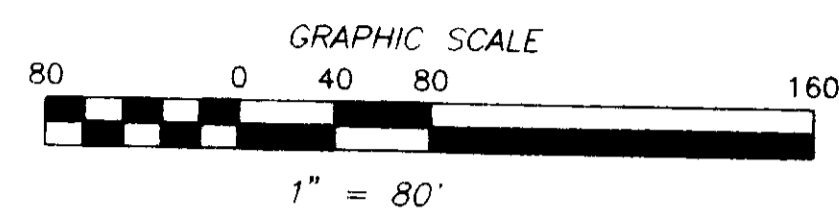


NOT TO SCALE



MISCELLANEOUS NOTES

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED BY RECORD DIMENSIONS SHOWN IN PARENTHESES.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, PUMP OR ANY KIND OF SANITARY LAND FILL.

ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES AND/OR RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

ALTA / ACSM CERTIFICATION

The undersigned hereby certifies to The Huntington National Bank, to Lawyers Title Insurance Corporation, and to Creekside IV LLC as of November 27, 2020 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by surveying calculation and the land area calculated is accurate. This survey correctly shows the size, location and type of all buildings, structures, drives and parking areas and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there is access to public ways; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure, or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 1999 and meets the accuracy requirements of an "Urban" Survey, as defined therein.

FRANKLIN CONSULTANTS, INC.

DOUGLAS R. HOCK
PROFESSIONAL SURVEYOR NO. 7661
DATE: 8/23/21



NOTES CORRESPONDING TO SCHEDULE B COMMITMENT NUMBER: CT 4006

- 7. VEHICULAR ACCESS RESTRICTION AS NOTED IN D.B. 3655, PAGE 53. THIS RESTRICTION PROHIBITS VEHICULAR ACCESS TO OR FROM ALUM CREEK DRIVE. AFFECTS SUBJECT PROPERTY. NOT A PLOTTABLE ITEM.
- 8. EASEMENT TO THE OHIO BELL TELEPHONE COMPANY, AS RECORDED IN O.R. VOL. 22161, PAGE F-10. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP (FIRM) NO. 0360 G DATED AUGUST 2, 1995 FOR COMMUNITY NO. 39049 C, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

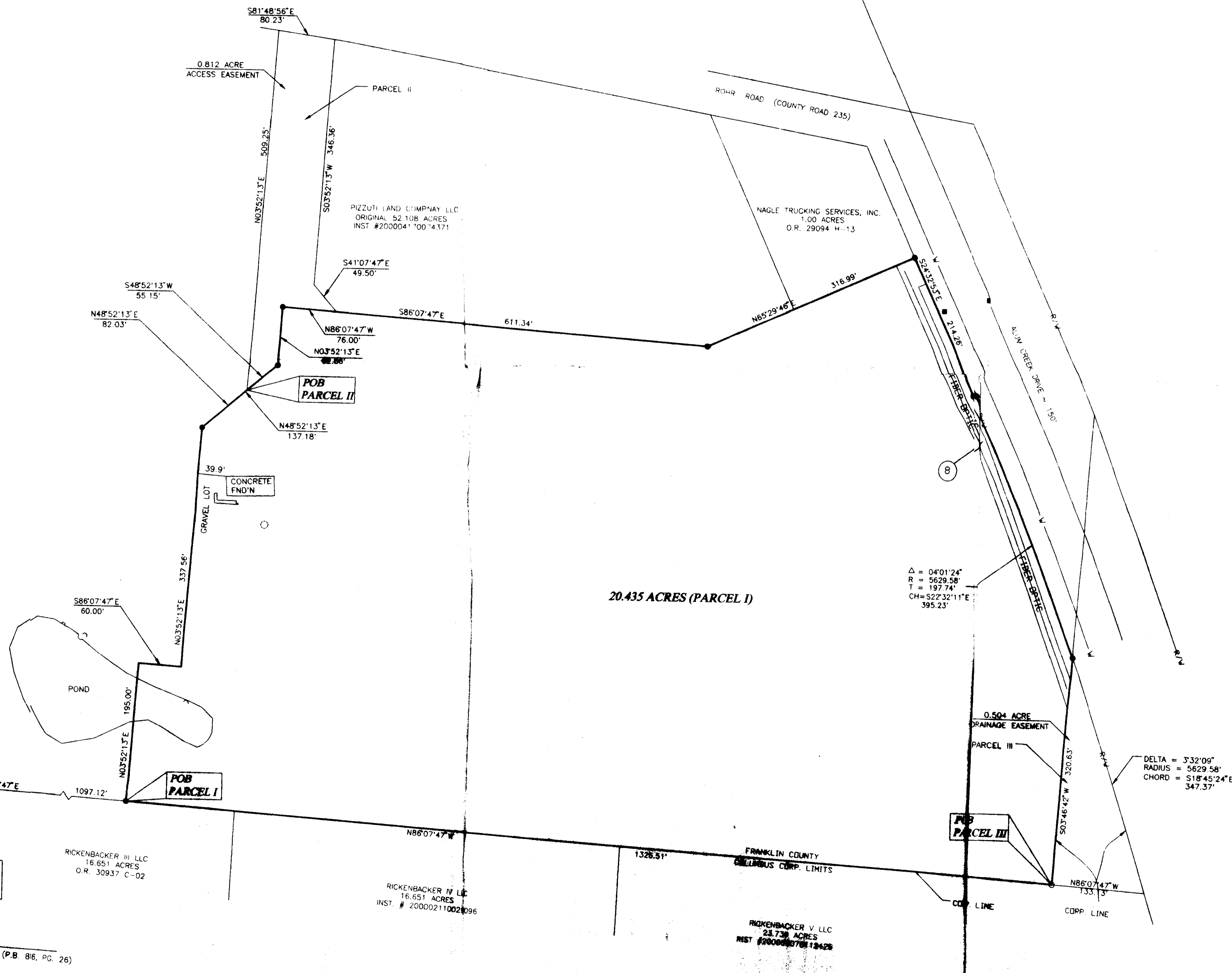
ZONING DATA

STATEMENT OF ENCROACHMENTS

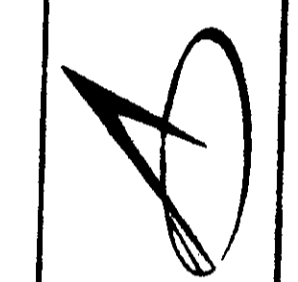
1 NONE APPARENT

LEGEND

- IRON PIN FOUND
- R. R. SPIKE FOUND
- ⊗ P.K. NAIL FOUND
- ⊗ STONE FOUND
- △ FENCE POST FD. & USED
- ⊕ SIGN
- ⊕ CATCH BASIN
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ F.P.V. FIRE PROTECTION VALVE
- ⊕ TELEPHONE RISER
- SEWER MANHOLE
- IRON PIN SET
- R.R. SPIKE SET
- ⊗ P.K. NAIL SET
- ⊗ FENCE LINE
- ⊕ ELEC. TRANSFORMER
- ⊕ GAS VALVE
- ⊕ WATER VALVE
- FIRE HYDRANT
- ⊕ HEADWALL
- CABLE RISER
- ⊕ WATER METER
- CURB INLET

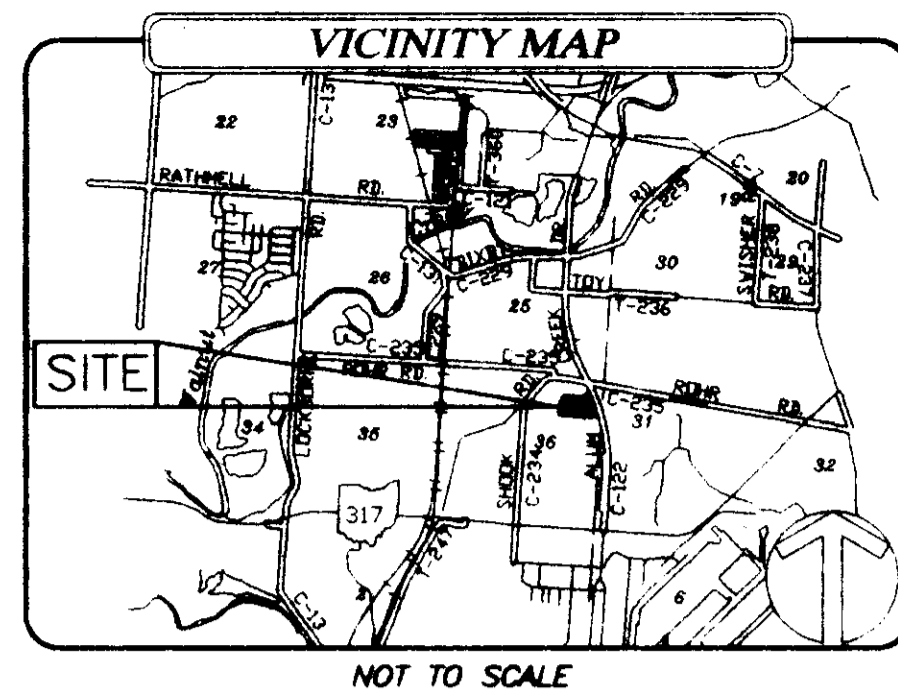


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SURVEY BY:	J.D.B.
DATE:	8/23/21
SCALE:	1" = 80'
PLAN NUMBER:	134
DATE:	8/23/21

ALTA / ACSM SURVEY
20.435 ACES - CREEKSIDE IV
HAMILTON TOWNSHIP, OHIO



LEGAL DESCRIPTIONS FOR PARCELS I, II, & III

LEGEND			
○	IRON PIN FOUND	●	IRON PIN SET
□	R. R. SPIKE FOUND	■	R. R. SPIKE SET
⊠	P. K. NAIL FOUND	▪	P. K. NAIL SET
⊞	STONE FOUND	—	FENCE LINE
△	FENCE POST FD. & USED	⊠	ELECTRIC TRANSFORMER
—	SIGN	⊠	GAS VALVE
■	CATCH BASIN	⊠	WATER VALVE
⊠	UTILITY POLE	○	FIRE HYDRANT
⊠	LIGHT POLE	—	HEADWALL
⊠	FIRE PROTECTION VALVE	⊠	CABLE RISEP
⊠	TELEPHONE RISEP	⊠	WATER METER
⊠	SEWER MANHOLE	⊠	JUR. INLET

LEGAL DESCRIPTION

PARCEL I
DESCRIPTION OF A 20.435 ACRE TRACT OF LAND

Situated in the State of Ohio, County of Franklin, Township of Hamilton, located in the northeast quarter of Section 36, Township 4, Range 22 Congress Lands, and being 20.435 acres out of a 52.108 acre tract of land deeded to Pizzuti Land Company LLC in instrument #200004170074371, said 20.435 acres being more particularly bounded and described as follows:

Beginning for Reference at a Franklin County Engineer's monument (FCGS 9927) found at an angle point in the centerline of Shook Road (60 feet), said monument being S 3° 37' 38" W a distance of 155.35 feet from the centerline intersection of Shook Road and Spiegel Drive (80 feet) as shown in Plat Book 86, Page 26, thence N 3° 55' 52" E a distance of 1256.73 feet to a railroad spike found at the southwest corner of said 52.108 acre tract, and the northwest corner of a 6.255 acre tract deeded to Fine-Circuit L.P. in instrument Number #199712010155276;

Thence S 86° 07' 47" E along the south line of said 52.108 acre tract, and the north line of said 6.255 acre tract a distance of 1097.12 feet to an iron pin set, said iron pin being THE TRUE PLACE OF BEGINNING for the tract herein to be described

Thence the following six (6) courses through said 52.108 acre tract

1. N 3° 52' 13" E a distance of 195.00 feet to an iron pin set,
2. S 86° 07' 47" E a distance of 60.00 feet to an iron pin set,
3. N 3° 52' 13" E a distance of 337.56 feet to an iron pin set,
4. N 48° 52' 13" E a distance of 137.18 feet to an iron pin set,
5. N 3° 52' 13" E a distance of 82.86 feet to an iron pin set,
6. S 86° 07' 47" E a distance of 611.34 feet to an iron pin set.

Thence N 65° 29' 46" E, through said 52.108 acre tract and along the south line of a 1.00 acre tract deeded to Nage Trucking Services, Inc. in O.R. 29094, Page H-13 a distance of 316.99 feet to an iron pin set on the westerly right-of-way of Alum Creek Drive (150 feet), and the southeast corner of said 1.00 acre tract.

Thence S 24° 32' 53" E along said westerly right-of-way of Alum Creek Drive a distance of 214.26 feet to an iron pin set at a point of curvature.

Thence along said westerly right-of-way of Alum Creek Drive with a curve to the right having a Radius of 5629.58 feet, a Central Angle of 4° 01' 24", a chord bearing S 22° 32' 11" E a distance of 395.23 feet to an iron pin set at the southeast corner of said 52.108 acre tract, and at an angle point in the north line of a 23.739 acre tract deeded to Rickenbaker V. LLC in instrument #200006070112425;

Thence S 3° 46' 42" W along a west line of said 23.739 acre tract a distance of 320.63 feet to an iron pin found at an angle point in the north line of said 23.739 acre tract.

Thence N 86° 07' 47" W along a north line of said 23.739 acre tract, the north line of a 16.651 acre tract deeded to Rickenbaker W. LLC in instrument #200002110029096, and a part of the north line of a 16.651 acre tract deeded to Rickenbaker III LLC in O.R. 30937, Page C-02 a distance of 1325.51 feet to the TRUE PLACE OF BEGINNING containing 20.435 acres, more or less, and being subject, however, to all legal highways, easements and restrictions of record. The above description was prepared by Douglas R. Hock, Ohio P.S. No. 7661 on August 10, 2001. All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio.

The Basis of Bearing used in this description was transferred from a GPS survey of Franklin County Monuments FCGS 9930 and FCGS 9927 performed by the Franklin County Engineer's Office in 1991, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, and determines the centerline of Shook Road as North 03° 37' 38" East.

LEGAL DESCRIPTION

PARCEL II
DESCRIPTION OF A 0.812 ACRE ACCESS & UTILITY EASEMENT

Situated in the State of Ohio, County of Franklin, Township of Hamilton, located in the northeast quarter of Section 36, Township 4, Range 22 Congress Lands, and being a 0.812 acre easement through a 52.108 acre tract of land deeded to Pizzuti Land Company LLC in instrument #200004170074371, said 0.812 acre easement being more particularly bounded and described as follows:

Beginning for Reference at a Franklin County Engineer's monument (FCGS 9927) found at an angle point in the centerline of Shook Road (60 feet), said monument being S 3° 37' 38" W a distance of 155.35 feet from the centerline intersection of Shook Road and Spiegel Drive (80 feet) as shown in Plat Book 86, Page 26, thence N 3° 55' 52" E a distance of 1256.73 feet to a point at the southwest corner of said 52.108 acre tract, and the northwest corner of a 6.255 acre tract deeded to Fine-Circuit L.P. in instrument Number #199712010155276;

Thence S 86° 07' 47" E along the south line of said 52.108 acre tract, and the north line of said 6.255 acre tract a distance of 1097.12 feet to a point at the southwest corner of a proposed 20.435 acre tract;

Thence N 3° 52' 13" E across said 52.108 acre tract and along a westerly line of said proposed 20.435 acre tract a distance of 195.00 feet to a point;

Thence S 86° 07' 47" E across said 52.108 acre tract and along a westerly line of said proposed 20.435 acre tract a distance of 60.00 feet to a point;

Thence N 3° 52' 13" E across said 52.108 acre tract and along a westerly line of said proposed 20.435 acre tract a distance of 337.56 feet to a point;

Thence N 48° 52' 13" E across said 52.108 acre tract and along a portion of a northwesterly line of said proposed 20.435 acre tract a distance of 82.03 feet to a point, said point being THE TRUE PLACE OF BEGINNING for the easement herein to be described.

Thence N 3° 52' 13" E across said 52.108 acre tract a distance of 509.25 feet to a point on the southerly right-of-way of Rohr Road (C.R. 235).

Thence S 81° 48' 56" E along the southerly line of said Rohr Road a distance of 80.23 feet to a point;

Thence S 3° 52' 13" W across said 52.108 acre tract a distance of 346.36 feet to a point;

Thence S 41° 07' 47" E across said 52.108 acre tract a distance of 49.50 feet to a point on a northerly line of said proposed 20.435 acre tract;

Thence N 86° 07' 47" W across said 52.108 acre tract and along a portion of a northerly line of said proposed 20.435 acre tract a distance of 76.00 feet to a point;

Thence S 3° 52' 13" W across said 52.108 acre tract and along a westerly line of said proposed 20.435 acre tract a distance of 82.86 feet to a point;

Thence S 48° 52' 13" W across said 52.108 acre tract and along a portion of a northwesterly line of said proposed 20.435 acre tract a distance of 55.15 feet to the TRUE PLACE OF BEGINNING containing 0.812 acres, more or less. The above description was prepared by Douglas R. Hock, Ohio P.S. No. 7661 on August 22, 2001.

All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio.

The Basis of Bearing used in this description was transferred from a GPS survey of Franklin County Monuments FCGS 9930 and FCGS 9927 performed by the Franklin County Engineer's Office in 1991, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, and determines the centerline of Shook Road as North 03° 37' 38" East.

LEGAL DESCRIPTION

PARCEL III
DESCRIPTION OF A 0.504 ACRE DRAINAGE EASEMENT

Situated in the State of Ohio, County of Franklin, Township of Hamilton, located in the northeast quarter of Section 36, Township 4, Range 22 Congress Lands, and being a 0.504 acre easement through a 23.739 acre tract of land deeded to Rickenbaker V. LLC in instrument #200006070112425, said 0.504 acre easement being more particularly bounded and described as follows:

Beginning for Reference at a Franklin County Engineer's monument (FCGS 9927) found at an angle point in the centerline of Shook Road (60 feet), said monument being S 3° 37' 38" W a distance of 155.35 feet from the centerline intersection of Shook Road and Spiegel Drive (80 feet) as shown in Plat Book 86, Page 26, thence N 3° 55' 52" E a distance of 1256.73 feet to a point at the southwest corner of a 52.108 acre tract of land deeded to Pizzuti Land Company LLC in instrument #200004170074371;

Thence S 86° 07' 47" E along the south line of said 52.108 acre tract and part of the north line of said 23.739 acre tract a distance of 2422.63 feet to a point at the southeast corner of said 52.108 acre tract, a northwest corner of said 23.739 acre tract, and the southeast corner of a proposed 20.435 acre tract, said point being THE TRUE PLACE OF BEGINNING for the easement herein to be described;

Thence N 3° 46' 42" E along an easterly line of said 52.108 acre tract, an easterly line of said proposed 20.435 acre tract, and a westerly line of said 23.739 acre tract a distance of 320.63 feet to a point on the westerly right-of-way of Alum Creek Drive (150').

Thence along said westerly right-of-way and across said 23.739 acre tract with a curve to the right having a Central Angle of 3° 32' 09", a Radius of 5629.58 feet, and a Chord which bears S 18° 45' 24" E a distance of 347.37 feet to a point;

Thence N 86° 07' 47" W across said 23.739 acre tract a distance of 133.13 feet to the TRUE PLACE OF BEGINNING containing 0.504 acres, more or less. The above description was prepared by Douglas R. Hock, Ohio P.S. No. 7661 on August 10, 2001.

All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio.

The Basis of Bearing used in this description was transferred from a GPS survey of Franklin County Monuments FCGS 9930 and FCGS 9927 performed by the Franklin County Engineer's Office in 1991, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, and determines the centerline of Shook Road as North 03° 37' 38" East.

NO. 1 DATE: REVISIONS:

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ALTA / ACSM SURVEY
20.435 ACES - CREEKSIDE IV
HAMILTON TOWNSHIP, OHIO

SURVEY BY:	J.O.B.
DRAWN BY:	N.G.G.
CHKD. BY:	D.R.H.
SCALE:	1" = 80'
JOB NUMBER:	1241
DATE:	8/22/01

2
2