ALTA/ACSM SURVEY
1.625 ACRE TRACT
LANDS OF HSR HOLDING LLC
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

<u>LEGAL DESCRIPTION – 1.625 ACRE TRACT</u>

Situated in the City of Worthington, County of Franklin, State of Ohio; also being a portion of Lot No. 7 of Northigh Acres Subdivision as recorded in Plat Book 15 Page 34, also being those lands as conveyed to HSR Holding LLC as described in Instrument No. 200711200200386; being more particularly described as follows:

Commencing at the intersection of the southerly right-of-way line of East Wilson Bridge Road (right-of-way varies) and the westerly right-of-way line of Westview Drive (50' right-of-way), said point being along the easterly line of Lot No. 19 of Geo. W. Keil's Subdivision of Lot No. 8 Northigh Acres as recorded in Plat Book 18, Page 43, said point also being the northeasterly corner of those lands as conveyed to Charles E. Metts as described in Instrument No. 200012150253705; thence,

Along the westerly right-of-way line of Westview Drive, also being along a portion of the easterly line of said Lot No. 19, also being along the easterly line of said lands of Charles E. Metts, South 03° 00' 29" West, for a distance of one hundred eighty-five and zero one-hundredths feet (185.00') to a 1/2" iron pipe found, said point being the southeasterly corner of said Lot No. 19, said point also being the southeasterly corner of said lands of Charles E. Metts, said point also being the northeasterly corner of Lot No. 7 of said Northigh Acres Subdivision, said point also being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along the westerly right-of-way line of Westview Drive, also being along the easterly line of said Lot No. 7, South 03° 00' 29" West, for a distance of one hundred ninety-nine and ninety-seven one-hundredths feet (199.97') to a point, said point being along the westerly right-of-way line of Westview Drive, said point also being the southeasterly corner of said Lot No. 7, said point also being the northeasterly corner of Lot No. 6 of said Northigh Acres Subdivision, said point also being the northeasterly corner of a 1.827 acre tract as conveyed to Imen Associates, LTD. as described in Official Record 31624 G-10, said point witnessed by a 1" iron pipe found that bears South 49° 36' 35" East for a distance of 0.16'; thence,

Along a portion of the northerly line of said 1.827 acre tract, also being along a portion of the northerly line of said Lot No. 6, North 86° 48' 02" West, for a distance of three hundred fifty-seven and thirty one-hundredths feet (357.30') to a point, said point being along the northerly line of said 1.827 acre tract, said point also being along the northerly line of said Lot No. 6, said point also being along the easterly right-of-way line of East Wilson Bridge Road, said point witnessed by a 3/4" iron pipe found that bears North 68° 43' 16" West for a distance of 0.46'; thence,

Along the easterly right-of-way line of East Wilson Bridge Road, North 04° 56' 26" East, for a distance of two hundred and six one-hundredths feet (200.06') to a point, said point being along the easterly right-of-way line of East Wilson Bridge Road, said point being along the northerly line of said Lot No. 7, said point also being along the southerly line of Lot No. 13 of Geo. W. Keil's Subdivision of Lot No. 8 Northigh Acres, said point also being the southwesterly corner of those lands as conveyed to Sandra & Charles Haycook as described in Instrument No. 200408270201435, said point witnessed by a 1" iron pipe found that bears North 14° 22' 56" West for a distance of 0.30'; thence,

Along a portion of the northerly line of said Lot No. 7, also being along a portion of the southerly line of said Lot No. 13 and then along the southerly lines of Lot No. 14 through Lot No. 19 of said Geo. W. Keil's Subdivision of Lot No. 8 Northigh Acres, also being along the southerly line of lands of said Sandra & Charles Haycook and then along the southerly line of lands as conveyed to Thelma J. Bonham as described in Instrument No. 200002290040076 and then along the southerly line of lands of said Charles E. Metts, South 86° 48' 02" East, for a distance of three hundred fifty and fifty-six one-hundredths feet (350.56') to the point of beginning, containing 1.625 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by Kleingers & Associates in April, 2009.

Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-CORS), with the westerly right-of-way line of Westview Drive being South 03° 00' 29" West, as determined by a GPS survey utilizing CORS station "COLB" as maintained by the Ohio Department of Transportation and monument "FCGS 2225".

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
FILE NO. CLE3282
EFFECTIVE DATE: DECEMBER 11, 2008
SCHEDULE B-SECTION II EXCEPTIONS

ITEMS 1-3 GENERAL EXCEPTIONS ARE NOT SURVEY- RELATED ITEMS AND CANNOT BE SHOWN GRAPHICALLY.

4.) NO ENCROACHMENTS NOTED.

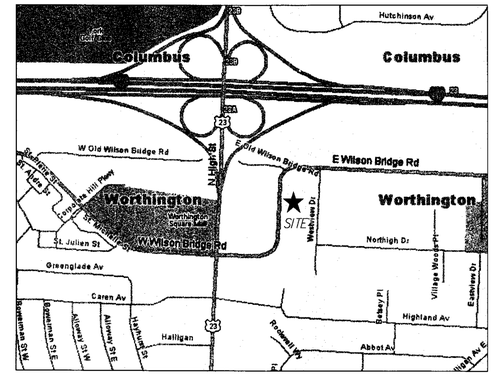
5.) ITEM RELATES TO TAXES AND CANNOT BE SHOWN GRAPHICALLY.

6.) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY RECORDED OCTOBER 10, 1972 IN VOLUME 3278 PAGE 577; ENCUMBERS THE SUBJECT PROPERTY AS SHOWN.

7.) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY RECORDED JUNE 1, 1965 IN VOLUME 2648 PAGE 445; DOES NOT ENCUMBER THE SUBJECT PROPERTY.

8.) RESTRICTIONS CONTAINED IN DEED RECORDED MARCH 14, 1929 IN DEED RECORD 910 PAGE 113; RESTRICTIONS CANNOT BE SHOWN GRAPHICALLY. RESTRICTIONS RELATE TO 1) THE MANUFACTURE AND SALE OF ALCOHOLIC BEVERAGES, 2) THE TYPE, VALUE AND SETBACK OF STRUCTURES CONSTRUCTED ON THE PROPERTY, AND THE PROHOBITION OF SIGNS DEEMED OBNOXIOUS TO A GOOD RESIDENTIAL NEIGHBORHOOD, AND 3) AND RESTRICTIONS TO THE PROPERTY BASED ON RACE. THE SETBACK RESTRICTION DOES NOT AFFECT THE SUBJECT PROPERTY; THE OTHER RESTRICTIONS APPLY TO THE SUBJECT PROPERTY.

9.) RESTRICTIONS AND CONDITIONS CONTAINED IN DOCUMENT TO THE COLUMBUS, DELAWARE AND MARION ELECTRIC COMPANY RECORDED MARCH 26, 1919 IN VOLUME 641 PAGE 245; RESTRICTIONS AND CONDITIONS RELATE TO PLACEMENT OF CROSS-OVERS, CATTLE GUARDS AND STOCK-PROOF FENCING; CANNOT BE SHOWN GRAPHICALLY. THESE RESTRICTIONS AND CONDITIONS DO NOT APPLY TO THE SUBJECT PROPERTY.



VICINITY MAP
NOT TO SCALE

<u>NOTES</u>

1.) OCCUPATION IN GENERAL FITS SURVEY.

2.) SOURCE DOCUMENTS AS NOTED.

3.) ALL MONUMENTATION IS IN GOOD CONDITION.

4.) BEARINGS ARE BASED ON THE WESTERLY LINE OF WESTVIEW DRIVE BEING S03°00'29"W BASED ON A GPS SURVEY UTILIZING CORS STATION "COLB" AND MONUMENT "FCGS2225".

5.) VERTICAL DATUM IS NAVD88, BASED ON MONUMENT D29 RESET.

6.) THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 39049C0157K EFFECTIVE JUNE 17, 2008.

7.) THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON APRIL 9, 2009; OUPS TICKET NUMBER A909901831 & A909901832.

8.) THERE ARE 47 REGULAR PARKING SPACES AND 1 HANDICAP PARKING SPACE ON THE PROPERTY.

9.) THE PROPERTY IS ZONED C-3: INSTITUTIONS & OFFICES, WITH A MIN. LOT WIDETH OF 100', A MIN. LOT AREA OF 20,000 SF, A FRONT SETBACK OF 50', A REAR SETBACK OF 30', A MIN. SIDE SETBACK OF 15', A MAX. OF 35% LOT COVERAGE, A MAX. BUILDING HEIGHT OF 45' AND 3 STORIES.

<u>REFERENCES</u>

1.) NORTHIGH ACRES SUBDIVISION; PLAT BOOK 15 PAGE 34

2.) GEO. W. KEIL'S SUBDIVISION OF LOT NO. 8 NORTHIGH ACRES; PLAT BOOK 18 PAGE 43.

3.) ODOT PLANS ENTITLED "FRA-270-14.83 N, FRANKLIN COUNTY, OHIO, SHARON TOWNSHIP, CITY OF WORTHINGTON", SHEET 1 OF 24, SHEET 12 OF 24 AND SHEET 19 OF 24.

<u>UTILITIES</u>

AMERICAN ELECTRIC POWER
ROD SLONEKER
840 TECH CENTER DRIVE
GAHANNA, OH 43239
614-883-6817

AT&T
DAVID SCOTT
111 N. FOURTH ST, ROOM 802
COLUMBUS, OH 43215
614-223-4362

COLUMBIA GAS
SCOTT BAKER
920 WEST GOODALE BOULEVARD
COLUMBUS, OH 43212
614-818-2104

COLUMBUS FIBERNET
IAN SMITH
1600 WALCUTT ROAD
COLUMBUS, OH 43228
614-850-4400

FIBERTECH NETWORKS
JAMES HIGHSMITH
140 ALLENS CREEK ROAD
ROCHESTER, NY 14681
585-697-5145

LEVEL 3 COMMUNICATIONS
KEN WULF
580 N. FOURTH ST, SUITE 100
COLUMBUS, OH 43215
614-441-0103

TIME WARNER COMMUNICATIONS
RAY MAURER
3760 INTERCHANGE ROAD
COLUMBUS, OH 43204
614-481-5262

TW TELECOM INC.
BOBB KURTO
250 W OLD WILSON BRIDGE RD, SUITE 130
WORTHINGTON, OH 43085
614-255-2128

WIDE OPEN WEST
JAYTEE NOVARIA
3675 CORPORATE DRIVE
COLUMBUS, OHIO 43231
614-948-4653

CITY OF WORTHINGTON
374 Highland Ave.
Worthington, OH 43085
614-431-2424

XO COMMUNICATION
BILL MARTIN
10 WEST BROAD STREET, SUITE 300
COLUMBUS, OH 43215
614-416-1703

LEGEND

MONUMENT BOX FOUND	EX. WATER VALVE
5/8" CAPPED IRON PIN SET	EX. WATER METER
5/8" IRON PIN FOUND	EX. CATCH BASIN
1" IRON PIPE FOUND	EX. MANHOLE
NAIL FOUND	EX. CHAIN LINK FENCE
NAIL SET	EX. WOOD FENCE
RAILROAD SPIKE FOUND	EX. WIRE FENCE
RAILROAD SPIKE SET	EX. UNDERGROUND ELECTRIC
CONCRETE MONUMENT FOUND	EX. OVERHEAD ELECTRIC
CONCRETE MONUMENT SET	EX. UNDERGROUND TELEPHONE
EX. WELL	EX. OVERHEAD TELEPHONE
EX. FIRE HYDRANT	EX. UNDERGROUND CABLE TELEVISION
EX. GROUND LIGHT	EX. OVERHEAD CABLE TELEVISION
EX. GUARD POST (PIPE BOLLARD)	EX. GAS MAIN
EX. LIGHT POLE	EX. WATER MAIN
EX. TELEPHONE POLE	EX. SANITARY SEWER
EX. POWER POLE	EX. STORM SEWER
EX. GUY WIRE	EX. SOFTWOOD TREE
EX. SIGN	EX. TREELINE
EX. HARDWOOD TREE	EX. CONTOUR LINES

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

<u>NOTE:</u>
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES. EXACT LOCATIONS CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

To HSR Holding LLC, Land and Mortgage Title Agency, LTD, and Old Republic National Title Insurance Company:

This is to certify that this map or 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 through 6, 7(a), 7(b)(1), 7(c), 8 through 10, 11(b), 13 and 14 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.

Michael L. Keller — Date
Professional Surveyor, Ohio License No. 7978

STATE OF OHIO · MICHAEL L. KELLER · 7978 · REGISTERED PROFESSIONAL SURVEYOR

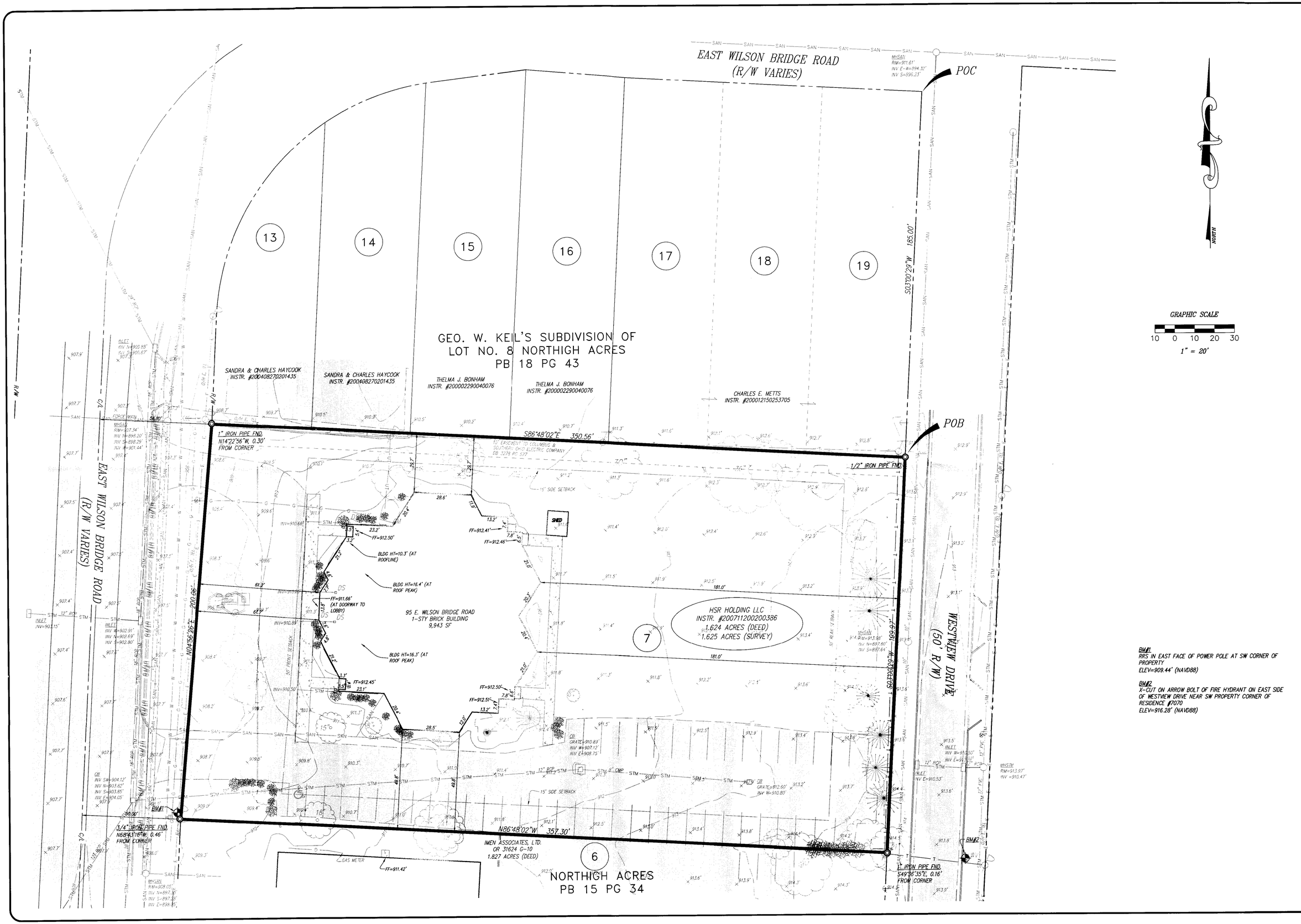
KLEINGERS & ASSOCIATES
350 Worthington Rd, Suite B, Westerville, OH 43082
(614) 882-4311 Fax (614) 882-4479
www.KLEINGERS.com

REVISIONS

ALTA/ACSM SURVEY
1.625 ACRE TRACT
LANDS OF HSR HOLDING LLC
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

SCALE:
DATE: 08-10-09
DRAWN: MLK
DESIGNED:
CHECKED:
XREF:
JOB NO.: 090228.001

HSR / WILSON BRIDGE



BM#1
RRS IN EAST FACE OF POWER POLE AT SW CORNER OF PROPERTY
ELEV=909.44' (NAVD88)

BM#2
X-CUT ON ARROW BOLT OF FIRE HYDRANT ON EAST SIDE OF WESTVIEW DRIVE NEAR SW PROPERTY CORNER OF RESIDENCE #7070
ELEV=916.28' (NAVD88)

STATE OF OHIO
MICHAEL L. KELLER
7978
REGISTERED PROFESSIONAL SURVEYOR

KLEINGERS & ASSOCIATES
350 Worthington Rd. Suite B, Westerville, OH 43082
(614) 882-4311 Fax (614) 882-4479
www.KLEINGERS.com

REVISIONS

ALTA/ACSM SURVEY
1.625 ACRE TRACT
LANDS OF HSR HOLDING LLC
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

SCALE: 1"=20'
DATE: 08-10-09
DRAWN: MLK
DESIGNED:
CHECKED:
XREF:
JOB NO.: 090228.001

HSR / WILSON BRIDGE