

EXHIBIT C

Situated in the County of Franklin, in the State of Ohio, and in the City of Grove City and bounded and described as follows:

Being a part of Lot #4 of a subdivision of Virginia Military Survey No. 6840, and being a part of that certain 83.118 acre tract deeded to Carolyn L. Miller (DB2011, page 473, Recorder's Office, Franklin County, Ohio) recorded January 26, 1957 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Holton Road (60 feet wide, at Station 7+97.90 County of Franklin plant Holton Road No.263, page 2 of 20 page plans) which said point of beginning bears South 86 deg. 45 min. East a distance of 797.90 feet from the original centerline intersections of said Holton Road and Hoover Road (said Hoover Road formerly known as Borrors Corners and Stringtown Road), and which said centerline intersection represents the original Northwest corner of the Carolyn L. Miller 83.118 acre tract:

Thence continue South 86 deg. 45 min. East, along the centerline of said Holton Road, measure 200.00 (two hundred feet) to a railroad spike; Thence South 3 deg.15 min. West (passing an iron pin on line at 30.0 feet) measure 217.80 (two hundred seventeen and 80/100 feet, to an iron pin); Thence North 86 deg. 45 min. West, measure 200.00 (two hundred feet), to an iron pin; Thence North 3 deg. 45 min. East, (passing an iron pin at 187.80 feet) measure 217.80 feet, to the part of beginning, containing 1.00 (one) acres, subject however to all easements of record.

SAVE AND EXCEPT:

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 6840, being part of that 1.00 acre tract conveyed to Hogan Harris by deed of record in Instrument Number 202202080022230, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1630 found at the centerline intersection of Holton Road (width varies) with Hoover Road (width varies), as dedicated by Plat Book 78, Page 92, at the southwesterly corner of that 1.864 acre tract conveyed as Parcel 2 to Ruoff, Ruoff and Morbitzer Properties, L.L.C. by deed of record in Instrument Number 201006290080988;

Thence South 87° 17' 39" East, with the centerline of said Holton Road, a distance of 797,74 feet to a magnetic nail set at the common corner of said 1.00 acre tract and that portion of Holton Road dedicated by said Plat Book 78, Page 92, being the TRUE POINT OF

BEGINNING;Thence South 87° 17' 39" East, with the centerline of said Holton Road, the northerly line of said 1.00 acre tract, a distance of 200.00 feet to a magnetic nail set at the common corner of said 1.00 acre tract and that portion of Holton Road dedicated by Plat Book 81, Page 35, witness Franklin County Geodetic Survey monument 6633 found South 87° 17' 39" East, a distance of 1476,44 feet;Thence South 02° 42' 57" West, across said Holton Road, with the line common to said 1.00 acre tract and that portion of Holton Road dedicated by said Plat Book 81, Page 35, a distance of 30.00 feet to a 1/2 inch pinch top iron pipe found in the southerly right-of-way line thereof; Thence North 87° 17' 39" West, with the southerly right-of-way line of said Holton Road, across said 1.00 acre tract, a distance of 200.00 feet to an iron pin set in the line common to said 1.00 acre tract and that portion of Holton Road dedicated by said Plat Book 78, Page 92;Thence North 02° 42' 57" East, across said Holton Road, with said common line, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.138 acre, more or less, being fully in the present right- of-way of Holton Road. Subject, however, to

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

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

The Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department. This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

2371 Holton Road, Grove City OH 43123

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