

10.929 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey Number 6953 of the Virginia Military District, being part of the remainder of the original 161.25 acre tract conveyed to Rings Farms, Ltd. by deed of record in Instrument Number 199901050002791, (all references refer 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 Number 2261 found at the centerline intersection of Hayden Run Road (variable right-of-way) with Cosgray Road (variable right-of-way), being South 83° 32' 25" West, a distance of 883.84 feet, with said centerline of Hayden Run Road, 883.84 feet, from Franklin County Geodetic Survey Monument Number 5043 found;

Thence North 83° 32' 25" East, with the centerline of said Hayden Run Road, a distance of 117.48 feet, to a point;

Thence North 06° 27' 35" West, a distance of 70.00 feet, across the right-of-way of said Hayden Run Road, to an iron pin set in the northerly line of the 0.203 acre parcel conveyed as Parcel 15-WD to the Franklin County Commissioners by deed of record in Instrument Number 200411090257812, at the intersection of the northerly right of way of Hayden Run Road and the easterly right-of-way of said Cosgray Road, the TRUE POINT OF BEGINNING;

Thence with the line common to the remainder of said original 161.25 acre tract, Parcel 15-WD, and the easterly right-of-way of said Cosgray Road, the following courses and distances:

North 06° 27' 35" West, a distance of 20.00 feet, to an iron pin set at a point on a curve;

With said curve to the right having a radius of 17.00 feet, an arc length of 24.06 feet, a central angle of 81° 05' 02", and a chord which bears North 55° 55' 04" West, a chord distance of 22.10 feet, to an iron pin set;

South 74° 37' 27" West, a distance of 10.00 feet, to an iron pin set;

North 15° 22' 33" West, a distance of 58.96 feet, to an iron pin set;

North 05° 52' 03" West, a distance of 483.55 feet, to an iron pin set in the southerly line of "Haydens Crossing Section 2 Part 1", a subdivision of record in Plat Book 106, Page 69, at a common corner of the remainder of said original 161.25 acre tract and said Parcel 15-WD;

Thence North 83° 56' 57" East, a distance of 832.65 feet, with a north line of the remainder of said original 161.25 acre tract and the south line of said "Haydens Crossing Section 2 Part 1", and "Haydens Crossing Section 3 Part 1", a subdivision of record in Plat Book 106, Page 76, to a 1" solid iron pin set at a southeasterly corner to Reserve "W" of said "Haydens Crossing Section 3 Part 1", in the westerly right-of-way line of Holly River Avenue (62' right-of-way);

Thence with said westerly right-of-way line and the boundary of said "Haydens Crossing Section 3 Part 1", the following courses and distances:

South 06° 03' 03" East, a distance of 558.80 feet, to a 1" solid iron pin set at a point of curvature;

With said curve to the right, having a radius of 20.00 feet, an arc length of 31.27 feet, a central angle of 89° 35' 28", and a chord which bears South 38° 44' 41" West, a chord distance of 28.18 feet, to an iron pin set in the northerly right-of-way line of said Hayden Run Road at a common corner of the remainder of said original 161.25 acre tract, said "Haydens Crossing Section 3 Part 1", and said Parcel 15-WD;

Thence with said northerly right-of-way and the line common to the remainder of said original 161.25 acre tract and Parcel 15-WD, the following courses and distances:

South 87° 15' 33" West, a distance of 90.93 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a radius of 1948.00 feet, an arc length of 126.44 feet, a central angle of 03° 43' 08", and a chord which bears South 85° 23' 59" West, a chord distance of 126.42 feet, to an iron pin set at a point of tangency;

South 83° 32' 25" West, a distance of 560.74 feet, to the TRUE POINT OF BEGINNING, containing 10.929 acres, more or less.

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83 South Zone (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 2261 & FCGS 5043 having a bearing of North 83° 32' 25" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

According to the Federal Emergency Management Agency's Flood Insurance Rate map (dated August, 2, 1995), the subject parcels shown hereon lies within Zone X (areas outside 500-year flood plain), Community Panel No. 39049C0116 G.

Note: The subject tract is zoned as CPD (Commercial Planned Development.)

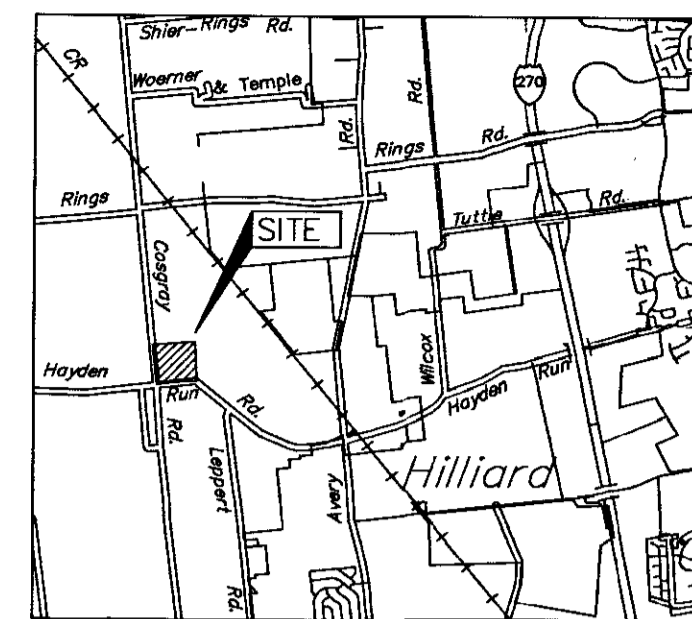
Note: This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

ALTA/ACSM LAND TITLE SURVEY

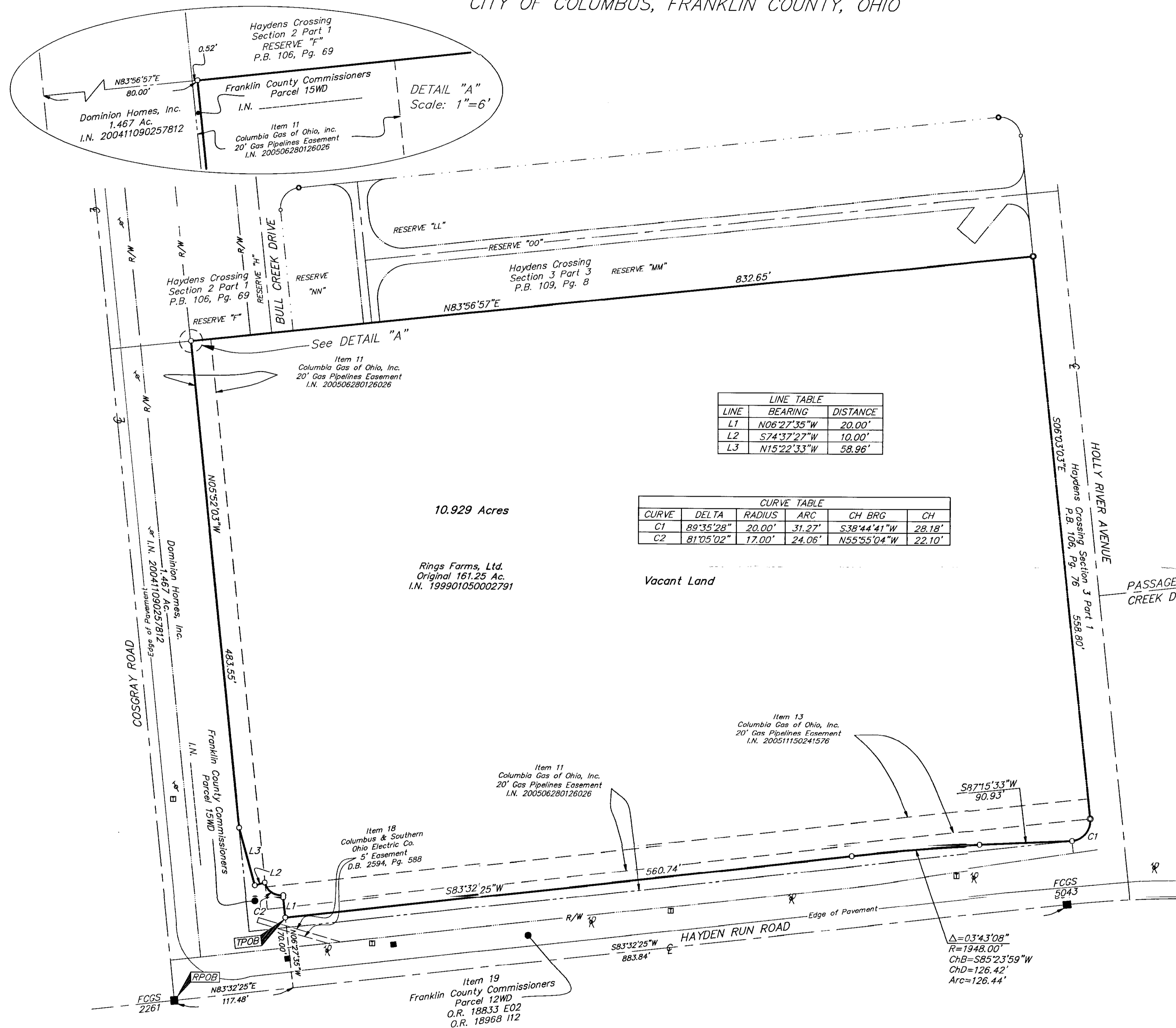
SURVEY NUMBER 6953

VIRGINIA MILITARY DISTRICT

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



Location Map (not to scale)



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N06°27'35"W | 20.00' |
| L2 | S74°37'27"W | 10.00' |
| L3 | N15°22'33"W | 58.96' |

| CURVE | DELTA | RADIUS | ARC | CH BRG | CH |
|-------|-----------|--------|--------|-------------|--------|
| C1 | 89°35'28" | 20.00' | 31.27' | S38°44'41"W | 28.18' |
| C2 | 81°05'02" | 17.00' | 24.06' | N55°55'04"W | 22.10' |

10.929 Acres

Rings Farms, Ltd.
Original 161.25 Ac.
I.N. 199901050002791

Vacant Land

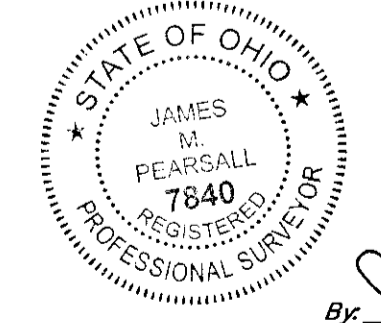
Schedule B Items from Title Commitment No. 1289261 issued by The Talon Group with an effective date of November 21, 2005 at 7:29 A.M.

- Item 10 Sanitary Sewer Easement to The City of Columbus, Ohio by Instrument Number 200412170286265 is NOT located on the subject tract.
- Item 11 20' Gas Pipelines Easement to Columbia Gas of Ohio, Inc. by Instrument Number 200506280126026 is located on the subject tract as shown hereon.
- Item 12 Sanitary Sewer Easement to The City of Columbus, Ohio by Instrument Number 200509230198827 is NOT located on the subject tract.
- Item 13 20' Gas Pipelines Easement to Columbia Gas of Ohio, Inc. by Instrument Number 200511150241576 is located on the subject tract as shown hereon.
- Item 14 Permanent Easement and Construction Easement to The City of Columbus, Ohio by Instrument Number 200406180141530 is NOT located on the subject tract.
- Item 15 Electric Easement to the Hilliards Light & Power Co. of record in Deed Book 840, Page 517 is NOT located on the subject tract.
- Item 16 The push pole easement to Ameritech Ohio, Inc of record in Deed Book 883, Page 117 is NOT located on the subject tract.
- Item 17 Blanket Easement to Inland Corporation of record in Deed Book 2567, Page 515 is located on the subject tract.
- Item 18 5' electric easement to The Columbus and Southern Ohio Electric Company of record in Deed Book 2594, Page 588 is NOT located on the subject tract as shown hereon.
- Item 19 Vacation description to The Franklin County Commissioners of record in Official Record Volume 18833 E02, re-recorded in Official Record Volume 18968 I12 is NOT located on the subject tract as shown hereon.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

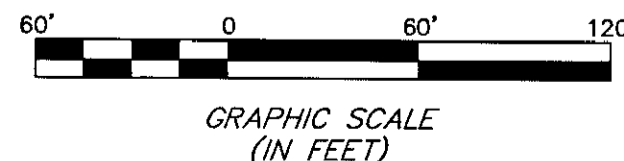
CERTIFICATION: Commitment No. 1289261
To: ECHO Real Estate Service Company, Rings Farms Ltd., an Ohio Limited Partnership, The Talon Group, & First American Title Insurance Company

This is to certify that this map and plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 11(a), & 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



By: James M. Pearson 5/23/06
Professional Surveyor No. 7840

| UTILITY LEGEND | |
|----------------|--------------------|
| ☒ | Utility Pole |
| ☐ | Telephone Pole |
| ☐ | Telephone Pedestal |
| ■ | Catch Basin |
| --- | Centerline |
| -R/W- | Right of Way Line |



- = Monument Found
- = Iron Pin Found
- = 1.3/16" I.D. Iron pipe set with cap inscribed EMHT INC
- = 1" Solid Iron Pin Set

RECEIVED
MAY 24 2006
Franklin County Engineer
Dean C. Ringle, PE, PP

| EMHT Evans, Mechwart, Hamblin & Tilk, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4000 Fax: 614.775.9800 | | Date: January 5, 2005 Scale: 1" = 60' Job No: 2005-2601 Sheet: 1 of 1 |
|--|---------|--|
| REVISIONS | | |
| MARK | DATE | DESCRIPTION |
| JEM | 5/16/06 | Remove 0.203 Ac. Parcel 15-WD |