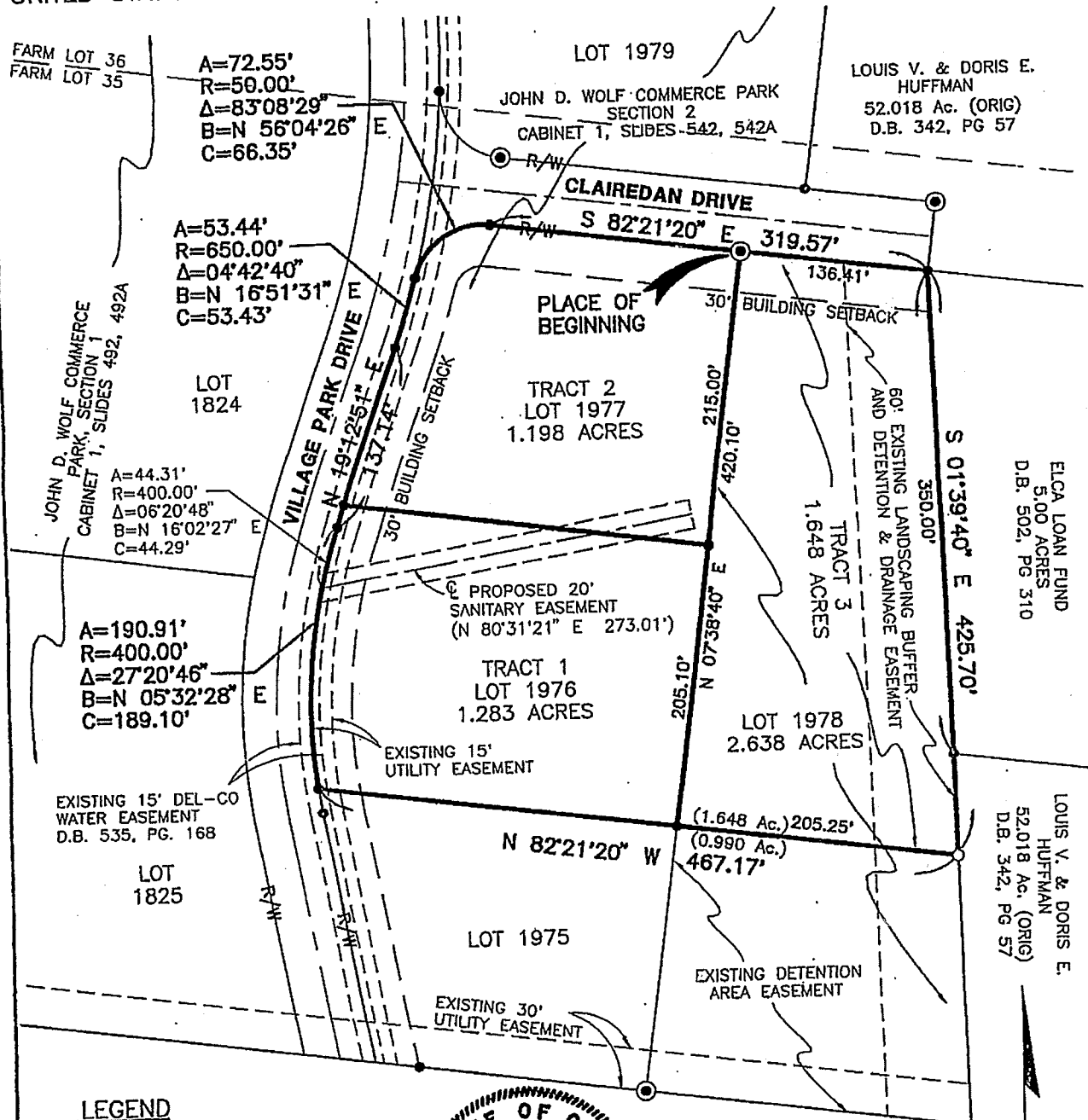


# PLAT OF THREE TRACTS FOR LOUIS V. AND DORIS E. HUFFMAN

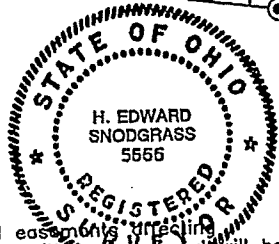
EXHIBIT "A", page 2 of 2

SITUATED IN PART OF FARM LOT 35, SECTION 4, TOWNSHIP 3, RANGE 19,  
 UNITED STATES MILITARY LANDS, VILLAGE OF POWELL, DELAWARE COUNTY, OHIO



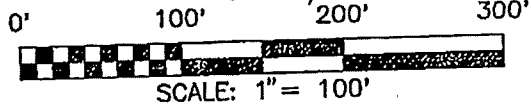
**LEGEND**

- ⊙ = 1" IRON PIN FOUND
- = IRON PIN FOUND
- = 5/8" SOLID IRON PIN SET W/ YELLOW PLASTIC CAP STAMPED "STULTS & ASSOC."



APPROVED  
 Village of Powell  
*Robert J. Schuty*  
 OCT 29, 1997

Note: This plat is not intended to show all easements affecting this tract. Easements, if any, contained in a title policy report will be shown upon request when accompanied by a copy of said report.  
 We hereby certify that the above plat was prepared from an actual survey and to the best of our knowledge is correct



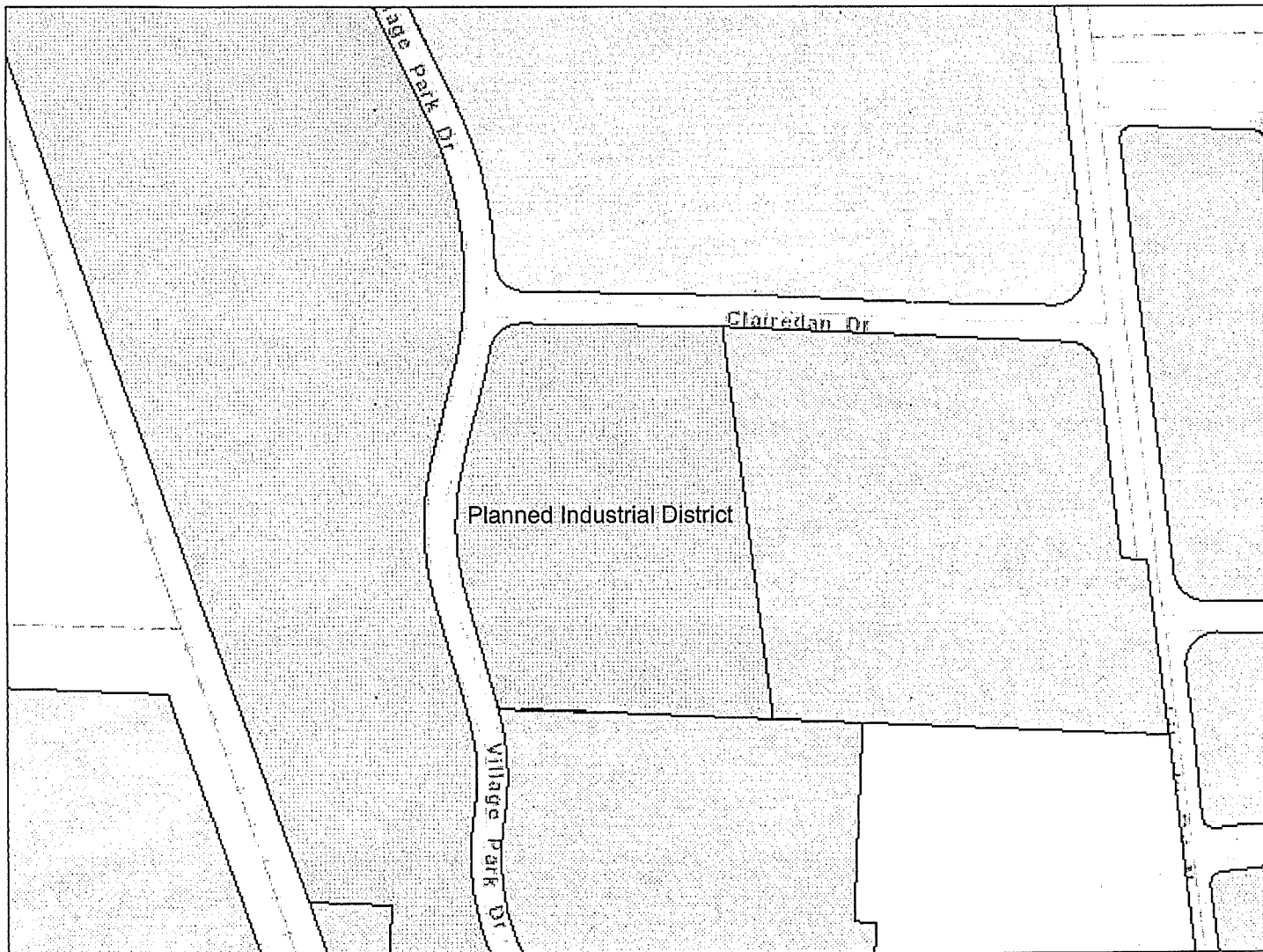
*H. Edward Snodgrass*  
 H. Edward Snodgrass  
 Registered Surveyor No. 5555

Date OCT. 28, 1997

File No. 97-036G

# City of Powell, OH - Zoning Map

Zoning Map for the City of Powell, Ohio



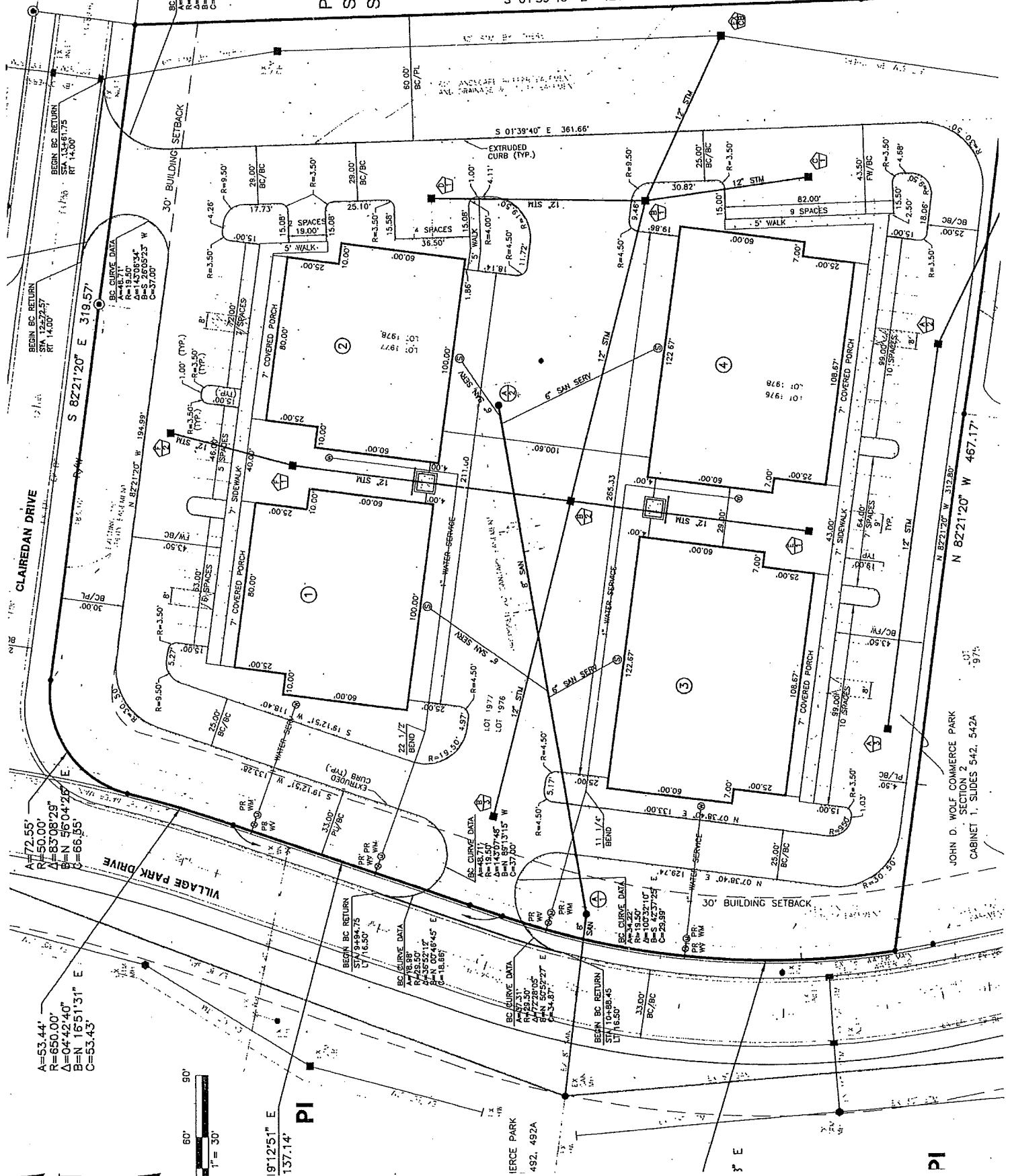
Esri, HERE, DeLorme, iPC, USGS, EPA, USDA

# Powell Commerce Park Site Plan & Details Sheet 3 of 5

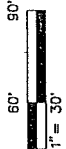
ELCA LOAN FUND  
5.00 ACRES  
DEED BOOK 502, PAGE 310

R

S 01°39'40" E 425.70'



A=53.44'  
R=650.00'  
Δ=0°42'40"  
B=N 56°04'25" E  
C=66.55'  
C=53.43'



91°12'51" E  
137.14'

PI

IERCE PARK  
492, 492A

3' E

PI

JOHN D. WOLF COMMERCE PARK  
SECTION 2  
CABINET 1, SLIDES 542, 542A

# GENERAL WARRANTY DEED

**Y. Pete Jacob and Dorothy C. Jacob, husband and wife** ("Grantor" herein) of Powell, Ohio, for valuable consideration paid, grant(s) with general warranty covenants to: **Powell Commerce Park, Ltd., an Ohio limited liability company** ("Grantee(s)" herein), whose tax-mailing address is 1530 Picardae Court, Powell, Ohio 43065,

the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO  
AND INCORPORATED HEREIN BY REFERENCE**

**Property Address: 438-454 Village Park Drive, Powell, Ohio 43065  
3 Parcel Number: 319-423-06-007-000, 319-423-06-006-000 and 319-423-06-005-001**

SUBJECT TO RESERVATIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY AND TAXES AND ASSESSMENTS HEREAFTER DUE AND PAYABLE.

Prior Instrument Reference: OR Volume 0064, page 2233 of the Deed Records of Delaware County, Ohio.

Executed this 22<sup>nd</sup> day of November, 2004

200400055484  
Filed for Record in  
DELAWARE COUNTY, OHIO  
KAY E. CONKLIN  
12-17-2004 At 10:22 am.  
DEED 28.00  
OR Book 570 Page 2278 - 2279

*Y. Pete Jacob*  
Y. Pete Jacob

200400055484  
NORTHWEST TITLE CO

*Dorothy C. Jacob*  
Dorothy C. Jacob

State of OHIO            )  
                                  ) ss  
County of FRANKLIN    )

BE IT REMEMBERED, That on this 22<sup>nd</sup> day of November, 2004 before me, the subscriber, a Notary Public in and for said state, personally came, **Y. Pete Jacob and Dorothy C. Jacob**, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforce-  
able.



James Scott Stevenson  
Attorney-At-Law  
Notary Public - State of Ohio  
Lifetime Commission

*James Scott Stevenson*  
Notary Public  
My Commission Expires:

Delaware County  
The Grantor Has Complied With  
Section 319.202 Of The R.C.  
DATE 12-17-04 Transfer Tax Paid 0  
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~  
Delaware County Auditor By TLB

This instrument was prepared by:  
James Scott Stevenson  
Attorney at Law  
Northwest Title (Scott)

EXHIBIT A

SITUATED IN THE <sup>CITY</sup> ~~VILLAGE~~ OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO AND LOCATED IN JOHN D. WOLF COMMERCE PARK, SECTION NO. 2, AS RECORDED IN CABINET 1, SLIDES 542 AND 542-A, AND AS SAID PLAT HAS BEEN AMENDED BY ORDINANCE OF 97-62 OF THE VILLAGE OF POWELL, CERTIFIED COPY OF WHICH IS RECORDED IN MISCELLANEOUS VOLUME 10, PAGE 261, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO, BEING THREE SEPARATE TRACTS DESCRIBED AS FOLLOWS:

TRACT 1: BEING ALL OF LOT 1976 OF SAID PLAT.

TRACT 2: BEING ALL OF LOT 1977 OF SAID PLAT.

TRACT 3: BEING A 1.648 ACRE PORTION OUT OF LOT 1978 OF SAID PLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 1977 AND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CLAIRE DAN DRIVE;

THENCE, SOUTH 82° 21' 20" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 136.41 FEET TO AN IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 1978;

THENCE, SOUTH 01° 39' 40" EAST, ALONG THE EASTERLY LINE OF SAID LOT 1978 AND SAID SUBDIVISION (PASSING AN IRON PIN FOUND AT 350.00 FEET), A TOTAL DISTANCE OF 425.70 FEET TO AN IRON PIN SET;

THENCE, NORTH 82° 21' 20" WEST, LEAVING SAID EASTERLY LOT LINE AND THROUGH SAID LOT 1978, A TOTAL DISTANCE OF 205.25 FEET TO AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF SAID LOT 1976 AND ON THE WESTERLY LINE OF SAID LOT 1978;

THENCE, NORTH 07° 38' 40" EAST, ALONG THE WESTERLY LINE OF SAID LOT 1978 AND THE EASTERLY LINE OF SAID LOTS 1976 AND 1977, (PASSING AN IRON PIN FOUND AT 205.10 FEET) A TOTAL DISTANCE OF 420.10 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.648 ACRES, MORE OR LESS.

SUBJECT TO A PROPOSED 20-FOOT WIDE SANITARY EASEMENT TO BE RESERVED BY PREVIOUS GRANTORS, LOUIS V. AND DORIS E. HUFFMAN, TO BE GRANTED TO THE DELAWARE COUNTY COMMISSIONERS.

SUBJECT TO AN EXISTING COMBINATION LANDSCAPING BUFFER EASEMENT AND DETENTION AND DRAINAGE EASEMENT, 60 FEET IN WIDTH, ALONG THE ENTIRE EASTERLY END OF THE ABOVE DESCRIBED 1.648 ACRE PARCEL.

SUBJECT TO ALL OTHER EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

BEARINGS ARE BASED ON JOHN D. WOLF COMMERCE PARK, SECTION NO 2, AS RECORDED IN CABINET 1, SLIDES 542 AND 542-A.

ALL IRON PINS SET ARE 5/8" SOLID IRON PINS WITH YELLOW PLASTIC CAPS STAMPED "STULTS & ASSOC."

ALL REFERENCES BEING TO RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

SUBJECT TO COVENANTS AND RESTRICTIONS FOR JOHN D. WOLF COMMERCE PARK FOUND AT OR VOL. 64, PAGE 2233.

APPROVED FOR  
Transfer  
Chris Baesemak  
Delaware County Engineer

**DESCRIPTION OF 0.887 ACRE TRACT**

Situated in the State of Ohio, County of Delaware, City of Powell, being part of Lot 1978 of John D. Wolf Commerce Park Section 2 (P.C. 1, Slides 542-542A), Delaware County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at an iron pin found in the south line of Clairedan Drive (50 feet in width) marking the northeast corner of said Lot 1978 and northwest corner of North Powell Office Condominium Second Amended, of record in P.C. 4, Slides 1-1B,

thence South 01° 39' 40" East 217.86 feet, along the east line of said Lot 1978 and west lines of said North Powell Office Condominium Second Amended and North Powell Office Condominium Third Amended, of record in P.C. 4, Slides 18-18B, to an iron pin set marking the TRUE PLACE OF BEGINNING of the herein described tract;

thence continuing South 01° 39' 40" East 207.84 feet, along the east line of said Lot 1978 and west line of said North Powell Office Condominium Third Amended, to an iron pin found marking the northeast corner of a 0.990 acre tract (Tract II) conveyed to Aeroflex High Speed Test Solutions, or record in Official Record 856, Page 2623;

thence North 82° 21' 20" West 205.25 feet, across said Lot 1978 and along the north line of said 0.990 acre tract, to an iron pin set in the west line of Lot 1978 and marking the southeast corner of Lot 1976, the northeast corner of Lot 1975 in said John D. Wolf Commerce Park Section 2, and the northwest corner of said 0.990 acre tract;

thence North 07° 38' 41" East 205.10 feet, along the west line of said Lot 1978 and east line of said Lot 1976, to an iron pin set marking the northeast corner of Lot 1976 and southeast corner of Lot 1977;

thence South 82° 21' 20" East 171.64 feet, across said Lot 1978, to the true place of beginning, containing an area of 0.887 acres.

*Basis of bearings from Plat Cabinet 1, Slides 542-542A, based on the south line of Clairedan Drive being S 82° 21' 20" E. A survey was done by Bradley J. Patridge P.S. 7068, in April, 2015.*

*All referenced documents are on file at the Delaware County Recorder's Office, Delaware, Ohio.*

DESCRIPTION FOR CLOSING ONLY  
 RPC Approval Required  
 Municipal Approval Required  
Delaware County Engineer

4-2-15

DESCRIPTION OF 0.760 ACRE TRACT

Situated in the State of Ohio, County of Delaware, City of Powell, being part of Lot 1978 of John D. Wolf Commerce Park Section 2 (P.C. 1, Slides 542-542A), Delaware County Recorder's Office, and being more particularly described as follows:

DESCRIPTION FOR CLOSING ONLY  
 RPC Approval Required  
 Municipal Approval Required  
 Delaware County Engineer

4-2-15

Beginning at an iron pin found in the south line of Clairedan Drive (50 feet in width) marking the northeast corner of said Lot 1978 and northwest corner of North Powell Office Condominium Second Amended, of record in P.C. 4, Slides 1-1B,

thence South 01° 39' 40" East 217.86 feet, along the east line of said Lot 1978 and west lines of said North Powell Office Condominium Second Amended and North Powell Office Condominium Third Amended, of record in P.C. 4, Slides 18-18B, to an iron pin set;

thence North 82° 21' 20" West 171.64 feet, across said Lot 1978, to an iron pin set in the west line of Lot 1978 and marking the northeast corner of Lot 1976 and southeast corner of Lot 1977 in said John D. Wolf Commerce Park Section 2;

thence North 07° 38' 41" East 215.00 feet, along the west line of said Lot 1978 and east line of said Lot 1976, to an iron pin found in the south line of Clairedan Drive marking the northwest corner of Lot 1978 and northeast corner of Lot 1976;

thence South 82° 21' 20" East 136.41 feet, along the north line of Lot 1978 and south line of Clairedan Drive, to the place of beginning, containing an area of 0.760 acres.

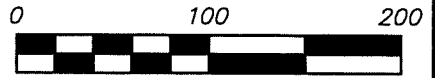
*Basis of bearings from Plat Cabinet 1, Slides 542-542A, based on the south line of Clairedan Drive being S 82° 21' 20" E. A survey was done by Bradley J. Patridge P.S. 7068, in April, 2015.*

*All referenced documents are on file at the Delaware County Recorder's Office, Delaware, Ohio.*

# SURVEY PLAT

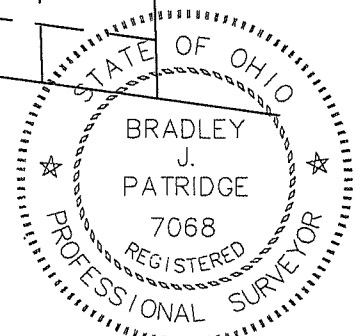
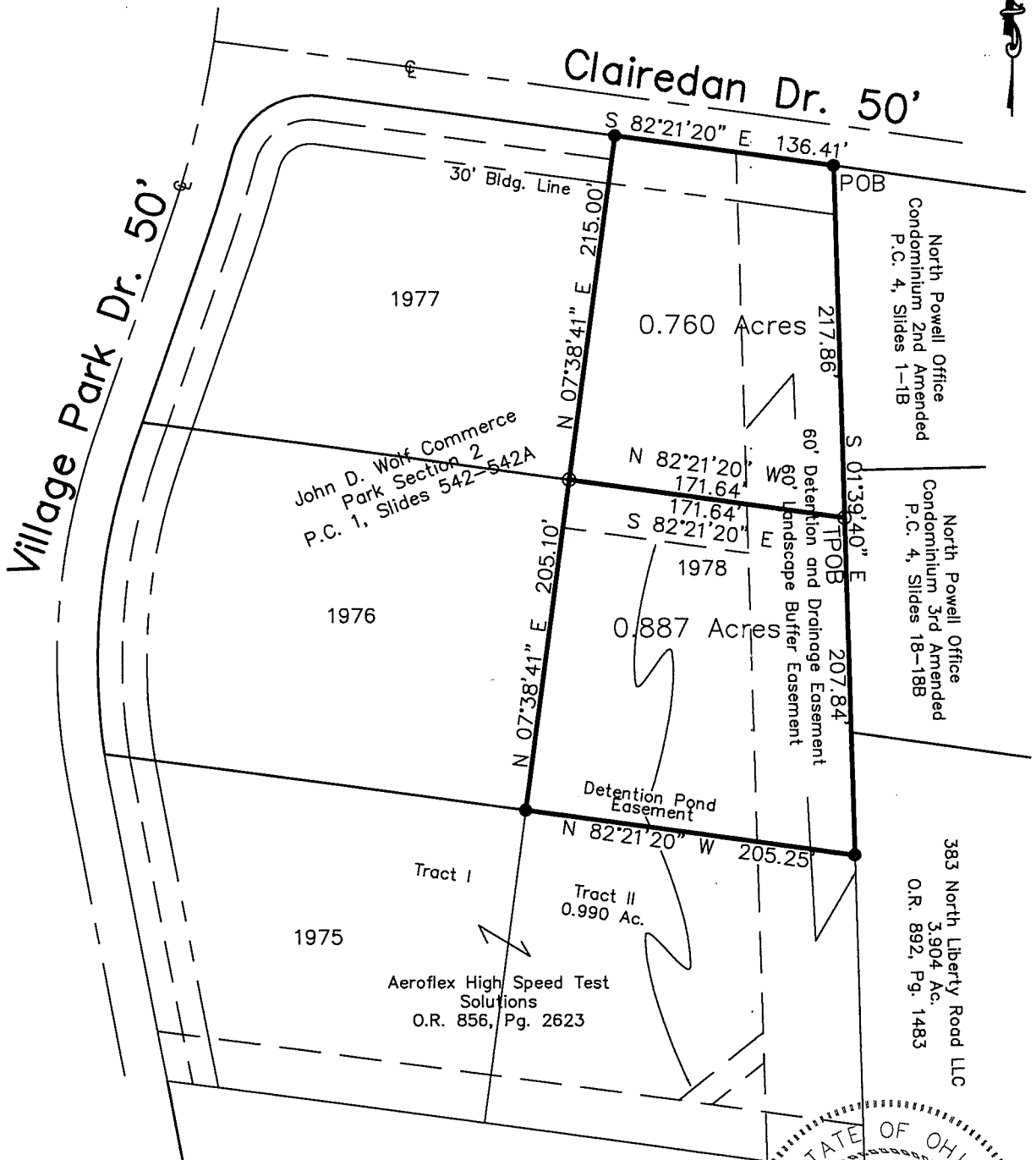
Being a 0.760 & 0.887 acre tracts, part of Lot 1978  
John D. Wolf Commerce Park Sec. 2 (P.C. 1, Sl. 542-542A),  
in City of Powell, Delaware County, Ohio

For: Powell Commerce Park Ltd., Owner



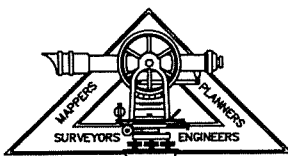
Scale 1" = 100'  
April, 2015

Basis of bearings from P.C. 1, Sli 542-542A, based on the south line of Clairedan Drive being S 82° 21' 20" E.



## LEGEND

- found iron pin
- set iron pin (capped PATRIDGE SURVEYING)



PATRIDGE  
SURVEYING L.L.C.  
9464 DUBLIN ROAD  
POWELL, OHIO 43065  
TEL. (614)-799-0031  
FAX (614)-300-5076

I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, utilities, and rights-of-way not located, unless noted.

*Bradley J. Patridge*  
Bradley J. Patridge  
Professional Surveyor No. 7068