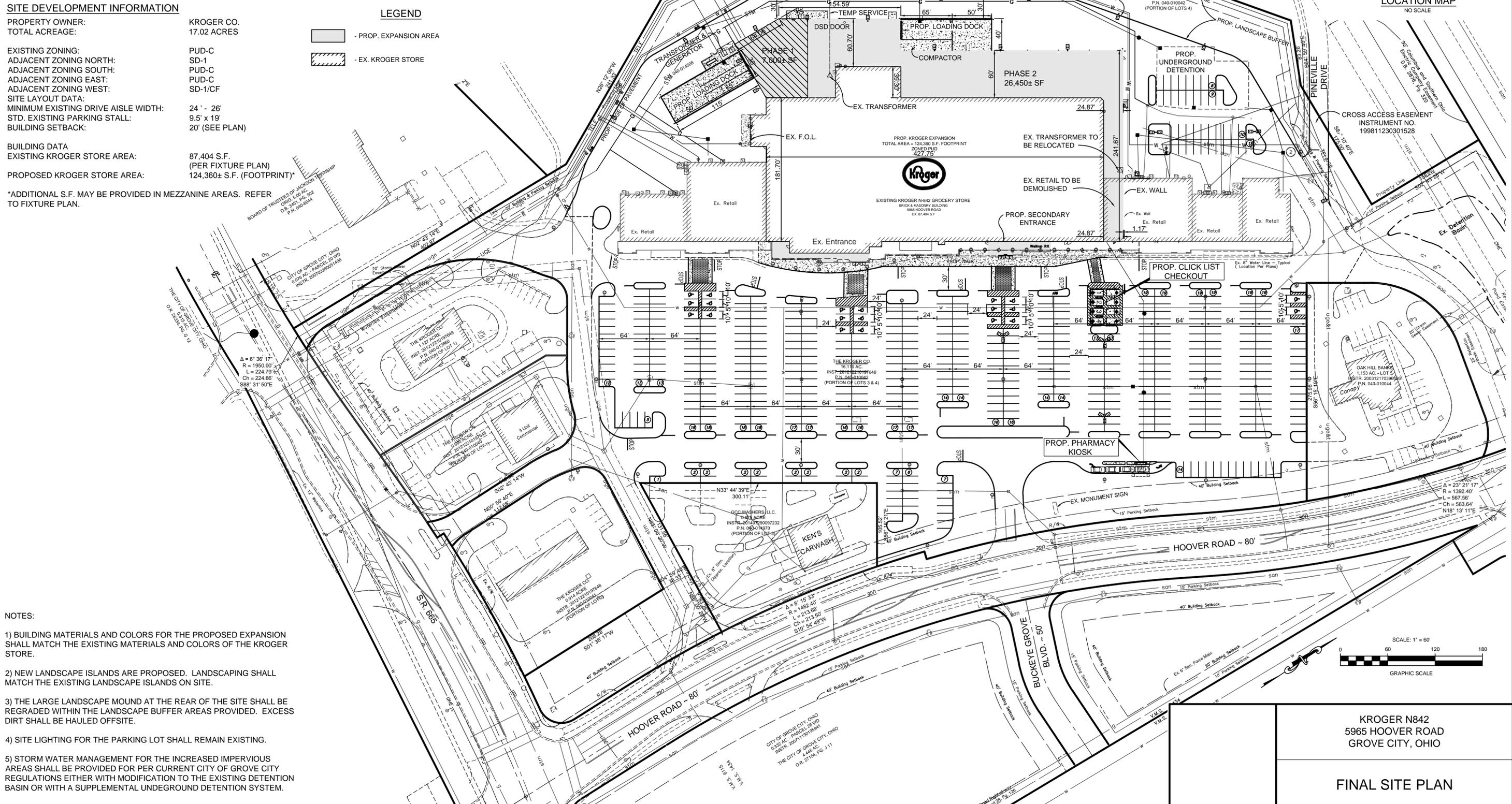
SITE LAYOUT DATA:
 MINIMUM EXISTING DRIVE AISLE WIDTH: 24' - 26'
 STD. EXISTING PARKING STALL: 9.5' x 19'
 BUILDING SETBACK: 20' (SEE PLAN)

BUILDING DATA
 EXISTING KROGER STORE AREA: 87,404 S.F. (PER FIXTURE PLAN)
 PROPOSED KROGER STORE AREA: 124,360± S.F. (FOOTPRINT)*

*ADDITIONAL S.F. MAY BE PROVIDED IN MEZZANINE AREAS. REFER TO FIXTURE PLAN.

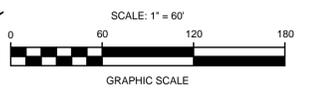
LEGEND

- PROP. EXPANSION AREA
- EX. KROGER STORE



NOTES:

- BUILDING MATERIALS AND COLORS FOR THE PROPOSED EXPANSION SHALL MATCH THE EXISTING MATERIALS AND COLORS OF THE KROGER STORE.
- NEW LANDSCAPE ISLANDS ARE PROPOSED. LANDSCAPING SHALL MATCH THE EXISTING LANDSCAPE ISLANDS ON SITE.
- THE LARGE LANDSCAPE MOUND AT THE REAR OF THE SITE SHALL BE REGRADED WITHIN THE LANDSCAPE BUFFER AREAS PROVIDED. EXCESS DIRT SHALL BE HAULED OFFSITE.
- SITE LIGHTING FOR THE PARKING LOT SHALL REMAIN EXISTING.
- STORM WATER MANAGEMENT FOR THE INCREASED IMPERVIOUS AREAS SHALL BE PROVIDED FOR PER CURRENT CITY OF GROVE CITY REGULATIONS EITHER WITH MODIFICATION TO THE EXISTING DETENTION BASIN OR WITH A SUPPLEMENTAL UNDERGROUND DETENTION SYSTEM.



KROGER N842
 5965 HOOVER ROAD
 GROVE CITY, OHIO

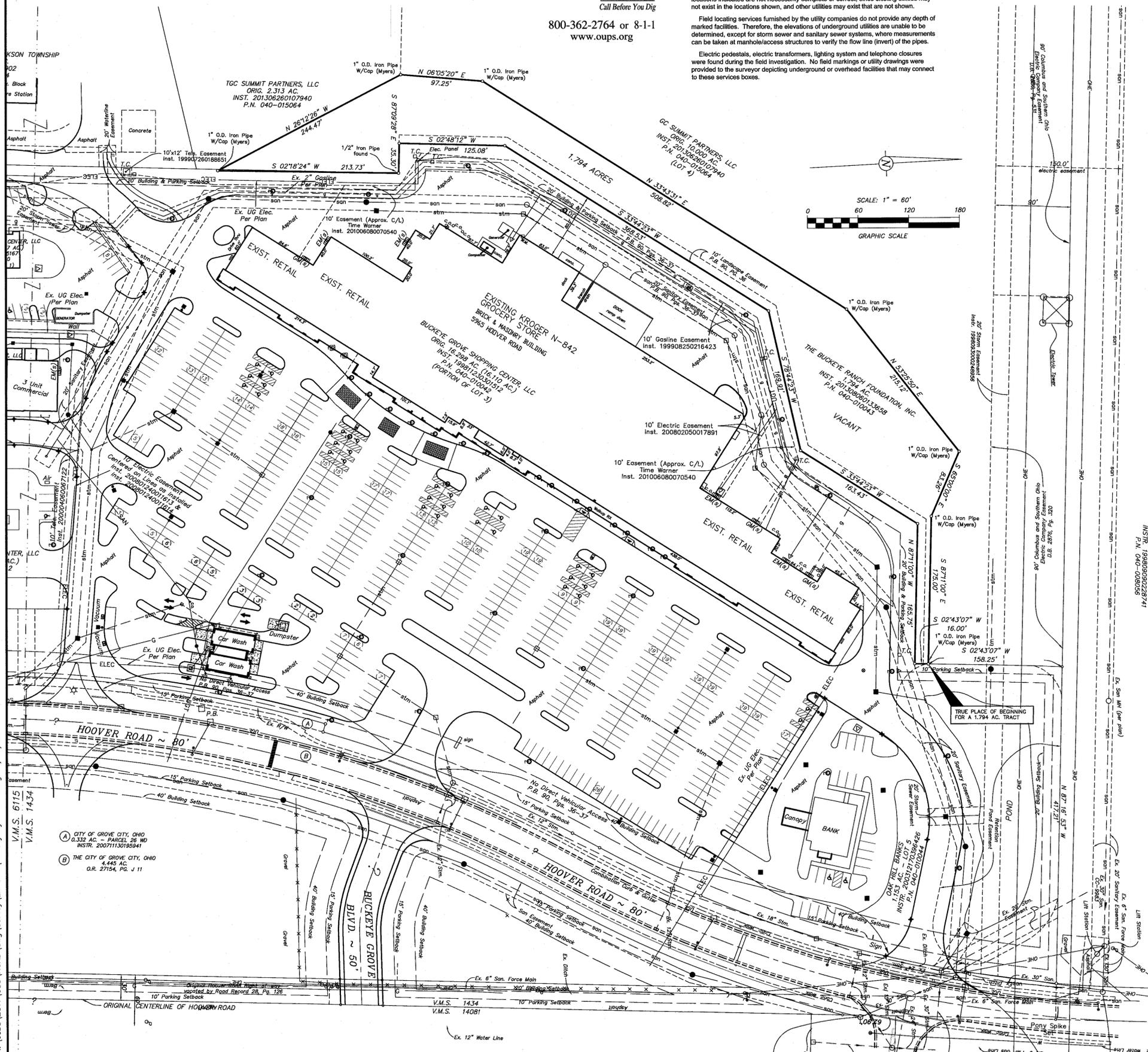
FINAL SITE PLAN

OHIO
Utilities Protection
SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

NOTE:
The location, type and size of utilities and structures indicated on this survey drawing are a compilation of information furnished by the respective utility companies, field markings from locating services provided by the utility companies, and topographic data obtained at the time of our field survey. Utilities not marked in the field are labeled "per plan" on the survey and may be shown from an atlas map provided by the respective utility company, and not from an actual construction drawing. The location of facilities marked by an underground locating service are subject to a tolerance zone as specified by the Common Ground Alliance (CGA) Best Practices guidelines. The utility tolerance zone is defined as the width of the facility plus 18" horizontally on either side of the outside edge of the underground facility. As such, the utility locations indicated are not necessarily complete or correct, since existing utilities may not exist in the locations shown, and other utilities may exist that are not shown.

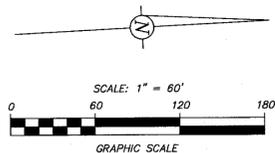
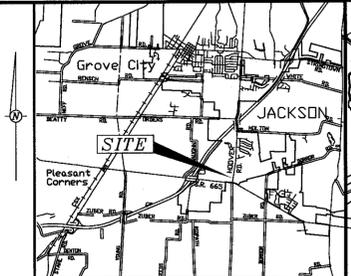
Field locating services furnished by the utility companies do not provide any depth of marked facilities. Therefore, the elevations of underground utilities are unable to be determined, except for storm sewer and sanitary sewer systems, where measurements can be taken at manhole/access structures to verify the flow line (invert) of the pipes.

Electric pedestals, electric transformers, lighting system and telephone closures were found during the field investigation. No field markings or utility drawings were provided to the surveyor depicting underground or overhead facilities that may connect to these services boxes.



EXISTING SYMBOLS LEGEND

Sign	SIGN	○ C.D.	CABLE TELEVISION DROP
Sign	STREET SIGN	○ C.P.	CABLE TELEVISION PEDESTAL
○	AREA LIGHT	○ G.V.	GAS VALVE
○	YARD LIGHT	○ G.S.	GAS SERVICE
○	LIGHT POLE	○ G.M.	GAS METER
○	LIGHT POLE W/SCR. BASE	○ G.O.	GAS MARKER
○	LIGHT POLE W/WRND. BASE	○ G.C.	CLEAN OUT
○	ELECTRIC GUY	○	CATCH BASIN W/TOP OF CASTING ELEV.
○	ELECTRIC MARKER	○	CURB INLET W/TOP OF CASTING ELEV.
○	ELECTRIC TRANSFORMER	○	STORM MANHOLE W/TOP OF CASTING ELEV.
○	ELECTRIC METER	○	SANITARY MANHOLE W/TOP OF CASTING ELEV.
○	ELECTRIC DROP	○	DOWN SPOUT
○	ELECTRIC PULL BOX	○	ROOF DRAIN
○	ELECTRIC PEDESTAL	○	EXISTING ELEV. @ GUTTER
○	ELECTRIC OUTLET	○	EXISTING GRADE ELEV.
○	TELEPHONE CLOSURE	○	SPOT ELEV.
○	TELEPHONE DROP	○	PROPOSED ELEV.
○	TELEPHONE PULL BOX	○	BOLLARD
○	TELEPHONE PEDESTAL	○	WOOD POST
○	TELEPHONE POLE	○	METAL POST
○	UTILITY POLE	○	EXISTING GAS LINE
○	PULL BOX	○	EXISTING WATER LINE
○	TRAFFIC PULL BOX	○	EXISTING UNDERGROUND ELECTRIC LINE
○	TRAFFIC CONTROL BOX	○	EXISTING OVERHEAD ELECTRIC LINE
○	TRAFFIC SIGNAL	○	EXISTING UNDERGROUND TELEPHONE LINE
○	TRAFFIC POLE	○	EXISTING OVERHEAD TELEPHONE LINE
○	TRAFFIC POLE W/ WALK	○	EXISTING OVERHEAD CABLE TELEVISION LINE
○	SPRINKLER	○	EXISTING UNDERGROUND CABLE TELEVISION LINE
○	WATER VALVE	○	EXISTING INDEX CONTOUR
○	FIRE HYDRANT	○	EXISTING INTERMEDIATE CONTOUR
○	WATER METER	○	EXISTING FENCE LINE
○	WATER SERVICE		
○	WATER CONTROL VALVE		
○	IRRIGATION CONTROL VALVE		
○	MAIL BOX		
○	FLAGPOLE		



ALTA/ACSM LAND TITLE SURVEY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 13-46268
EFFECTIVE DATE: OCTOBER 02, 2013 AT 6:59 A.M.

To: Fidelity National Title Insurance Company
The Buckeye Ranch Foundation, Inc.
The Kroger Co., an Ohio corporation

CERTIFICATION:
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 Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1.3, 4.6(a), 8.1(a) and 13 of Table A thereof. The field work was completed on August 26, 2013.

FLOOD ZONE:
Property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 404 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0404 K (Effective Date: June 17, 2008).

TITLE ITEMS:
Item 9 - P.B. 90, Pgs. 36 & 37, Landscape Easement applies and is as shown.
Item 22 - Instr. 201308060133667 is a Reciprocal Easement Agreement and does apply to subject premises.

MISCELLANEOUS NOTES:
As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a guaranty or warranty, either expressed or implied.

Violations of zoning ordinances, restrictions or other rules and regulations are determined and enforced by the zoning and planning boards of the community in which the property is located.

Easements shown without a document reference are as shown on the plat of Buckeyegrove Shopping Center Plat of record in P.B. 90, Pg. 36-37.

ZONING:
Property is Currently Zoned PUD-C (46-98) (Planned Unit Development - Commercial) per City of Grove City Planning and Zoning Services. See Zoning Codes for Restrictions not Shown.

PARKING TABLE:
The tract is vacant - No Parking Spaces.

Kevin L. Baxter 10/16/13
Kevin L. Baxter - Ohio Surveyor No. 7897 Date:



BIRD+BULL Engineers + Surveyors
C.F. BIRD & R.J. BULL, INC.
Engineers and Surveyors
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
BIRDBULL@BIRDBULL.COM

KROGER N-842

ALTA/ACSM LAND TITLE SURVEY
PORTION OF LOT 4,
BUCKEYEGROVE SHOPPING CENTER,
CITY OF GROVE CITY, FRANKLIN CO., OHIO

1.794 in V.M.S. Nos. 1434
SCALE: 1" = 60'
DWN: KLB | CKD: OCTOBER 16, 2013

JOB NO. 11-083

H:\Jobs\2011\083\ACAD\dwg\Survey\Exhibits\BuckeyeBoys-ALTA.dwg 10/25/2013

Conveyance	
Mandatory-1323	90
Permissive-1323	90
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	
TRANSFERRED	

201212210197648
 2012 12 21 2:47PM BXLTC/COMM
 Japhne Hawk
 Franklin County Recorder

22260 DEC 21 2012

CLARENCE E. MINGO II
 AUDITOR
 FRANKLIN COUNTY, OHIO

12-45063 LIMITED WARRANTY DEED

Buckeye Grove Shopping Center, LLC, an Ohio limited liability company, for valuable consideration paid, grants, with limited warranty covenants, to The Kroger Co., an Ohio corporation, whose tax mailing address is 1014 Vine Street, Cincinnati, Ohio 45202, the real estate described on the attached Exhibit A (the "Property").

The following are excepted from the limited warranty covenants:

1. Easements, restrictions and covenants of record and legal highways;
2. Real estate taxes and assessments for tax year 2012 and later.
3. Those matters of record expressly set forth on Exhibit B.

Auditor's Parcel Number [Sidwell Number]: On split from 040-010040-80/90, 040-013860-80/90, 040-010041-00, 040-010042-80/90

Property Address: 2576 - 2580 London Groveport Road, 2596 London Groveport Road, 5913-003 Hoover Road, Grove City, Ohio 43123

Prior Instrument Reference: Instrument Number 199811230301512, Book 3570, Page 860 of the Records of Franklin County, Ohio.

Executed this 19th day of December, 2012.

Buckeye Grove Shopping Center, LLC
 an Ohio limited liability company
 By: [Signature]
 Print Name: Kenneth B. Gold
 Title: Manager

STATE OF OHIO)
) SS:
 COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me on the 19th day of December, 2012 by Kenneth B. Gold the duly authorized Manager of Buckeye Grove Shopping Center, LLC, an Ohio limited liability company, on behalf of the company.



Audra L. Cordell
 Notary Public, State of Ohio
 My Commission Expires 12-10-2015
[Signature]
 Notary Public
 My commission expires: 12/10/15

This instrument was prepared by: Joanne I. Goldhand, Esq., Ice Miller, LLP, 250 West Street, Columbus, Ohio 43215

December 13, 2012

PART OF LOT 1

**DESCRIPTION OF 1.127 ACRE TRACT
ALONG LONDON-GROVEPORT ROAD, WEST OF RELOCATED HOOVER ROAD,
GROVE CITY, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Surveys Nos. 1434 and 6115, and being a portion of Lot No. 1, as shown upon the plat entitled Buckeye Grove Shopping Center Plat, of record in Plat Book 90, Pages 36&37, said portion of Lot No. 1 having been conveyed as a 1.164 acre tract of land to Buckeye Grove Shopping Center, LLC by deed of record in Instrument 200608070155167, all record referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a 3/4" solid w/aluminum cap in monument box assembly found at the intersection of the new centerline of London-Groveport Road-Ohio Route 665 (variable width) with the centerline of Relocated Hoover Road (variable width), said assembly was established by EMH&T as part of the London-Groveport Road (SR-665) widening and reconstruction project (2006);

thence N 02° 57' 51" E along the centerline of Relocated Hoover Road a distance of 104.19 feet to a point;

thence N 87° 02' 09" W perpendicular to the centerline of Relocated Hoover Road a distance of 50.00 feet to a 3/4-inch I.D. iron pipe set at the north end of a curve connecting the new west right-of-way line of Relocated Hoover Road with the new curved north right-of-way line of London-Groveport Road-Ohio Route 665 and at a corner of a 0.332 acre tract of land conveyed, out of Lot Nos. 1, 2 and 3 and as shown upon said plat of Buckeye Grove Shopping Center, to The City of Grove City, Ohio, for Hoover Road and London-Groveport Road right-of-way purposes by deed of record in Instrument 20071113195941;

thence southwesterly with said connecting curve, crossing a portion of said Lot No. 3, with the curved northwesterly line of said 0.332 acre tract and with a curve to the right, data of which is: radius = 30.00 feet and delta = 97° 35' 45", arc length = 51.10 feet, a chord distance of 45.14 feet bearing S 51° 45' 43" W to a 3/4-inch I.D. iron pipe set at a point of reverse curvature;

thence westerly crossing a portion of said Lot No. 3 and said Lot No. 2, along a portion of a curved north line of said 0.332 acre tract and with a curve to the left, data of which is: radius = 1,777.05 feet and delta = 08° 10' 46", arc length = 253.69 feet, a chord distance of 253.47 feet bearing N 83° 31' 47" W to a drill hole set at a corner of said 0.332 acre tract;

thence S 02° 22' 50" W crossing a portion of said Lot No. 3 and along a west line of said 0.332 acre tract a distance of 10.00 feet to a drill hole set at a corner of said 0.332 acre tract;

thence westerly crossing a portion of said Lot No. 3, along a portion of the curved north line of said 0.332 acre tract, crossing a portion of said Lot No. 1 and with a curve to the left, data of which is: radius = 1,767.05 feet and delta = 02° 46' 39", arc length = 85.66 feet, a chord distance of 85.65 feet bearing N 89° 00' 29" W to a P.K. nail set at a point of tangency and at a corner of said 0.332 acre tract;

thence S 89° 36' 11" W crossing a portion of said Lot No. 1 and along a portion of a north line of said 0.332 acre tract a distance of 41.07 feet to a P.K. nail set in a curved east line of an original 1.164 acre tract of land conveyed to Buckeye Grove Shopping Center, LLC, by deed of record in Instrument 200608070155167 and at the true place of beginning of the tract herein intended to be described;

thence continuing S 89° 36' 11" W crossing a portion of said Lot No. 1 and parallel with and ten (10) feet northerly by perpendicular measurement from the south line of said Lot No. 1 a distance of 71.56 feet to a P.K. nail set at a point of curvature;

thence westerly crossing a portion of said Lot No. 1, concentric with and ten (10) feet northerly by perpendicular measurement from a curved south line of said Lot No. 1, along a portion of a curved north line of said 0.332 acre tract and with a curve to the right, data of which is: radius = 1,950.00 feet and delta = 02° 41' 48", arc length = 91.78 feet, a chord distance of 91.77 feet bearing N 89° 02' 55" W to a drill hole set in the curved southwesterly line of said Lot No. 1 and in a curved northeasterly line of Lot No. 3, as shown upon the plat entitled Buckeye Grove Shopping Center Plat, of record in Plat Book 90, Pages 36&37;

December 13, 2012

thence northerly along a portion of the southwesterly curve of said Lot No. 1 and with a curve to the right, data of which is: radius = 69.50 feet and delta = 35° 00' 30", arc length = 42.47 feet, a chord distance of 41.81 feet bearing N 13° 20' 51" W to a drill hole set at the point tangency;

thence N 04° 09' 24" E along the west line of said Lot No. 1 a distance of 109.36 feet to a drill hole set at a point of curvature;

thence northerly along a curved westerly line of said Lot No. 1 and with a curve to the right, data of which is: radius = 181.50 feet and delta = 54° 03' 43", arc length = 171.26 feet, a chord distance of 164.97 feet bearing N 31° 11' 16" E to a drill hole set at a point of reverse curvature;

thence northeasterly along the curved northwesterly line of said Lot No. 1 and with a curve to the left, data of which is: radius = 218.50 feet and delta = 06° 26' 09", arc length = 24.54 feet, a chord distance of 24.53 feet bearing N 55° 00' 02" E to a drill hole set at a point of reverse curvature;

thence northerly along the curved north line of said Lot No. 1 and with a curve to the right, data of which is: radius = 29.50 feet and delta = 73° 23' 53", arc length = 37.79 feet, a chord distance of 35.26 feet bearing N 88° 28' 55" E to a drill hole set at a point of tangency;

thence S 54° 49' 09" E along a portion of the northeasterly line of said Lot No. 1 a distance of 70.41 feet to a drill hole set at the northeast corner of said 1.164 acre tract;

thence S 35° 10' 51" W crossing a portion of said Lot No. 1 and along an easterly line of said 1.164 acre tract a distance of 26.96 feet to a 3/4-inch I.D. iron pipe set;

thence S 04° 09' 24" W crossing a portion of said Lot No. 1 and along a portion of an easterly line of said 1.164 acre tract a distance of 244.96 feet to the true place of beginning;

containing 1.127 acres of land more or less and being subject to all easements and restrictions of record. All of said 1.127 acres are out of P.N. 040-013860. Of said 1.127 acres, 0.412 acre is within Virginia Military Survey No. 1434 and 0.715 acre is within Virginia Military Survey No. 6115;

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey of said Buckeye-grove shopping center in April, 1998 and again in March 2006. All 3/4-inch I.D. iron pipes called out as set are 30" in length and set with a plastic cap stamped 'BIRD & BULL, INC.'. Basis of bearings is the original centerline of Hoover Road, being S 4° 19' 05" W, as shown of record in Official Record 27154, Page 11, Recorder's Office, Franklin County, Ohio.

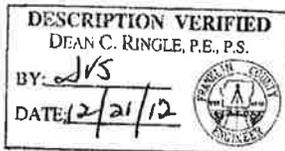
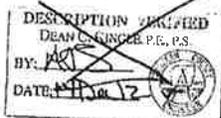
Kevin L. Baxter

Kevin L. Baxter,
Ohio Surveyor #7697



M-82-BB

All of
(040)
13860



November 30, 2012

**DESCRIPTION OF 0.600 ACRE TRACT
ALONG LONDON-GROVEPORT ROAD, WEST OF RELOCATED HOOVER ROAD,
CITY OF GROVE CITY, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Surveys Nos. 1434 and 6115, and being the remaining portion of Lot No. 1, as shown upon the plat entitled Buckeyegrove Shopping Center Plat, of record in Plat Book 90, Pages 36&37, said Lot No. 1 having been conveyed as a 1.787 acre tract of land to Buckeye Grove Shopping Center, LLC, by deed of record in Instrument 199811230301512, all record referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a 3/4" solid w/aluminum cap in monument box assembly found at the intersection of the new centerline of London-Groveport Road-Ohio Route 665 (variable width) with the centerline of Relocated Hoover Road (variable width), said assembly was established by EMH&T as part of the London-Groveport Road (SR-665) widening and reconstruction project (2006);

thence N 02° 57' 51" E along the centerline of Relocated Hoover Road a distance of 104.19 feet to a point;

thence N 87° 02' 09" W perpendicular to the centerline of Relocated Hoover Road a distance of 50.00 feet to a 3/4-inch I.D. iron pipe set at the north end of a curve connecting the new west right-of-way line of Relocated Hoover Road with the new curved north right-of-way line of London-Groveport Road-Ohio Route 665 and at a corner of a 0.332 acre tract of land conveyed, out of Lot Nos. 1, 2 and 3 and as shown upon said plat of Buckeyegrove Shopping Center, to The City of Grove City, Ohio, for Hoover Road and London-Groveport Road right-of-way purposes by deed of record in Instrument 20071113195941;

thence southwesterly with said connecting curve, crossing a portion of said Lot No. 3, with the curved northwesterly line of said 0.332 acre tract and with a curve to the right, data of which is: radius = 30.00 feet and delta = 97° 35' 45", arc length = 51.10 feet, a chord distance of 45.14 feet bearing S 51° 45' 43" W to a 3/4-inch I.D. iron pipe set at a point of reverse curvature;

thence westerly crossing a portion of said Lot No. 3 and said Lot No. 2, along a portion of a curved north line of said 0.332 acre tract and with a curve to the left, data of which is: radius = 1,777.05 feet and delta = 08° 10' 46", arc length = 253.69 feet, a chord distance of 253.47 feet bearing N 83° 31' 47" W to a drill hole set at a corner of said 0.332 acre tract;

thence S 02° 22' 50" W crossing a portion of said Lot No. 3 and along a west line of said 0.332 acre tract a distance of 10.00 feet to a drill hole set at a corner of said 0.332 acre tract;

thence westerly crossing a portion of said Lot No. 3, along a portion of the curved north line of said 0.332 acre tract and with a curve to the left, data of which is: radius = 1,767.05 feet and delta = 00° 46' 06", arc length = 23.70 feet, a chord distance of 23.70 feet bearing N 88° 00' 13" W to a P.K. nail set in the curved northwesterly line of said Lot No. 3, in the curved southeasterly line of said Lot No. 1 and at the true place of beginning of the tract herein intended to be described;

thence westerly crossing a portion of said Lot No. 1, concentric with and ten (10) feet northerly by perpendicular measurement from a curved south line of said Lot No. 1, along a portion of a curved northerly line of said 0.332 acre tract and with a curve to the left, data of which is: radius = 1,767.05 feet and delta = 02° 00' 33", arc length = 61.97 feet, a chord distance of 61.96 feet bearing N 89° 23' 32" W to a P.K. nail set at a point of tangency;

thence S 89° 36' 11" W crossing a portion of said Lot No. 1 and along a portion of a north line of said 0.332 acre tract a distance of 41.07 feet to a P.K. nail set in the east line of an original 1.164 acre tract of land conveyed to Buckeye Grove Shopping Center, LLC, by deed of record in Instrument 200608070155167;

thence N 04° 09' 24" E crossing a portion of said Lot No. 1 and along a portion of the east line of said original 1.164 acre tract a distance of 244.96 feet to a 3/4-inch I.D. iron pipe set at a corner of said original 1.164 acre tract;

November 30, 2012

thence N 35° 10' 51" E crossing a portion of said Lot No. 1 and along an easterly line of said original 1.164 acre tract a distance of 26.96 feet to a drill hole set in the northeast line of said Lot No. 1 and at the northeast corner of said original 1.164 acre tract;

thence S 54° 49' 09" E along a portion of the northeast line of said Lot No. 1 a distance of 12.23 feet to a drill hole set at a point of curvature;

thence easterly along a curved northeasterly line of said Lot No. 1 and with a curve to the left, data of which is: radius = 215.50 feet and delta = 16° 08' 26", arc length = 60.71 feet, a chord distance of 60.51 feet bearing S 62° 53' 22" E to a drill hole set at a point of reverse curvature;

thence southerly along a curved easterly line of said Lot No. 1 and with a curve to the right, data of which is: radius = 39.50 feet and delta = 84° 03' 58", arc length = 57.96 feet, a chord distance of 52.90 feet bearing S 28° 55' 36" E to a drill hole set at a point of reverse curvature;

thence southerly along a curved easterly line of said Lot No. 1 and with a curve to the left, data of which is: radius = 215.50 feet and delta = 10° 43' 33", arc length = 40.34 feet, a chord distance of 40.28 feet bearing S 07° 44' 37" W to a drill hole set at a point of tangency;

thence S 2° 22' 50" W along the east line of said Lot No. 1 a distance of 113.61 feet to a drill hole set at a point of curvature;

thence southerly along the curved southeasterly line of said Lot No. 1 and with a curve to the right, data of which is: radius = 69.50 feet and delta = 28° 06' 24", arc length = 34.09 feet, a chord distance of 33.75 feet bearing S 16° 26' 02" W to the true place of beginning;

containing 0.600 acres of land more or less and being subject to all easements and restrictions of record. All of said 0.600 acre is out of P.N. 040-010040. Of said 0.600 acre, 0.183 acre is within Virginia Military Survey No. 1434 and 0.417 acre is within Virginia Military Survey No. 6115;

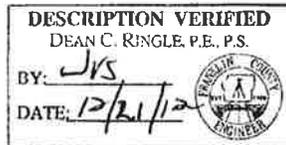
The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey of said Buckeye-grove shopping center in April, 1998 and again in March 2006. All 3/4-inch I.D. iron pipes called out as set are 30' in length and set with a plastic cap stamped 'BIRD & BULL, INC.'. Basis of bearings is the original centerline of Hoover Road, being S 4° 19' 05" W, as shown of record in Official Record 27154, Page 111, Recorder's Office, Franklin County, Ohio.

Kevin L. Baxter

Kevin L. Baxter,
Ohio Surveyor #7697



M-82-BB
Allof
(040)
10040



November 30, 2012

**DESCRIPTION OF 0.914 ACRE TRACT
ALONG LONDON-GROVEPORT ROAD, WEST OF RELOCATED HOOVER ROAD,
CITY OF GROVE CITY, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Surveys Nos. 1434 and 6115, and being a portion of Lot No. 2, as shown upon the plat entitled Buckeyegrove Shopping Center Plat, of record in Plat Book 90, Pages 36&37, said Lot No. 2 having been conveyed as a 0.998 acre tract of land to Buckeye Grove Shopping Center, LLC by deed of record in Instrument 199811230301512, all record referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a 3/4" solid w/aluminum cap in monument box assembly found at the intersection of the new centerline of London-Groveport Road-Ohio Route 665 (variable width) with the centerline of Relocated Hoover Road (variable width), said assembly was established by EMH&T as part of the London-Groveport Road (SR-665) widening and reconstruction project (2006);

thence N 02° 57' 51" E along the centerline of Relocated Hoover Road a distance of 104.19 feet to a point;

thence N 87° 02' 09" W perpendicular to the centerline of Relocated Hoover Road a distance of 50.00 feet to a 3/4-inch I.D. iron pipe set at the north end of a curve connecting the west right-of-way line of Relocated Hoover Road with the curved north right-of-way line of London-Groveport Road-Ohio Route 665 and a corner of a 0.332 acre tract of land conveyed to The City of Grove City, Ohio, for Hoover Road and London-Groveport Road right-of-way purposes by deed of record in Instrument 200711130195941;

thence southwesterly crossing a portion of Lot No. 3, as shown upon said plat of Buckeyegrove Shopping Center, along the curved northwesterly line of said 0.332 acre tract and with a curve to the right, data of which is: radius = 30.00 feet and delta = 97° 35' 45", arc length = 51.10 feet, a chord distance of 45.14 feet bearing S 51° 45' 43" W to a 3/4-inch I.D. iron pipe set at a point of reverse curvature;

thence westerly crossing a portion of said Lot No. 3, along a portion of a curved north line of said 0.332 acre tract and with a curve to the left, data of which is: radius = 1,777.05 feet and delta = 01° 28' 38", arc length = 45.81 feet, a chord distance of 45.81 feet bearing N 80° 10' 43" W to a 3/4-inch I.D. iron pipe set in a west line of said Lot No. 3, in the east line of Lot No. 2 and at the true place of beginning of the tract herein intended to be described;

thence westerly crossing a portion of said Lot No. 2, along a portion of a curved northerly line of said 0.332 acre tract and with a curve to the left, data of which is: radius = 1,777.05 feet and delta = 06° 04' 09", arc length = 188.24 feet, a chord distance of 188.15 feet bearing N 83° 57' 06" W to a drill hole in the curb in the curved southwesterly line of said Lot No. 2 and in a curved northeasterly line of said Lot No. 3;

thence northerly along a portion of the curved southwesterly line of said Lot No. 2, along a portion of the curved northeasterly line of said Lot No. 3 and with a curve to the right, data of which is: radius = 69.50 feet and delta = 19° 52' 05", arc length = 24.10 feet, a chord distance of 23.98 feet bearing N 07° 33' 12" W to a drill hole in the curb at the point of tangency;

thence N 02° 22' 50" E along the west line of said Lot No. 2 along an east line of said Lot No. 3 a distance of 112.68 feet to a drill hole in the curb at a point of curvature;

thence northerly along the curved westerly line of said Lot No. 2, along a curved easterly line of said Lot No. 3 and with a curve to the right, data of which is: radius = 184.50 feet and delta = 16° 26' 59", arc length = 52.97 feet, a chord distance of 52.79 feet bearing N 10° 36' 20" E to a drill hole in the curb at a point of compound curvature;

thence northeasterly along the curved northwesterly line of said Lot No. 2, along a curved southeasterly line of said Lot No. 3 and with a curve to the right, data of which is: radius = 29.50 feet and delta = 78° 26' 53", arc length = 40.39 feet, a chord distance of 37.31 feet bearing N 58° 03' 15" E to a drill hole in the curb at a point of tangency;

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thence S 82° 43' 19" E along the north line of said Lot No. 2 along a south line of said Lot No. 3 a distance of 156.51 feet to a drill hole set in the curb at the northeast corner of said Lot No. 2;

thence S 3° 02' 27" W along the east line of said Lot No. 2 and along a west line of said Lot No. 3 a distance of 208.28 feet to the true place of beginning;

containing 0.914 acre of land more or less and being subject to all easements and restrictions of record. All of said 0.914 acre is out of P.N. 040-010041. Of said 0.914 acre, 0.227 acre is within Virginia Military Survey No. 1434 and 0.687 acre is within Virginia Military Survey No. 6115;

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey for said Buckeysgrove Shopping Center in April, 1998 and in October 2012. All 3/4-inch I.D. iron pipes called out as set are 30" in length and set with a plastic cap stamped "BIRD & BULL, INC.". Basis of bearings is the original centerline of Hoover Road, being S 4° 19' 03" W, as shown of record in Official Record 27154, Page J 11, Recorder's Office, Franklin County, Ohio.

Kevin L. Baxter

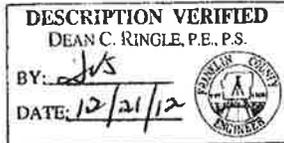
Kevin L. Baxter,
Ohio Surveyor #7697

M-82-53

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98-069/KROGLOT2-2012

**DESCRIPTION OF 16.110 ACRE TRACT
ON WEST SIDE OF RELOCATED HOOVER ROAD,
CITY OF GROVE CITY, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Surveys Nos. 1434 and 6115, and being a portion of Lot No. 3, as shown upon the plat entitled Buckeyegrove Shopping Center Plat, of record in Plat Book 90, Pages 36&37, said Lot No. 3 having been conveyed as a 16.298 acre tract of land to Buckeye Grove Shopping Center, LLC by deed of record in Instrument 199811230301512, all record referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at Franklin County Monument No. 0024 Reset found in the original centerline of Hoover Road, in the east line of said Virginia Military Survey No. 1434 and in the west line of Virginia Military Survey No. 14081;

thence S 04° 19' 05" W along the original centerline of Hoover Road, along the east line of said Virginia Military Survey No. 1434 and along the west line of said Virginia Military Survey No. 14081 a distance of 711.56 feet to a pony spike set at the southeast corner of a 0.221 acre tract of land conveyed to City of Grove City for Relocated Hoover Road right-of-way purposes by deed of record in Official Record 28297, Page A 09, at a northeast corner of a 4.445 acre tract of land conveyed to The City of Grove City, Ohio, for relocated Hoover Road and London-Groveport Road right-of-way purposes by deed of record in Official Record 27154, Page J 11;

thence N 85° 50' 25" W along a north line of said 4.445 acre tract, and along the south line of said 0.221 acre tract a distance of 42.84 feet to a 3/4-inch I.D. iron pipe set in the curved west right-of-way line of Relocated Hoover Road, at a northwest corner of said 4.445 acre tract, at the southwest corner of said 0.221 acre tract, at a northeast corner of said Lot No. 3, at a southeast corner of a 29.475 acre tract of land conveyed to The Buckeye Ranch Foundation, Inc. by deed of record in Instrument 199809090228741, and at the true place of beginning of the tract herein intended to be described;

thence southerly along a portion of a curved west right-of-way line of Relocated Hoover Road, along a curved west line of said 4.445 acre tract, along a curved easterly line of said Lot No. 3 and with a curve to the right, data of which is: radius = 1,392.40 feet and delta = 08° 24' 24", arc length = 204.30 feet, a chord distance of 204.12 feet bearing S 12° 10' 55" W to a drill hole set in the curb at a point of curvature, at a southeast corner of said Lot No. 3 and at the northeast corner of Lot No. 5, as shown upon said plat of Buckeyegrove Shopping Center;

thence northwesterly along a curved southerly line of said Lot No. 3, along a curved northerly line of said Lot No. 5 and with a curve to the left, data of which is: radius = 67.50 feet and delta = 45° 39' 53", arc length = 53.80 feet, a chord distance of 52.38 feet bearing N 52° 27' 46" W to a drill hole set in the curb at the point of tangency;

thence N 75° 17' 42" W along a southerly line of said Lot No. 3 and along a northerly line of said Lot No. 5 a distance of 96.10 feet to a drill hole set in the curb at a point of curvature;

thence southwesterly along a curved southerly line of said Lot No. 3 and along a curved northerly line of said Lot No. 5 and with a curve to the left, data of which is: radius = 119.50 feet and delta = 69° 31' 27", arc length = 145.00 feet, a chord distance of 136.27 feet bearing S 69° 56' 35" W to a drill hole set in the curb at the point of tangency;

thence S 35° 10' 51" W along a southeasterly line of said Lot No. 3 and along a northwesterly line of said Lot No. 5 a distance of 80.00 feet to a drill hole set in the curb;

thence S 54° 49' 09" E along a northerly line of said Lot No. 3 and along a southerly line of said Lot No. 5 a distance of 275.98 feet to a 3/4-inch I.D. iron pipe set in a curved west right-of-way line of Relocated Hoover Road, at a northeast corner of said Lot No. 3, at the southeast corner of said Lot No. 5 and in a curved west line of said 4.445 acre tract;

thence southerly along a portion of a curved west right-of-way line of Relocated Hoover Road, along a curved east line of said Lot No. 3, along a curved west line of said 4.445 acre tract and with a curve to

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the right, data of which is: radius = 1,392.40 feet and sub-delta = $05^{\circ} 27' 37''$, sub-arc length = 132.70 feet, a sub-chord distance of 132.65 feet bearing $S 28^{\circ} 36' 10'' W$ to a 3/4-inch I.D. iron pipe set at a point of tangency;

thence $S 31^{\circ} 19' 59'' W$ along a west right-of-way line of Relocated Hoover Road, along an east line of said Lot No. 3 and along a west line of said 4.445 acre tract a distance of 36.48 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;

thence southerly along a portion of a curved west right-of-way line of Relocated Hoover Road, along a portion of the easterly line of said Lot No. 3, along a portion of a curved west line of said 4.445 acre tract and with a curve to the left, data of which is: radius = 1,472.40 feet and delta = $12^{\circ} 24' 32''$, arc length = 318.89 feet, a sub-chord distance of 318.27 feet bearing $S 25^{\circ} 07' 43'' W$ to a 3/4-inch I.D. iron pipe set at a corner of a 0.332 acre tract of land conveyed, for Hoover Road and London-Groveport Road roadway purposes, to the City of Grove City, Ohio by deed of record in Instrument 200711130195941;

thence $N 71^{\circ} 04' 34'' W$ crossing a portion of said Lot No. 3 and along a northerly line of said 0.332 acre tract a distance of 10.00 feet to a 3/4-inch I.D. iron pipe set;

thence southerly crossing a portion of said Lot No. 3, along a curved westerly line of said 0.332 acre tract and with a curve to the left, data of which is: radius = 1,482.40 feet and delta = $15^{\circ} 57' 35''$, arc length = 412.93 feet, a sub-chord distance of 411.59 feet bearing $S 10^{\circ} 56' 38'' W$ to a 3/4-inch I.D. iron pipe set at the point of tangency;

thence $S 02^{\circ} 57' 51'' W$ crossing a portion of said Lot No. 3 and along a west line of said 0.332 acre tract a distance of 81.26 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;

thence southwesterly crossing a portion of said Lot No. 3, along the curved northwesterly line of said 0.332 acre tract and with a curve to the right, data of which is: radius = 30.00 feet and delta = $97^{\circ} 35' 45''$, arc length = 51.10 feet, a chord distance of 45.14 feet bearing $S 51^{\circ} 45' 43'' W$ to a 3/4-inch I.D. iron pipe set;

thence westerly crossing a portion of said Lot No. 3, along a curved northerly line of said 0.332 acre tract and with a curve to the left, data of which is: radius = 1,777.05 feet and delta = $01^{\circ} 28' 38''$, arc length = 45.81 feet, a chord distance of 45.81 feet bearing $N 80^{\circ} 01' 43'' W$ to a 3/4-inch I.D. iron pipe set in a west line of said Lot No. 3 and in the east line of Lot No. 2, as shown upon said plat of Buckeyegrove Shopping Center;

thence $N 3^{\circ} 02' 27'' E$ along a portion of west line of said Lot No. 3 and along a portion of the east line of said Lot No. 2 a distance of 208.28 feet to a drill hole set in the curb;

thence $N 82^{\circ} 43' 19'' W$ along a south line of said Lot No. 3 and along the north line of said Lot No. 2 a distance of 156.51 feet to a drill hole set in the curb at a point of curvature;

thence southwesterly along a curved southeasterly line of said Lot No. 3, along the curved northwesterly line of said Lot No. 2 and with a curve to the left, data of which is: radius = 29.50 feet and delta = $78^{\circ} 26' 53''$, arc length = 40.39 feet, a chord distance of 37.31 feet bearing $S 58^{\circ} 03' 15'' W$ to a drill hole set in the curb at the point of compound curvature;

thence southerly along a curved easterly line of said Lot No. 3, along a curved westerly line of said Lot No. 2 and with a curve to the left, data of which is: radius = 184.50 feet and delta = $16^{\circ} 26' 59''$, arc length = 52.97 feet, chord distance of 52.79 feet bearing $S 10^{\circ} 36' 20'' W$ to a drill hole set in the curb at the point of tangency;

thence $S 2^{\circ} 22' 50'' W$ along an east line of said Lot No. 3 and along a west line of said Lot No. 2 a distance of 112.68 feet to a drill hole set in the curb at a point of curvature;

thence southerly along a curved easterly line of said Lot No. 3, along a westerly line of said Lot No. 2 and with a curve to the left, data of which is: radius = 69.50 feet and delta = $19^{\circ} 52' 05''$, arc length = 24.10 feet, a chord distance of 23.98 feet bearing $S 07^{\circ} 33' 12'' E$ to a drill hole set in the curb in a curved northerly line of said 0.332 acre tract;

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thence westerly crossing a portion of said Lot No. 3, along a portion of a curved northerly line of said 0.332 acre tract and with a curve to the left, data of which is: radius = 1,777.05 feet and delta = $00^{\circ} 37' 59''$, arc length = 19.64 feet, a chord distance of 19.64 feet bearing $N 87^{\circ} 18' 10'' W$ to a drill hole set;

thence $S 02^{\circ} 22' 50'' W$ crossing a portion of said Lot No. 3 and along a west line of said 0.332 acre tract a distance of 10.00 feet to a drill hole set;

thence westerly crossing a portion of said Lot No. 3, and along a portion of a curved northerly line of said 0.332 acre tract and with a curve to the left, data of which is: radius = 1,767.05 feet and delta = $00^{\circ} 46' 06''$, arc length = 23.70 feet, a chord distance of 23.70 feet bearing $N 88^{\circ} 00' 13'' W$ to a P.K. nail set in the curb in a curved westerly line of said Lot No. 3 and in a curved easterly line of Lot No. 1, as shown upon said plat of Buckeyegrove Shopping Center;

thence northerly along a portion of a curved westerly line of said Lot No. 3, along a portion of a curved easterly line of said Lot No. 1 and with a curve to the left, data of which is: radius = 69.50 feet and delta = $28^{\circ} 06' 24''$, arc length = 34.09 feet, a chord distance of 33.75 feet bearing $N 16^{\circ} 26' 02'' E$ to a drill hole set in the curb at the point of tangency;

thence $N 2^{\circ} 22' 50'' E$ along a west line of said Lot No. 3 and along an east line of said Lot No. 1 a distance of 113.61 feet to a drill hole set in the curb at a point of curvature;

thence northerly along a curved westerly line of said Lot No. 3, along a curved easterly line of said Lot No. 1 and with a curve to the right, data of which is: radius = 215.50 feet and delta = $10^{\circ} 43' 33''$, arc length = 40.34 feet, a chord distance of 40.28 feet bearing $N 07^{\circ} 44' 37'' E$ to a drill hole set in the curb at the point of reverse curvature;

thence northerly along a curved southwesterly line of said Lot No. 3, along a curved northeasterly line of said Lot No. 1 and with a curve to the left, data of which is: radius = 39.50 feet and delta = $84^{\circ} 03' 58''$, arc length = 57.96 feet, a chord distance of 52.90 feet bearing $N 28^{\circ} 55' 36'' W$ to a drill hole set in the curb at the point of reverse curvature;

thence westerly along a curved southerly line of said Lot No. 3, along a curved northerly line of said Lot No. 1 and with a curve to the right, data of which is: radius = 215.50 feet and delta = $16^{\circ} 08' 26''$, arc length = 60.71 feet, a chord distance of 60.51 feet bearing $N 62^{\circ} 53' 22'' W$ to a drill hole set in the curb at the point of tangency;

thence $N 54^{\circ} 49' 09'' W$ along a southwesterly line of said Lot No. 3 and along a northeasterly line of said Lot No. 1 a distance of 82.64 feet to a drill hole set in the curb at a point of curvature;

thence southerly along a curved southerly line of said Lot No. 3, along a curved northerly line of Lot No. 1 and with a curve to the left, data of which is: radius = 29.50 feet and delta = $73^{\circ} 23' 53''$, arc length = 37.79 feet, a chord distance of 35.26 feet bearing $S 88^{\circ} 28' 55'' W$ to a drill hole set in the curb at the point of reverse curvature;

thence southwesterly along a curved southeasterly line of said Lot No. 3, along a curved northeasterly line of said Lot No. 1 and with a curve to the right, data of which is: radius = 218.50 feet and delta = $06^{\circ} 26' 09''$, arc length = 24.54 feet, a chord distance of 24.53 feet bearing $S 55^{\circ} 00' 02'' W$ to a drill hole set in the curb at the point of reverse curvature;

thence southerly along a curved southeasterly line of said Lot No. 3, along a curved northeasterly line of said Lot No. 1 and with a curve to the left, data of which is: radius = 181.50 feet and delta = $54^{\circ} 03' 43''$, arc length = 171.26 feet, a chord distance of 164.97 feet bearing $S 31^{\circ} 11' 16'' W$ to a drill hole set in the curb at the point of tangency;

thence $S 4^{\circ} 09' 24'' W$ along an east line of said Lot No. 3 and along a west line of said Lot No. 1 a distance of 109.36 feet to a drill hole set in the curb at a point of curvature;

thence southerly along a curved easterly line of said Lot No. 3, along a curved westerly line of said Lot No. 1 and with a curve to the left, data of which is: radius = 69.50 feet and delta = $35^{\circ} 00' 30''$, arc

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length = 42.47 feet, a chord distance of 41.81 feet bearing S 13° 20' 51" E to a drill hole set in the curb in a curved northerly line of said 0.332 acre tract;

thence westerly crossing a portion of said Lot No. 3, along a portion of a curved northerly line of said 0.332 acre tract and with a curve to the right, data of which is: radius = 1,950.00 feet and delta = 00° 54' 48", arc length = 31.08 feet, a chord distance of 31.08 feet bearing N 87° 14' 37" W to a drill hole set in a west line of said Lot No. 3, at a northwest corner of said 0.332 acre tract, at the northeast corner of a 0.076 acre tract of land conveyed, for London-Groveport Road right-of-way purposes, to City of Grove City, Ohio, by deed of record in Instrument 200703260051498 and in the east line of an original 5.00 acre tract of land conveyed to Board of Trustees of Jackson Township by deed of record in Deed Book 3451, Page 902;

thence N 04° 09' 24" E along a portion of a west line of said Lot No. 3, along a portion of the east line of said original 5.00 acre tract and along the east line of a 2.131 acre tract of land conveyed, out of said original 5.00 acre tract, a distance of 613.79 feet to a 3/4-inch I.D. iron pipe set at a corner of said Lot No. 3 and at the northeast corner of said 2.131 acre tract;

thence N 85° 45' 20" W along a portion of a south line of said Lot No. 3 and along a portion of the north line of said 2.131 acre tract a distance of 35.30 feet to a 3/4-inch I.D. iron pipe set at a southwest corner of said Lot No. 3 and at a southeast corner of Lot No. 4, as shown upon said plat of Buckeyegrove Shopping Center;

thence N 04° 14' 40" E along a west line of said Lot No. 3 and along an east line of said Lot No. 4 a distance of 125.26 feet to a 3/4-inch I.D. iron pipe set;

thence N 35° 10' 51" E along a westerly line of said Lot No. 3 and along an easterly line of said Lot No. 4 a distance of 368.53 feet to a 3/4-inch I.D. iron pipe set;

thence N 80° 10' 51" E along a northerly line of said Lot No. 3 and along a southerly line of said Lot No. 4 a distance of 169.91 feet to a 3/4-inch I.D. iron pipe set;

thence N 35° 10' 51" E along a westerly line of said Lot No. 3 and along an easterly line of said Lot No. 4 a distance of 163.43 feet to a 3/4-inch I.D. iron pipe set;

thence S 85° 44' 31" E along a north line of said Lot No. 3 and along a south line of said Lot No. 4 a distance of 165.75 feet to a 3/4-inch I.D. iron pipe set;

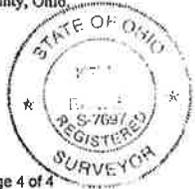
thence N 04° 09' 35" E along a west line of said Lot No. 3 and along an east line of said Lot No. 4 a distance of 174.25 feet to a 3/4-inch I.D. iron pipe set at a northwest corner of said Lot No. 3, at a northeast corner of said Lot No. 4 and in a south line of a 29.475 acre tract of land conveyed to The Buckeye Ranch Foundation, Inc., by deed of record in Instrument 199809090228741;

thence S 85° 50' 25" E along a north line of said Lot 3 and along a portion of a south line of said 29.475 acre tract a distance of 374.90 feet to the true place of beginning;

containing 16.110 acres of land more or less and being subject to all easements and restrictions of record. All of said 16.110 acres are out of P.N. 040-010042. Of said 16.110 acres, 15.618 acre is within Virginia Military Survey No. 1434 and 0.492 acre is within Virginia Military Survey No. 6115;

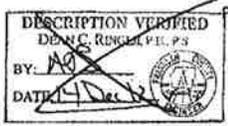
The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey for said Buckeyegrove Shopping Center in April, 1998 and in October 2012. All 3/4-inch I.D. iron pipes called out as set are 30" in length and set with a plastic cap stamped 'BIRD & BULL, INC.'. Basis of bearings is the original centerline of Hoover Road, being S 4° 19' 05" W, as shown of record in Official Record 27154, Page J 11, Recorder's Office, Franklin County, Ohio.

Kevin L. Baxter
Kevin L. Baxter,
Ohio Surveyor #7697



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LESS AND EXCEPTING THEREFROM THE FOLLOWING:

**0.875 ACRE
PARCEL DESCRIPTION**

Situated in the State of Ohio, County of Franklin, City of Grove City and Virginia Military Survey Number 1434, and being a 0.875 acre parcel out of the original 16.298 acre tract known as Lot 3 of the BuckeyeGrove Shopping Center Plat, a subdivision of record in Plat Book 90, Pages 36 and 37, and said 16.298 acre tract also being the property conveyed to BuckeyeGrove Shopping Center, LLC in Instrument Number 199811230301512, with all record references herein cited being of the Franklin County Recorder's Office, Columbus, Ohio, and said 0.875 acre parcel being more particularly bounded and described as follows;

Beginning for reference at an iron pin set at the northeasterly corner of the original 0.998 acre tract known as Lot 2 of said BuckeyeGrove Shopping Center Plat, and said 0.998 acre tract also being the property conveyed to said BuckeyeGrove Shopping Center, LLC in Instrument Number 199811230301512, and said iron pin set being referenced by Franklin County Survey Control Monument Designation "FCGS 0024 RESET" found at an angle point in the centerline of Hoover Road at a bearing of N 18° 00' 17" E, and a distance of 1945.44 feet, and Franklin County Survey Control Monument Designation "FCGS 5539" found at an angle point in said centerline of Hoover Road at a bearing of S 04° 05' 10" E, a distance of 1049.57 feet;

Thence N 06° 25' 52" E, leaving said iron pin set at the northeasterly corner of Lot 2, and crossing a portion of said Lot 3 and an existing access drive, a distance of 38.33 feet to an iron pin set in green space at the true point of beginning of the parcel herein described;

Thence continuing across a portion of said Lot 3 along the following three (3) courses:

- 1) N 83° 34' 08" W, a distance of 131.56 feet to an iron pin set in an existing parking lot island;
- 2) N 35° 10' 51" E, a distance of 300.11 feet to a "MAG" nail set in an existing parking lot;
- 3) S 54° 49' 09" E, a distance of 105.52 feet to an iron pin set on a curve in the existing westerly right-of-way line of Relocated Hoover Road, said right-of-way line being as described in Parcel 26WD as conveyed to the City of Grove City, Ohio in Instrument Number 200711130195941;

Thence continuing across a portion of said Lot 3 along said westerly right-of-way line of Relocated Hoover Road with a curve to the left having a central angle of 08° 15' 33", a radius of 1,482.40 feet, an arc length of 213.69 feet, and a chord bearing of S 12° 21' 25" W and chord distance of 213.50 feet to a "MAG" nail set in said access drive;

Thence N 83° 34' 08" W, leaving said westerly right-of-way line of Relocated Hoover Road and said access drive, and crossing a portion of said Lot 3, a distance of 83.26 feet to the true point of beginning of the parcel herein described and containing 0.875 acres, more or less.

The basis of bearings for this description is the bearing of N 03° 02' 27" E, as portrayed on the east line of Lot 2 of "BUCKEYEGROVE SHOPPING CENTER PLAT", a subdivision of record in Plat Book 90, Pages 36 and 37 of the Franklin County Recorder's Office, Columbus, Ohio.

The "iron pins set" are three-quarter (3/4) inch inside diameter, thirty (30) inches in length, hollow iron pipes with a yellow cap stamped "P&L Syst."

This description was prepared by P & L Systems, Inc. in October of 2012, from record information and an actual field survey of the site conducted between August of 2004 and October of 2012.

M-82-BB
ALL BAL. OF
(040)
10042



Conveyance Mandatory: 240 ⁰⁰
Permissive: 240 ⁰⁰ <i>see</i>
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

21656

TRANSFERRED

OCT 28 2013

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



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10/28/2013 12:31PM BXLTYC/COMM
Terry J. Brown
Franklin County Recorder

LIMITED WARRANTY DEED

The Buckeye Ranch Foundation, Inc., an Ohio non-profit corporation (the "Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to The Kroger Co., an Ohio corporation (the "Grantee"), whose tax-mailing address is 4111 Executive Parkway, Westerville, Ohio 43081, Attn: Real Estate Department, the following **REAL PROPERTY**:

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City:

See Exhibit A attached hereto and made a part hereof.

The conveyance of this real estate is subject to those encumbrances, if any, listed on attached Exhibit B (the "Permitted Encumbrances").

Parcel ID Numbers, Acreage and Property Addresses [splits from the following:]

- Parcel ID Number 040-014508 (2.131 Acres – London Groveport Road)
- Parcel ID Number 040-010043 (10.000 Acres – London Groveport Road)

Prior Instrument References: Instrument Numbers 201308060133658, 201308070134692, 200903120035028 and 199811230301548 of the Franklin County, Ohio, records.

EXECUTED this 21st day of October, 2013.

13-46268
FNF/CLTIC

The Buckeye Ranch Foundation, Inc.,
an Ohio non-profit corporation

By: D. Nicholas Rees
D. Nicholas Rees, President and CEO

STATE OF OHIO :
 : SS
COUNTY OF FRANKLIN :

The foregoing instrument was acknowledged before me this 21st day of October, 2013, by D. Nicholas Rees, as President and CEO of The Buckeye Ranch Foundation, Inc., an Ohio non-profit corporation, on behalf of the non-profit corporation.

Debbie L. Clifton
Notary Public
[Seal] Debbie L. Clifton
Notary Public, State of Ohio
My commission expires 7/22/18

This instrument was prepared by:
Kegler, Brown, Hill & Ritter Co., L.P.A.
65 East State Street, Suite 1800
Columbus, Ohio 43215
Telephone: 614/462-5400

EXHIBIT A

Legal Description

NOT A CERTIFIED COPY

January 17, 2012

1.794 ACRES - PARCEL B

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Surveys No. 1434, being part of the 10.000 acre tract (now Lot 4 of Buckeyegrove Shopping Center Plat, Plat Book 90, Page 36) conveyed to The Buckeye Ranch Foundation, Inc., and part of the 2.131 acre tract conveyed to The Buckeye Ranch Foundation, Inc. of record in Instrument Numbers 199811230301548 and 200903120035028, respectively, Recorder's Office, Franklin County, Ohio (all deed references being to said office unless otherwise noted) and being more particularly described as follows:

Commencing at a set iron pipe at the northeast corner of said 10.000 acre tract, northeast corner of said Lot 4, northwest corner of Lot 3 of said subdivision and northwest corner of the 15.235 acre tract conveyed to The Kroger Co. (Instrument Number 201212210197648), and in the south line of the 29.696 acre tract conveyed to The Buckeye Ranch Foundation, Inc. (Instrument Number 199809090228741), said pipe bearing South 02° 56' 00" West, 711.40 feet and North 87° 16' 53" West, 417.21 feet from monument FCGS 0024 RESET in the centerline of Hoover Road;

Thence, along part of the east line of said Lot 4 (part of the west line of said Lot 3 and 15.235 acre tract), South 02° 43' 07" West, 158.25 feet to a set iron pipe at **THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;**

Thence, continuing along said line, South 02° 43' 07" West, 16.00 feet to a found 1" iron pipe at a southeast corner of said Lot 4;

Thence, along a south line of said Lot 4 (north line of said Lot 3), North 87° 11' 00" West, 165.75 feet to a found 1" iron pipe;

Thence, along the southeasterly line of said Lot 4 (northwesterly line of said Lot 3) the following three (3) courses:

- 1). South 33° 44' 23" West, 163.43 feet to a found 1" iron pipe;
- 2). South 78° 44' 23" West, 169.91 feet to a found 1" iron pipe;
- 3). South 33° 44' 23" West, 368.53 feet to a found 1" iron pipe;

continued...

Thence, along an east line of said Lot 4 (west line of said Lot 3), South 02° 48' 12" West, 125.08 feet to a found 1" iron pipe at the southeast corner of said Lot 3 (a southwest corner of said Lot 4), and in the north line of said 2.131 acre tract;

Thence, along a south line of said Lot 3 and part of the north line of said 2.131 acre tract, South 87° 09' 28" East, 35.30 feet to a found 1/2" iron pipe at the northeast corner of said 2.131 acre tract;

Thence, along part of the east line of said 2.131 acre tract (west line of said Lot 3) South 02° 18' 24" West, 213.73 feet to a set iron pipe;

Thence, across said 2.131 acre tract, North 26° 12' 26" West, 244.47 feet to a set iron pipe in the north line of said 2.131 acre tract and the south line of said Lot 4;

Thence, across said Lot 4 the following five (5) courses:

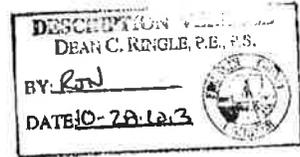
- 1) North 06° 05' 20" East, 97.25 feet to a set iron pipe;
- 2) North 33° 43' 31" East, 508.82 feet to a set iron pipe;
- 3) North 53° 25' 50" East, 215.12 feet to a set iron pipe;
- 4) South 65° 00' 00" East, 83.26 feet to a set iron pipe;

5) South 87° 11' 00" East, 175.00 feet to a set iron pipe at the place of beginning **CONTAINING 1.794 ACRES** (78,132 square feet), subject however, to all legal highways, easements, leases and restrictions of record. Of the above described 1.794 acre tract, 1.508 acres is part of parcel 040-010043 and 0.286 acres is part of parcel 040-014508.

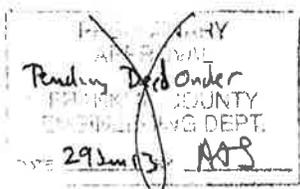
The foregoing description is based on a field survey made by Myers Surveying Company, Inc. in December 2012. Iron pipes set are 30" X 1" (O.D.) with an orange plastic cap inscribed "MYERS P.S. 6579". Bearings are based on the centerline of London-Groveport Road held as South 83° 31' 37" East, between centerline monuments at Station 116+24.49 and P.I. Station 134+78.64, as shown of sheet 2 of 20, right-of-way plans, "London-Groveport Road (S.R. 665)", dated October 2006, prepared by Evans, Mechwart, Hambleton & Titton, Inc., on file in the City of Grove City Engineer's office.

Myers Surveying Company, Inc.

Matthew D. Farley
Matthew D. Farley, P.S. #7566
mo#1-11/09/2012 - Parcel B
1/2/13



N-082-BB
ALL OF
(040)
014508
&
ALL OF
(040)
010043



7/15/12
6/19/12
7/1/12
THIS DOCUMENT IS NOT VALID UNLESS SIGNED BY THE SURVEYOR

EXHIBIT B

Permitted Encumbrances

1. Building setback lines and platted easements as shown of record in Plat Book 90, Page 36, Franklin County, Ohio, records.
2. Reciprocal Easement Agreement by and between GC Summit Partners, LLC, The Buckeye Ranch Foundation, Inc., and The Kroger Co., recorded on August 6, 2013, as Instrument Number 201308060133667 of the Franklin County, Ohio, records.

NOT A CERTIFIED COPY