



LOCATION MAP
NO SCALE

LEGAL DESCRIPTION

DESCRIPTION FOR 3.116 ACRES
EAST SIDE OF HILLIARD-ROME ROAD
NORTH OF ROBERTS ROAD

Situated in the State of Ohio, County of Franklin, City of Hilliard, Survey No. 15022 of the Virginia Military District, and being out of that 4.045 acre tract conveyed to Vessel Partners, LLC of record in Instrument Number 200611220264980 and described as follows:

Beginning at a 3/4" iron pipe found marking the northeast corner of said 4.045 acre tract, the same being a corner to Lot 7 of 'Richlance Acres' as recorded in Plat Book 37, Page 76;

Thence S 03° 53' 55" E, with the east line of said 4.045 acre tract, the same being a west line of said 'Richlance Acres', and a west line of 'Richlance Acres Section 2' as recorded in Plat Book 67, Page 98, 257.55 feet to a 5/8" rebar found marking the southeast corner of said 4.045 acre tract, the same being the original northeast corner of that 2.359 acre tract conveyed to Michael D. Santry and Paula S. Santry of record in Instrument Number 200507230227946;

Thence S 82° 41' 11" W, with the common line to said 4.045 acre and 2.359 acre tracts, 323.25 feet to an iron pin set marking a southwest corner to said 4.045 acre tract, the same being the southeast corner of Parcel I as shown in the deed to Imogene E. Slane of record in Instrument Number 19991180288717;

Thence N 03° 03' 47" E, with a common line to said 4.045 acre tract and said Parcel I, 100.05 feet to a 5/8" rebar found marking a common corner thereof;

Thence S 82° 41' 47" W, with a common line to said 4.045 acre tract and said Parcel I, and with the common line to said 4.045 acre tract and the remainder of Parcel II as shown in said deed to Imogene E. Slane, 397.32 feet to an iron pin set marking a southwest corner to said 4.045 acre tract, the same being the southeast corner of Parcel 52W as shown in the deed to the City of Hilliard of record in Instrument Number 200511040233443, the same being the northeast corner of Parcel 50W as shown in the deed to the City of Hilliard of record in Instrument Number 200508310180068, and in the east right-of-way line for Hilliard-Rome Road;

Thence N 03° 09' 37" E, with a west line of said 4.045 acre tract, the same being the east line of said Parcel 52W and said east right-of-way line, 54.40 feet to an iron pin set;

Thence across said 4.045 acre tract, the following courses:

- N 82° 41' 47" E, 435.65 feet to an iron pin set;
- N 00° 00' 00" E, 67.93 feet to an iron pin set;
- N 90° 00' 00" W, 226.39 feet to an iron pin set;

S 88° 39' 12" W, 26.24 feet to a corner of said 4.045 acre tract, the same being the original southeast corner of the remainder of that 0.50 acre tract conveyed to Clarence D. Weeks and Belva L. Weeks of record in Deed Book 1715, Page 313, witness a pinch top iron rod found South 1.39' and East 2.34';

Thence N 03° 03' 47" E, with a common line to said 4.045 acre and 0.50 acre tracts, 100.00 feet to a 3/4" iron pipe found marking a northwest corner to said 4.045 acre tract, the same being the original northeast corner of said 0.50 acre tract, in a south line of said 'Richlance Acres';

Thence N 88° 39' 28" E, with a north line of said 4.045 acre tract, the same being a south line of said 'Richlance Acres', 501.45 feet to the Point of Beginning. Containing 3.116 acres of land, more or less, as calculated by the above courses. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Doddign, P.S. 8999 on August 19, 2010 and is based on an actual field survey performed in September 2008.

All iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed 'Advanced 7661'.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the NAD83, Ohio State Plane Coordinate System, South Zone (1985 Adjustment). A bearing of N 22° 30' 10" W was held between monuments 'FCGS 6665' and 'T 12'.

MISCELLANEOUS NOTES

Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

There is no above ground 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.

The land shown hereon is all of the land as described in Schedule A of the title commitment as issued by Chicago Title Insurance Company, File No. 2010-086, effective date August 17, 2010 at 8:00 A.M.

STATEMENT OF ENCROACHMENTS

None visible.

FLOOD NOTE

By graphic plotting only this property is located in Zone X (areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C0120 G, with an effective date of August 21, 1995, in Franklin County, Ohio. No field surveying was performed to determine this zone.

NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF FILE NO. 2010-086

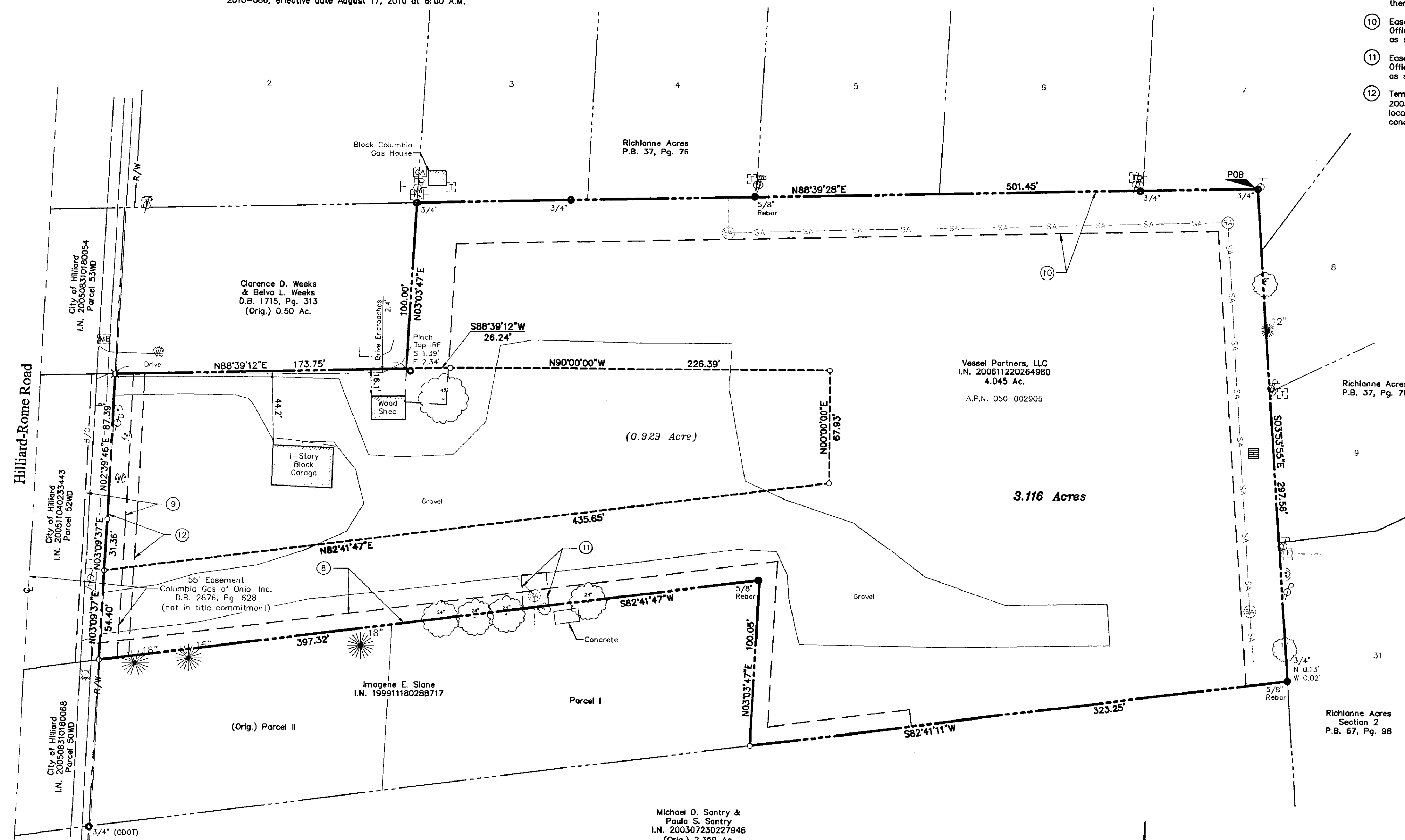
- 6 Subject parcel is located within the area described in an easement to the Ohio Fuel & Gas Co. of record in D.B. 945, Pg. 588, Recorder's Office, Franklin County, Ohio. Said easement is 'blanket' and is not plotted hereon.
- 7 Easement to the County of Franklin of record in D.B. 3124, Pg. 84, Recorder's Office, Franklin County, Ohio. Easement is not located on the subject property and is not shown hereon.
- 8 Easement to Columbia Gas of Ohio, Inc. of record in O.R. 10336B13, Recorder's Office, Franklin County, Ohio. Easement is located on the subject property as shown hereon.
- 9 Temporary Easement to the City of Hilliard, Ohio of record in O.R. 13961A19, Recorder's Office, Franklin County, Ohio. Easement is located on the subject property as shown hereon and may have expired per conditions stated therein.
- 10 Easement to the City of Hilliard, Ohio of record in O.R. 1553806, Recorder's Office, Franklin County, Ohio. Easement is located on the subject property as shown hereon.
- 11 Easement to the City of Hilliard, Ohio of record in O.R. 33175F14, Recorder's Office, Franklin County, Ohio. Easement is located on the subject property as shown hereon.
- 12 Temporary Easement to the City of Hilliard, Ohio of record in I.N. 200511040233444, Recorder's Office, Franklin County, Ohio. Easement is located on the subject property as shown hereon and will expire when conditions stated therein are met.

LEGEND

- Iron Pipe Found
- Iron Rod Found
- PK Nail Found
- RR Spike Found
- Monument Box
- Concrete Post
- Tacked Hub / Trav Pt
- Post Sign / Lamp
- Sign
- Billboard / OH Sign
- Deciduous Tree
- Pine Tree
- Shrub
- Sanitary Manhole
- Sanitary Cleanout
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Gas Valve
- Gas Meter
- Underground Line Marker
- Sprinkler Valve Box
- Iron Pin Set
- PK Nail Set
- RR Spike Set
- Monument
- Electric Manhole
- Electric Transformer
- Comm Manhole
- Tel Pedestal
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Pole Tel
- Pole Tel Light
- Pole Light
- Pole Signal
- Traffic Box
- Guy Pole
- Guy Wire
- Fire Hydrant
- Water Valve
- Mailbox
- Monitoring Well

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed 'Advanced 7661'.

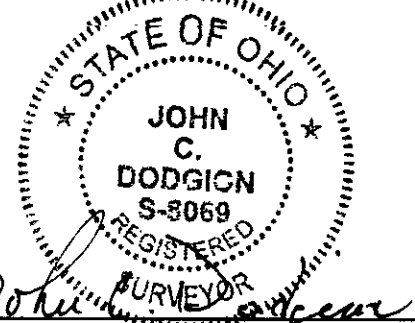
BASIS OF BEARINGS: Bearings shown hereon are based on the NAD83, Ohio State Plane Coordinate System, South Zone (1985 Adjustment). A bearing of N 22° 30' 10" W was held between monuments 'FCGS 6665' and 'T 12'.



ALTA / ACSM CERTIFICATION

To: Brexton Vessel I, Ltd.
Advantage Bank
Cornerstone Title Agency, LLC
Chicago Title Insurance Company

This is to certify, to the best of my knowledge and belief, 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-A, 8, 9, 10, 11a, and 15 thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of the 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.

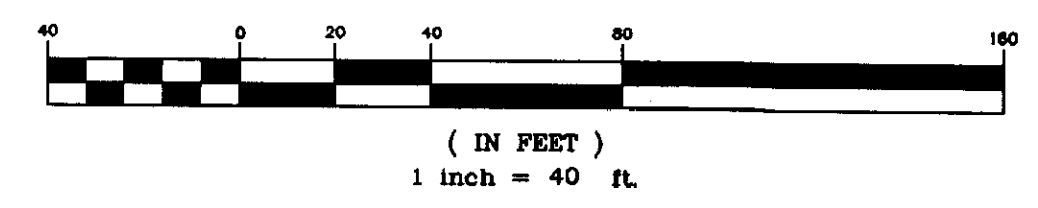


John C. Doddign, P.S. 8069
08/26/2010

RECEIVED

Aug 26 2010
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

GRAPHIC SCALE



Survey No. 15022 of the Virginia Military District
City of Hilliard, Franklin County, Ohio

**ALTA/ACSM
LAND TITLE SURVEY
FOR
VESSEL PARTNERS, LLC**

422 Beecher Road
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7755

**ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS**

SCALE: 1" = 40'
DATE: 11/20/2006
REVISED: 08/19/2010

SHEET 1 / 1