

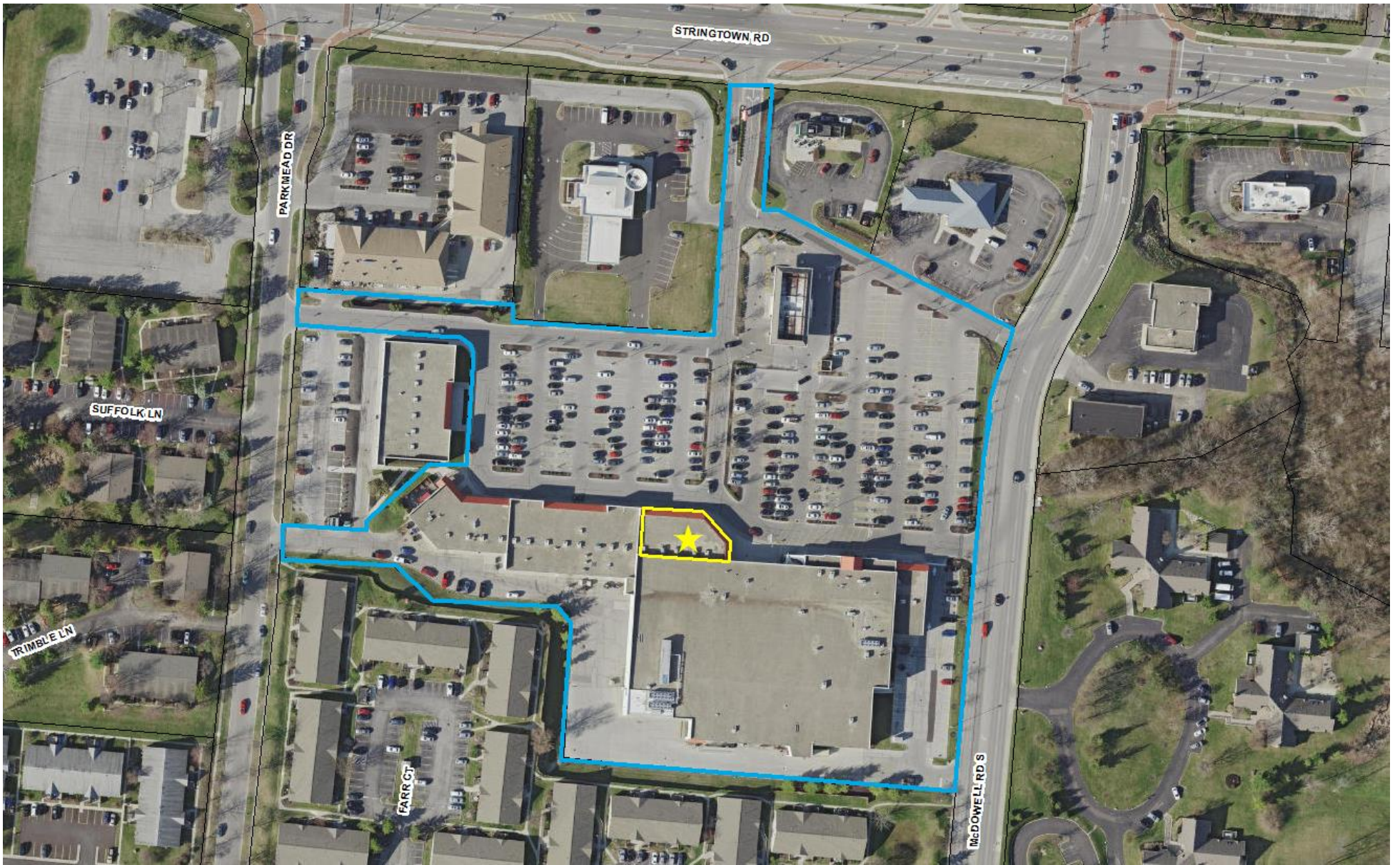
PROJECT NARRATIVE FOR MICROBLADING/TATTOO/BODY ART FOR BEAUTY BY MICHELLE B

PROJECT SUMMARY: Microblading provides hairlike strokes using semi-permanent ink, in the brow area to create the look of realistic and natural looking brows. Permanent makeup may enhance a person's features resulting in the discontinued use of traditional cosmetics.

DESCRIPTION AND PROPOSED USE: Providing microblading and permanent makeup for clients at Beauty by Michelle B at Salon Lofts located at 2179 Stringtown Rd. Grove City, OH 43123. Services will be provided by Michelle Bockbrader. Services will start immediately following approval. This service is currently in high demand in the beauty industry and will bring business to Grove City.

AUDIENCE: Women and men in central Ohio who are looking to enhance their facial features with semi-permanent ink. These clients may include men and women of all ages, including cancer survivors and persons with diseases resulting in hair loss.

EXPECTED OUTCOME: This service will bring a new clientele to Grove City and Salon Lofts.



STRINGTOWN RD

PARKMEAD DR

SUFFOLK LN

TRIMBLE LN

FARR CT

McDOWELL RD S





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Pgs: 8 \$76.00 T20070040833
06/20/2007 2:53PM BXFAT1
Robert G. Montgomery
Franklin County Recorder

LIMITED WARRANTY DEED

DDR DERBY SQUARE LLC, a Delaware limited liability company ("Grantor"), whose tax mailing address is c/o Developers Diversified Realty Corporation, 3300 Enterprise Parkway, Beachwood, Ohio 44122, for valuable consideration received, hereby releases, remises, conveys and forever grants with limited warranty covenants, to DDRM DERBY SQUARE LLC, a Delaware limited liability company, whose tax mailing address is c/o Developers Diversified Realty Corporation, 3300 Enterprise Parkway, Beachwood, Ohio 44122, the real property described on Exhibit A attached hereto and made a part hereof. The foregoing limited warranty covenants are subject to all dedications, easements, reservations, covenants and restrictions of record, local, state and federal laws, ordnances or government regulations, including but not limited to building and zoning laws, ordinances and regulations now or hereafter in effect relating to the Property.

Prior Instrument Reference: Instrument No. 200305150145397,
Franklin County, Ohio Deed Records.

PPN(S): 040-006752, 040-007495, 040-007496, 040-008649

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30702)
CONVEYANCE TAX
EXEMPT
M [Signature]
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED
JUN 23 2007
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

FIRST AMERICAN TITLE INS. CO.
NATIONAL COMMERCIAL SERVICES
No. NCS-273560
Merritt

Grantor has executed this document as of the 8th day of June, 2007.

GRANTOR:

DDR DERBY SQUARE LLC

By: DDR MARKAZ LLC, its sole member

By: DEVELOPERS DIVERSIFIED REALTY CORPORATION, its managing member

By: Joan Allgood
Name: JOAN U. ALLGOOD
Its: EXEC. VICE PRESIDENT

STATE OF OHIO)
) ss:
COUNTY OF CUYAHOGA)

BE IT REMEMBERED, that on the 5th day of JUNE, 2007, before me came JOAN U. ALLGOOD, the EXEC. VICE PRESIDENT of Grantor in the foregoing Deed, who acknowledged the execution thereof to be his/her free and voluntary act and deed individually and as such officer and the free and voluntary act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunder subscribed my name and affixed my notary seal on the day and year last aforesaid.

Catherine B. Kletecka
Notary Public

This instrument was prepared by:

Katherine Graham Sarlson, Esq.
BAKER & HOSTETLER LLP
3200 National City Center
1900 East 9th Street
Cleveland, Ohio 44114-3485
(216) 621-0200

CATHERINE B. KLETECKA
Notary Public, State of Ohio
My Commission Expires Feb. 7, 2012

EXHIBIT A

PARCEL 1

SITUATED IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN AND STATE OF OHIO, AND BEING IN VIRGINIA MILITARY SURVEY NO. 8231, AND CONTAINING 10.313 ACRES OF LAND AND BEING IN THAT 20.764 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO W&M PROPERTIES, RECORDED IN ORV 11228, PAGE G01 OF FRANKLIN COUNTY RECORDS, SAID 10.313 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH (I.D.) IRON PIPE AT THE POINT OF INTERSECTION OF A SOUTHERLY RIGHT OF WAY LINE OF STRINGTOWN ROAD AND A WESTERLY RIGHT OF WAY LINE OF MCDOWELL ROAD, 70 FEET WIDE, AS SAID INTERSECTION IS DESIGNATED AND DELINEATED UPON THE RECORDED PLAT OF THE DEDICATION OF MCDOWELL ROAD AND EASEMENTS FOR PARK PLACE SECTION 3, RECORDED IN PLAT BOOK 66, PAGE 35 OF FRANKLIN COUNTY RECORDS, SAID REFERENCE POINT OF BEGINNING ALSO BEING THE NORTHEASTERLY CORNER OF SAID 20.764 ACRE TRACT; THENCE SOUTHWARDLY, WITH THE WESTERLY RIGHT OF WAY BOUNDARY OF SAID MCDOWELL ROAD AND WITH THE EASTERLY BOUNDARY OF SAID 20.764 ACRE TRACT, THE FOLLOWING 4 COURSES AND DISTANCES:

1. SOUTH 8° 35' 45" WEST, A DISTANCE OF 61.49 FEET TO A POINT OF CURVATURE;
2. WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 265 FEET, A CENTRAL ANGLE OF 26° 00' 21" AND A CHORD THAT BEARS SOUTH 21° 35' 56" WEST, A CHORD DISTANCE OF 119.25 FEET TO THE POINT OF TANGENCY;
3. SOUTH 34° 36' 06" WEST, A DISTANCE OF 74.63 FEET TO A POINT OF CURVATURE;
4. WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 335 FEET, A CENTRAL ANGLE OF 3° 45' 48" AND A CHORD THAT BEARS SOUTH 32° 43' 12" WEST, A CHORD DISTANCE OF 22 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT THE TRUE POINT OF BEGINNING;

THENCE FROM SAID TRUE POINT OF BEGINNING, WITH THE WESTERLY RIGHT OF WAY BOUNDARY OF SAID MCDOWELL ROAD AND WITH THE EASTERLY BOUNDARY OF SAID 20.764 ACRE TRACT, THE FOLLOWING 2 COURSES AND DISTANCES:

1. SOUTHWARDLY, WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 335 FEET, A CENTRAL ANGLE OF 22° 17' 31" AND A CHORD THAT BEARS SOUTH 19° 41' 33" WEST, A CHORD DISTANCE OF 129.52 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT A POINT OF TANGENCY;
2. SOUTH 8° 32' 47" WEST, A DISTANCE OF 456.06 FEET TO A 3/4 INCH (I.D.) IRON PIPE;

THENCE NORTH 83° 11' 24" WEST, A DISTANCE OF 165 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 81° 27' 13" WEST, A DISTANCE OF 328 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 7° 24' 07" EAST, A DISTANCE OF 170 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 37° 35' 53" WEST, A DISTANCE OF 25.46 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 82° 35' 53" WEST, A DISTANCE OF 160 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 37° 35' 53" WEST, A DISTANCE OF 58.71 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 82° 35' 53" WEST, A DISTANCE OF 139.37 FEET TO A 3/4 INCH (I.D.) IRON PIPE IN A WESTERLY LINE OF SAID 20.764 ACRE TRACT, THE SAME BEING IN AN EASTERLY RIGHT OF WAY LINE OF PARKMEAD DRIVE, 60 FEET WIDE, AS THE SAME IS DESIGNATED AND DELINEATED UPON THE RECORDED PLAT OF THE DEDICATION OF PARKMEAD DRIVE AND EASEMENTS PARK PLACE SECTION 2, RECORDED IN PLAT BOOK 63, PAGES 12 AND 13 OF FRANKLIN COUNTY RECORDS; THENCE NORTH 7° 24' 07" EAST, WITH AN EASTERLY RIGHT OF WAY LINE OF SAID PARKMEAD DRIVE (P.B. 63, PAGES 12 AND 13), WITH AN EASTERLY LINE OF SAID PARKMEAD DRIVE AS THE SAME IS DESIGNATED AND DELINEATED UPON THE RECORDED PLAT OF THE DEDICATION OF PARKMEAD DRIVE AND EASEMENTS FOR PARK PLACE SECTION 1, RECORDED IN PLAT BOOK 61, PAGE 83 OF FRANKLIN COUNTY RECORDS, AND WITH A WESTERLY LINE OF SAID 20.764 ACRE TRACT A DISTANCE OF 332 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT THE SOUTHWESTERLY CORNER OF THAT 1.813 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HEARTLAND CENTER LIMITED PARTNERSHIP, RECORDED IN ORV 13582, PAGE J18 OF FRANKLIN COUNTY RECORDS; THENCE SOUTH 82° 35' 53" EAST, WITH THE SOUTHERLY LINE OF SAID 1.813

ÁCRE TRACT, A DISTANCE OF 269.96 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT THE SOUTHEASTERLY CORNER OF SAID 1.813 ACRE TRACT; THENCE SOUTH 7° 24' 07" WEST, WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID 1.813 ACRE TRACT, A DISTANCE OF 14.25 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE SOUTH 82° 35' 53" EAST, A DISTANCE OF 244 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 7° 24' 07" EAST, A DISTANCE OF 308.12 FEET TO A 3/4 INCH (I.D.) IRON PIPE IN A NORTHERLY LINE OF SAID 20.764 ACRE TRACT, THE SAME BEING IN A SOUTHERLY RIGHT OF WAY LINE OF SAID STRINGTOWN ROAD; THENCE SOUTH 81° 24' 09" EAST, WITH A SOUTHERLY RIGHT OF WAY LINE OF SAID STRINGTOWN ROAD AND WITH A NORTHERLY LINE OF SAID 20.764 ACRE TRACT, A DISTANCE OF 49.01 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE SOUTH 7° 24' 07" WEST, PARALLEL WITH AND 293 FEET EASTERLY FROM AS MEASURED AT RIGHT ANGLES, THE EASTERLY LINE OF SAID 1.813 ACRE TRACT, A DISTANCE OF 145 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE SOUTH 82° 35' 53" EAST, A DISTANCE OF 21.76 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE SOUTH 59° 09' 42" EAST, A DISTANCE OF 331.09 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 10.313 ACRES OF LAND.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED 1.088 ACRE TRACT:

SITUATED IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN AND STATE OF OHIO, BEING IN VIRGINIA MILITARY SURVEY NO, 8231 AND CONTAINING 1.088 ACRES OF LAND AND BEING ALL OF THAT 1.088 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT A IN THE DEED TO DERBY SQUARE LIMITED PARTNERSHIP, RECORDED IN ORV 25907, PAGE D18 OF FRANKLIN COUNTY RECORDS, SAID 1.088 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH (I.D.) IRON PIPE IN AN EASTERLY RIGHT OF WAY LINE OF PARKMEAD DRIVE, AS THE SAME IS DESIGNATED AND DELINEATED UPON THE RECORDED PLAT OF THE DEDICATION OF PARKMEAD DRIVE AND EASEMENTS FOR PARK PLACE SECTION 1, RECORDED IN PLAT BOOK 61, PAGE 83 OF FRANKLIN COUNTY RECORDS, AT A NORTHWESTERLY CORNER OF SAID 10.313 ACRE TRACT, THE SAME BEING THE SOUTHWESTERLY CORNER OF THAT 1.813 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DERBY SQUARE LIMITED PARTNERSHIP, RECORDED IN ORV 20994, PAGE E02 OF FRANKLIN COUNTY RECORDS; THENCE SOUTH 7° 24' 07" WEST, WITH AN EASTERLY RIGHT OF WAY LINE OF SAID PARKMEAD DRIVE (P.B. 61, PAGE 83) WITH AN EASTERLY LINE OF PARKMEAD DRIVE, 60 FEET WIDE, AS THE SAME IS DESIGNATED AND DELINEATED UPON THE RECORDED PLAT OF THE DEDICATION OF PARKMEAD DRIVE AND EASEMENTS PARK PLACE SECTION 2, RECORDED IN PLAT BOOK 63, PAGES 12 AND 13 OF FRANKLIN COUNTY RECORDS AND WITH THE WESTERNMOST LINE OF SAID 10.313 ACRE TRACT, A DISTANCE OF 45.25 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, SOUTH 82° 35' 53" EAST, PARALLEL WITH AND 45.25 FEET SOUTHERLY FROM, AS MEASURED AT RIGHT ANGLES, BOTH A NORTHERLY LINE OF SAID 10.313 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 1.813 ACRE TRACT, A DISTANCE OF 203.96 FEET TO 3/4 INCH (I.D.) IRON PIPE AT A POINT OF CURVATURE; THENCE SOUTHEASTWARDLY, WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND A CHORD THAT BEARS SOUTH 37° 35' 53" EAST, A CHORD DISTANCE OF 28.28 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT A POINT OF TANGENCY; THENCE SOUTH 7° 24' 07" WEST PARALLEL WITH AND 223.96 FEET EASTERLY FROM, AS MEASURED AT RIGHT ANGLES, BOTH AN EASTERLY RIGHT OF WAY LINE OF SAID PARKMEAD DRIVE AND THE WESTERNMOST LINE OF SAID 10.313 ACRE TRACT, A DISTANCE OF 136 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 88° 57' 11" WEST, A DISTANCE OF 22.25 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 84° 30' 16" WEST, A DISTANCE OF 22.56 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE SOUTH 52° 24' 07" WEST, A DISTANCE OF 105.08 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE SOUTH 7° 24' 07" WEST, PARALLEL WITH AND 105 FEET EASTERLY FROM, AS MEASURED AT RIGHT ANGLES, BOTH AN EASTERLY RIGHT OF WAY LINE OF SAID PARKMEAD DRIVE AND WESTERNMOST LINE OF SAID 10.313 ACRE TRACT, A DISTANCE OF 12.48 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 82° 35' 53" WEST, PARALLEL WITH AND 40.75 FEET NORTHERLY FROM, AS MEASURED AT RIGHT ANGLES, A SOUTHERLY LINE OF SAID 10.313 ACRE TRACT, A DISTANCE OF 105 FEET TO A 3/4 INCH (I.D.) IRON PIPE IN THE WESTERNMOST LINE OF SAID 10.313 ACRE TRACT, THE SAME BEING IN AN EASTERLY RIGHT OF WAY LINE OF SAID PARKMEAD DRIVE (P.B. 63, P. 12 AND 13); THENCE NORTH 7° 24' 07" EAST, WITH AN EASTERLY RIGHT OF WAY LINE OF SAID PARKMEAD DRIVE AND WITH THE WESTERNMOST LINE OF SAID 10.313 ACRE TRACT, A DISTANCE OF 246 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 1.088 ACRE OF LAND.

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PARCEL 2

SITUATED IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN AND STATE OF OHIO, AND BEING IN VIRGINIA MILITARY SURVEY NO. 8231 AND CONTAINING 1.189 ACRES OF LAND, BEING IN THAT 20.764 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO W&M PROPERTIES, RECORDED IN ORV 11228, PAGE G01 OF FRANKLIN COUNTY RECORDS, SAID 1.189 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH (I.D.) IRON PIPE AT THE POINT OF INTERSECTION OF A SOUTHERLY RIGHT OF WAY LINE OF STRINGTOWN ROAD AND A WESTERLY RIGHT OF WAY LINE OF MCDOWELL ROAD, 70 FEET WIDE, AS SAID INTERSECTION IS DESIGNATED AND DELINEATED UPON THE RECORDED PLAT OF THE DEDICATION OF MCDOWELL ROAD AND EASEMENTS FOR PARK PLACE SECTION 3, RECORDED IN PLAT BOOK 66, PAGE 35 OF FRANKLIN COUNTY RECORDS, SAID BEGINNING POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID 20.764 ACRE TRACT; THENCE SOUTHWARDLY, WITH THE WESTERLY RIGHT OF WAY BOUNDARY OF SAID MCDOWELL ROAD AND WITH THE EASTERLY BOUNDARY OF SAID 20.764 ACRE TRACT, THE FOLLOWING 4 COURSES AND DISTANCES:

1. SOUTH 08° 35' 45" WEST, A DISTANCE OF 61.49 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT A POINT OF CURVATURE;
2. WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 265 FEET, A CENTRAL ANGLE OF 26° 00' 21" AND A CHORD THAT BEARS SOUTH 21° 35' 56" WEST, A CHORD DISTANCE OF 119.25 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT THE POINT OF TANGENCY;
3. SOUTH 34° 36' 06" WEST, A DISTANCE OF 74.63 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT A POINT OF CURVATURE;
4. WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 335 FEET, A CENTRAL ANGLE OF 3° 45' 48" AND A CHORD THAT BEARS SOUTH 32° 43' 12" WEST, A CHORD DISTANCE OF 22 FEET TO A 3/4 INCH (I.D.) IRON PIPE;

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THENCE NORTH 59° 09' 42" WEST, A DISTANCE OF 205.04 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 21° 35' 47" EAST, A DISTANCE OF 192.72 FEET TO A 3/4 INCH (I.D.) IRON PIPE IN A NORTHERLY LINE OF SAID 20.764 ACRE TRACT, THE SAME BEING IN A SOUTHERLY RIGHT OF WAY LINE OF SAID STRINGTOWN ROAD; THENCE EASTWARDLY, WITH THE SOUTHERLY RIGHT OF WAY BOUNDARY OF SAID STRINGTOWN ROAD AND WITH THE NORTHERLY BOUNDARY OF SAID 20.764 ACRE TRACT, THE FOLLOWING 2 COURSES AND DISTANCES:

1. SOUTH 78° 13' 21" EAST, A DISTANCE OF 10 FEET TO A 3/4 INCH (I.D.) IRON PIPE;
2. SOUTH 81° 24' 15" EAST, A DISTANCE OF 204.99 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.189 ACRES OF LAND.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A CERTAIN 0.954 ACRE PARCEL AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN AND STATE OF OHIO, AND BEING IN VIRGINIA MILITARY SURVEY NO. 8231 AND BEING A 0.954 ACRE AREA OF LAND AND BEING IN THAT 20.764 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO W & M PROPERTIES, RECORDED IN ORV 11228, PAGE G01 OF FRANKLIN COUNTY RECORDS, SAID 0.954 ACRE AREA OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH (I.D.) IRON PIPE AT THE POINT OF INTERSECTION OF A SOUTHERLY RIGHT OF WAY LINE OF STRINGTOWN ROAD AND A WESTERLY RIGHT OF WAY LINE OF MCDOWELL ROAD, 70 FEET WIDE, AS SAID INTERSECTION IS DESIGNATED AND DELINEATED UPON THE RECORDED PLAT OF THE DEDICATION OF MCDOWELL ROAD AND EASEMENTS FOR PARK PLACE SECTION 3, RECORDED IN PLAT BOOK 66, PAGE 35 OF FRANKLIN COUNTY RECORDS, SAID REFERENCE POINT OF BEGINNING ALSO BEING THE NORTHEASTERLY CORNER OF SAID 20.764 ACRE TRACT; THENCE WESTWARDLY WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID STRINGTOWN ROAD AND WITH THE NORTHERLY LINE OF SAID 20.764 ACRE TRACT THE FOLLOWING 3 COURSES AND DISTANCES:

1. NORTH 81° 24' 15" WEST, A DISTANCE OF 204.99 FEET TO A POINT;

2. NORTH 78° 13' 21" WEST, A DISTANCE OF 90.14 FEET TO A POINT;
3. NORTH 81° 24' 09" WEST, A DISTANCE OF 104.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE FROM SAID TRUE POINT OF BEGINNING, SOUTH 7° 24' 07" WEST, A DISTANCE OF 145 FEET TO A POINT; THENCE SOUTH 82° 35' 53" EAST, A DISTANCE OF 21.76 FEET TO A POINT; THENCE SOUTH 59° 09' 42" EAST, A DISTANCE OF 331.09 FEET TO A POINT IN A CURVE IN A NORTHWESTERLY RIGHT OF WAY LINE OF SAID MCDOWELL ROAD, THE SAME BEING IN A SOUTHEASTERLY LINE OF SAID 20.764 ACRE TRACT; THENCE SOUTHWESTWARDLY, WITH A NORTHWESTERLY RIGHT OF WAY LINE OF SAID MCDOWELL, WITH A SOUTHEASTERLY LINE OF SAID 20.764 ACRE TRACT AND WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 335 FEET, A CENTRAL ANGLE OF 4° 06' 30" AND A CHORD THAT BEARS SOUTH 28° 47' 03" WEST, A CHORD DISTANCE OF 24.02 FEET TO A POINT; THENCE NORTH 59° 09' 42" WEST, A DISTANCE OF 314.40 FEET TO A POINT; THENCE NORTH 82° 35' 53" WEST, A DISTANCE OF 48.32 FEET TO A POINT; THENCE SOUTH 7° 24' 07" WEST, A DISTANCE OF 164.10 FEET TO A POINT; THENCE NORTH 82° 35' 53" WEST, A DISTANCE OF 542.96 FEET TO A POINT IN A WESTERLY LINE OF SAID 20.764 ACRE TRACT, THE SAME BEING IN AN EASTERLY RIGHT OF WAY LINE OF PARKMEAD DRIVE, 60 FEET WIDE, AS THE SAME IS DESIGNATED AND DELINEATED UPON THE RECORDED PLAT OF THE DEDICATION OF PARKMEAD DRIVE AND EASEMENTS FOR PARK PLACE SECTION 2, RECORDED IN PLAT BOOK 63, PAGES 12 AND 13 OF FRANKLIN COUNTY RECORDS; THENCE NORTH 7° 24' 07" EAST, WITH AN EASTERLY RIGHT OF WAY LINE OF SAID PARKMEAD DRIVE, AND WITH AN EASTERLY RIGHT OF WAY LINE OF PARKMEAD DRIVE AS THE SAME IS DESIGNATED AND DELINEATED UPON THE RECORDED PLAT OF THE DEDICATION OF PARKMEAD DRIVE AND EASEMENTS FOR PARK PLACE SECTION 1, RECORDED IN PLAT BOOK 61, PAGE 83 OF FRANKLIN COUNTY RECORDS, AND WITH A WESTERLY LINE OF SAID 20.764 ACRE TRACT, A DISTANCE OF 45.25 FEET TO THE SOUTHWESTERLY CORNER OF THAT 1.813 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HEARTLAND CENTER LIMITED PARTNERSHIP, RECORDED IN ORV 13582, PAGE J18 OF FRANKLIN COUNTY RECORDS; THENCE SOUTH 82° 35' 53" EAST, WITH THE SOUTHERLY LINE OF SAID 1.813 ACRE TRACT, A DISTANCE OF 269.96 FEET TO THE SOUTHEASTERLY CORNER OF SAID 1.813 ACRE TRACT; THENCE SOUTH 7° 24' 07" WEST, WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID 1.813 ACRE TRACT, A DISTANCE OF 14.25 FEET TO A POINT; THENCE SOUTH 82° 35' 53" EAST, A DISTANCE OF 244 FEET TO A POINT; THENCE NORTH 7° 24' 07" EAST, PARALLEL WITH AND 244 FEET EASTERLY FROM, AS MEASURED AT RIGHT ANGLES, THE EASTERLY LINE OF SAID 1.813 ACRE TRACT, A DISTANCE OF 308.12 FEET TO A POINT IN A NORTHERLY LINE OF SAID 20.764 ACRE TRACT, THE SAME BEING IN A SOUTHERLY RIGHT OF WAY LINE OF SAID STRINGTOWN ROAD; THENCE SOUTH 81° 24' 09" EAST, WITH A SOUTHERLY RIGHT OF WAY LINE OF SAID STRINGTOWN ROAD AND WITH A NORTHERLY LINE OF SAID 20.764 ACRE TRACT, A DISTANCE OF 49.01 FEET TO THE TRUE POINT OF BEGINNING AND BEING A 0.954 ACRE AREA OF LAND.

PARCEL 3

SITUATED IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN AND STATE OF OHIO, AND BEING IN VIRGINIA MILITARY SURVEY NO. 8231 AND BEING ALL OF THE FOLLOWING TRACTS OF LAND:

1. A 1.217 ACRE TRACT CONVEYED TO BECK PROPERTIES, INC., BY DEED RECORDED IN ORV 11190, PAGE I20 OF FRANKLIN COUNTY RECORDS;
2. A 0.596 ACRE TRACT CONVEYED TO BECK PROPERTIES, INC., BY DEED RECORDED IN ORV 13574, PAGE C08 OF FRANKLIN COUNTY RECORDS.

ALL BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH O.D. IRON PIPE SET AT THE INTERSECTION OF THE SOUTH LINE OF STRINGTOWN ROAD WITH THE EAST LINE OF PARKMEAD DRIVE (100 FEET WIDE) AND AT THE NORTHWEST CORNER OF SAID 1.217 ACRE TRACT, AS SAID INTERSECTION IS SHOWN UPON THE PLAT OF "DEDICATION OF PARKMEAD DRIVE AND EASEMENTS FOR PARK PLACE SECTION 1", RECORDED IN PLAT BOOK 61, PAGE 83 OF FRANKLIN COUNTY RECORDS; THENCE SOUTH 81° 24' 09" EAST, ALONG THE SOUTH LINE OF STRINGTOWN ROAD, ALONG THE NORTH LINE OF SAID 1.217 ACRE TRACT AND ALONG A NORTH LINE OF SAID 0.596 ACRE TRACT A DISTANCE OF 250.01 FEET TO A 3/4 INCH I.D. IRON PIPE AT THE NORTHEAST CORNER OF SAID 0.596 ACRE TRACT (PASSING A 3/4 INCH O.D. IRON PIPE SET AT THE NORTHEAST CORNER OF SAID 1.217 ACRE TRACT AND AT A NORTHWEST CORNER OF SAID 0.596 ACRE TRACT AT 200 FEET); THENCE SOUTH 7° 24' 07" WEST, ALONG THE EAST LINE OF SAID 0.596 ACRE TRACT A DISTANCE OF 298.96 FEET A 3/4 INCH I.D. IRON PIPE AT THE SOUTHEAST CORNER OF SAID 0.596 ACRE TRACT; THENCE NORTH 82° 35' 53" WEST ALONG THE SOUTH LINE OF SAID 0.596 ACRE TRACT A DISTANCE OF 269.96 FEET TO A 3/4 INCH I.D. IRON PIPE IN AN EAST LINE OF PARKMEAD DRIVE (60 FEET WIDE) AND AT THE SOUTHWEST CORNER OF SAID 0.596 ACRE TRACT; THENCE NORTH 7° 24' 07" EAST ALONG AN EAST LINE OF PARKMEAD DRIVE, ALONG A WEST LINE OF SAID 0.596 ACRE TRACT AND ALONG A WEST LINE OF SAID 1.217 ACRE TRACT A DISTANCE OF 156.26 FEET TO A 3/4 INCH O.D. IRON PIPE SET AT A CORNER OF SAID 1.217 ACRE TRACT (PASSING A 3/4 INCH O.D. IRON PIPE SET AT A NORTHWEST CORNER OF SAID 0.596 ACRE TRACT AND AT THE SOUTHWEST CORNER OF SAID 1.217 ACRE TRACT AT 50 FEET); THENCE NORTH 29° 12' 12" EAST, ALONG AN EAST LINE OF PARKMEAD DRIVE (VARIABLE WIDTH) AND ALONG A WEST LINE OF SAID 1.217 ACRE TRACT A DISTANCE OF 53.85 FEET TO A 3/4 INCH O.D. IRON PIPE SET AT A CORNER OF SAID 1.217 ACRE TRACT; THENCE NORTH 7° 24' 07" EAST, ALONG AN EAST LINE OF PARKMEAD DRIVE (100 FEET WIDE), AND ALONG A WEST LINE OF SAID 1.217 ACRE TRACT A DISTANCE OF 97.91 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.813 ACRES OF LAND.

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TOGETHER WITH SLOPE EASEMENT OVER THE FOLLOWING DESCRIBED PREMISES:

SITUATED IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN AND STATE OF OHIO, AND BEING IN VIRGINIA MILITARY SURVEY NO. 8231, AND BEING A SLOPE EASEMENT 12 FEET WIDE ON, OVER AND THROUGH AN ORIGINAL 20.764 ACRE TRACT OF LAND CONVEYED TO W&M PROPERTIES BY DEED RECORDED IN ORV 11228, PAGE G01 OF FRANKLIN COUNTY RECORDS, SAID EASEMENT BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH I.D. IRON PIPE SET IN THE SOUTH LINE OF STRINGTOWN ROAD, IN A NORTH LINE OF SAID ORIGINAL 20.764 ACRE TRACT AND AT THE NORTHEAST CORNER OF A 1.813 ACRE TRACT OF LAND CONVEYED PARTIALLY OUT OF SAID ORIGINAL 20.764 ACRE TRACT TO HEARTLAND CENTER LIMITED PARTNERSHIP BY DEED RECORDED IN ORV 13582, PAGE J18 OF FRANKLIN COUNTY RECORDS, SAID IRON PIPE BEING SOUTH 81° 24' 10" EAST, A DISTANCE OF 250.01 FEET FROM A 3/4 INCH O.D. IRON PIPE SET AT THE INTERSECTION OF THE SOUTH LINE OF STRINGTOWN ROAD WITH AN EAST LINE OF PARKMEAD DRIVE (100 FEET WIDE) AND AT THE NORTHWEST CORNER OF SAID 1.813 ACRE TRACT, AS SAID INTERSECTION IS SHOWN UPON THE PLAT OF "DEDICATION OF PARKMEAD DRIVE AND EASEMENTS FOR PARK PLACE SECTION 1", RECORDED IN PLAT BOOK 61, PAGE 83 OF FRANKLIN COUNTY RECORDS; THENCE SOUTH 81° 24' 10" EAST, ALONG THE SOUTH LINE OF STRINGTOWN ROAD AND ALONG A NORTH LINE OF SAID ORIGINAL 20.764 ACRE TRACT A DISTANCE OF 12 FEET TO A POINT; THENCE SOUTH 7° 24' 06" WEST, PARALLEL WITH AND 12 FEET EASTERLY BY PERPENDICULAR MEASUREMENT FROM THE EAST LINE OF SAID 1.813 ACRE TRACT A DISTANCE OF 310.71 FEET TO A POINT; THENCE NORTH 82° 35' 54" WEST, PARALLEL WITH AND 12 FEET SOUTHERLY BY PERPENDICULAR MEASUREMENT FROM THE SOUTH LINE OF SAID 1.813 ACRE TRACT A DISTANCE OF 281.96 FEET TO A POINT IN AN EAST LINE OF PARKMEAD DRIVE (60 FEET WIDE) AND IN A WEST LINE OF SAID ORIGINAL 20.764 ACRE TRACT; THENCE NORTH 7° 24' 06" EAST, ALONG AN EAST LINE OF PARKMEAD DRIVE AND ALONG A PORTION OF A WEST LINE OF SAID ORIGINAL 20.764 ACRE TRACT A DISTANCE OF 12 FEET TO A 3/4 INCH I.D. IRON PIPE SET AT THE SOUTHWEST CORNER OF SAID 1.813 ACRE TRACT; THENCE SOUTH 82° 35' 54" EAST, ALONG THE SOUTH LINE OF SAID 1.813 ACRE TRACT A DISTANCE OF 269.96 FEET TO A 3/4 INCH I.D. IRON PIPE SET AT THE SOUTHEAST CORNER OF SAID 1.813 ACRE TRACT; THENCE NORTH 7° 24' 06" EAST, ALONG THE EAST LINE OF SAID 1.813 ACRE TRACT A DISTANCE OF 298.96 FEET TO THE PLACE OF BEGINNING OF THIS EASEMENT; CONTAINING 6.969 SQUARE FEET (0.160 ACRE) OF LAND.

PARCEL 4

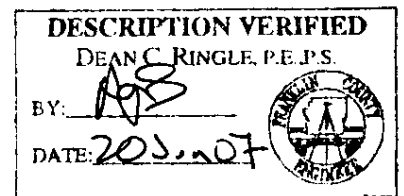
SITUATED IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN AND STATE OF OHIO, AND BEING IN VIRGINIA MILITARY SURVEY NO. 8231, AND CONTAINING 1.088 ACRES OF LAND, BEING DESCRIBED IN EXHIBIT A IN THE DEED TO DERBY SQUARE LIMITED PARTNERSHIP, RECORDED IN ORV 25907, PAGE D18 OF FRANKLIN COUNTY RECORDS, SAID 1.088 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH (I.D.) IRON PIPE IN AN EASTERLY RIGHT OF WAY LINE OF PARKMEAD DRIVE, AS THE SAME IS DESIGNATED AND DELINEATED UPON THE RECORDED PLAT OF THE DEDICATION OF PARKMEAD DRIVE AND EASEMENTS FOR PARK PLACE SECTION 1, RECORDED IN PLAT BOOK 61, PAGE 83 OF FRANKLIN COUNTY RECORDS, AT A NORTHWESTERLY CORNER OF SAID 10.313 ACRE TRACT THE SAME BEING THE SOUTHWESTERLY CORNER OF THAT 1.813 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DERBY SQUARE LIMITED PARTNERSHIP, RECORDED IN ORV 20994, PAGE E02 OF FRANKLIN COUNTY RECORDS; THENCE SOUTH 7° 24' 07" WEST, WITH AN EASTERLY RIGHT OF WAY LINE OF SAID PARKMEAD DRIVE (P.B. 61, P. 83), WITH AN EASTERLY LINE OF PARKMEAD DRIVE, 60 FEET WIDE, AS THE SAME IS DESIGNATED AND DELINEATED UPON THE RECORDED PLAT OF THE DEDICATION OF PARKMEAD DRIVE AND EASEMENTS PARK PLACE SECTION 2, RECORDED IN PLAT BOOK 63, PAGES 12 AND 13 OF FRANKLIN COUNTY RECORDS, AND WITH THE WESTERNMOST LINE OF SAID 10.313 ACRE TRACT, A DISTANCE OF 45.25 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, SOUTH 82° 35' 53" EAST, PARALLEL WITH AND 45.25 FEET SOUTHERLY FROM, AS MEASURED AT RIGHT ANGLES, BOTH A NORTHERLY LINE OF SAID 10.313 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 1.813 ACRE TRACT, A DISTANCE OF 203.96 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT A POINT OF CURVATURE; THENCE SOUTHEASTWARDLY, WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND A CHORD THAT BEARS SOUTH 37° 35' 53" EAST, A CHORD DISTANCE OF 28.28 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT A POINT OF TANGENCY; THENCE SOUTH 7° 24' 07" WEST, PARALLEL WITH AND 223.96 FEET EASTERLY FROM, AS MEASURED AT RIGHT ANGLES, BOTH AN EASTERLY RIGHT OF WAY LINE OF SAID PARKMEAD DRIVE AND THE WESTERNMOST LINE OF SAID 10.313 ACRE TRACT, A DISTANCE OF 136 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 88° 57' 11" WEST, A DISTANCE OF 22.25 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 84° 30' 16" WEST, A DISTANCE OF 22.56 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE SOUTH 52° 24' 07" WEST, A DISTANCE OF 105.08 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE SOUTH 7° 24' 07" WEST, PARALLEL WITH AND 105 FEET EASTERLY FROM, AS MEASURED AT RIGHT ANGLES, BOTH AN EASTERLY RIGHT OF WAY LINE OF SAID PARKMEAD DRIVE AND THE WESTERNMOST LINE OF SAID 10.313 ACRE TRACT, A DISTANCE OF 12.48 FEET TO A 3/4 INCH (I.D.) IRON PIPE; THENCE NORTH 82° 35' 53" WEST, PARALLEL WITH AND 40.75 FEET NORTHERLY FROM, AS MEASURED AT RIGHT ANGLES, A SOUTHERLY LINE OF SAID 10.313 ACRE TRACT, A DISTANCE OF 105 FEET TO A 3/4 INCH (I.D.) IRON PIPE IN THE WESTERNMOST LINE OF SAID 10.313 ACRE TRACT, THE SAME BEING IN AN EASTERLY RIGHT OF WAY LINE OF SAID PARKMEAD DRIVE (P.B. 63, PAGE 12 AND 13); THENCE NORTH 7° 24' 07" EAST, WITH AN EASTERLY RIGHT OF WAY LINE OF SAID PARKMEAD DRIVE AND WITH THE WESTERNMOST LINE OF SAID 10.313 ACRE TRACT, A DISTANCE OF 246 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 1.088 ACRES OF LAND.

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PARCEL 5

TOGETHER WITH THE EASEMENTS CREATED IN A GENERAL WARRANTY DEED DATED MARCH 16, 1994 AND RECORDED MARCH 18, 1994 IN ORV 25907, PAGE D03 OF FRANKLIN COUNTY RECORDS.



Adjacent Property Owners

1) 040-006753 (2172-2264 Near Drive)

Owner: Parkmead L P

Parkmead L P

C/O Wallick Properties Midwest, LLC

3443 Agler Road, Suite 200

Columbus, OH 43219-3385

2) 040-008649 (2223-2313 Stringtown Road)

Owner: DDRM Derby Square LLC

Developers Diversified

C/O Property Tax

3300 Enterprise Pkwy

Beachwood, OH 44122-7200

3) 040-006752 (2233-2259 Stringtown Road)

Owner: DDRM Derby Square LLC

Developers Diversified

C/O Property Tax

3300 Enterprise Pkwy

Beachwood, OH 44122-7200

4) 040-007493 (2227 Stringtown Road)

Owner: Huntington National Bank

Huntington National Bank

Bank Property Division

PO Box 182334

Columbus, OH 43218-2334

5) 040-007494 (2191 Stringtown Road)

Owner: Agree Limited Partnership

Agree Limited Partnership

70 East Long Lake Road

Bloomfield Hills, MI 48304-2356

6) 040-007495 (2161 Stringtown Road)

Owner: JP Morgan Chase Bank N A

Industry Consulting

JP Morgan Chase

PO Box 8265

Wichita Falls, TX 76307-8265

7) 040-005547 (4196 McDowell Road)

Owner: JJR Enterprises LLC

JJR Enterprises LLC

125 South Merkle Road

Columbus, OH 43209-1980

8) 040-006604 (4196 McDowell Road)

Owner: Franklin County Residential Services Inc.

Ralph E Harper

1021 Checkrein Avenue

Columbus, OH 43229-1106

9) 040-006463 (2274-2324 Trimble Lane)

Owner: Suffolk Grove Apartments of Grove City II L P

National Tax Service LLC

130 South Jefferson Street, Suite 300

Chicago, IL 60661-5763

10) 040-006282 (2890 Suffolk Lane)

Owner: Suffolk Grove Apartments of Grove City II L P

National Tax Service LLC

130 South Jefferson Street, Suite 300

Chicago, IL 60661-5763

11) 040-006070

Owner: Central Ohio Transit Authority

Central Ohio Transit Authority

33 North High Street

Columbus, OH 43215-3076

12) 040-007501 (2196 Stringtown Road)

Owner: BECKMO Properties LLC

BECKMO Properties LLC

1532 Wingate Drive

Delaware, OH 43015-9200

13) 040-005552 (2188-2192 Stringtown Road)

Owner: Moo Moo Grove City LLC

Moo Moo Grove City LLC

13375 National Road Southwest, #C

Etna, OH 43068-3388