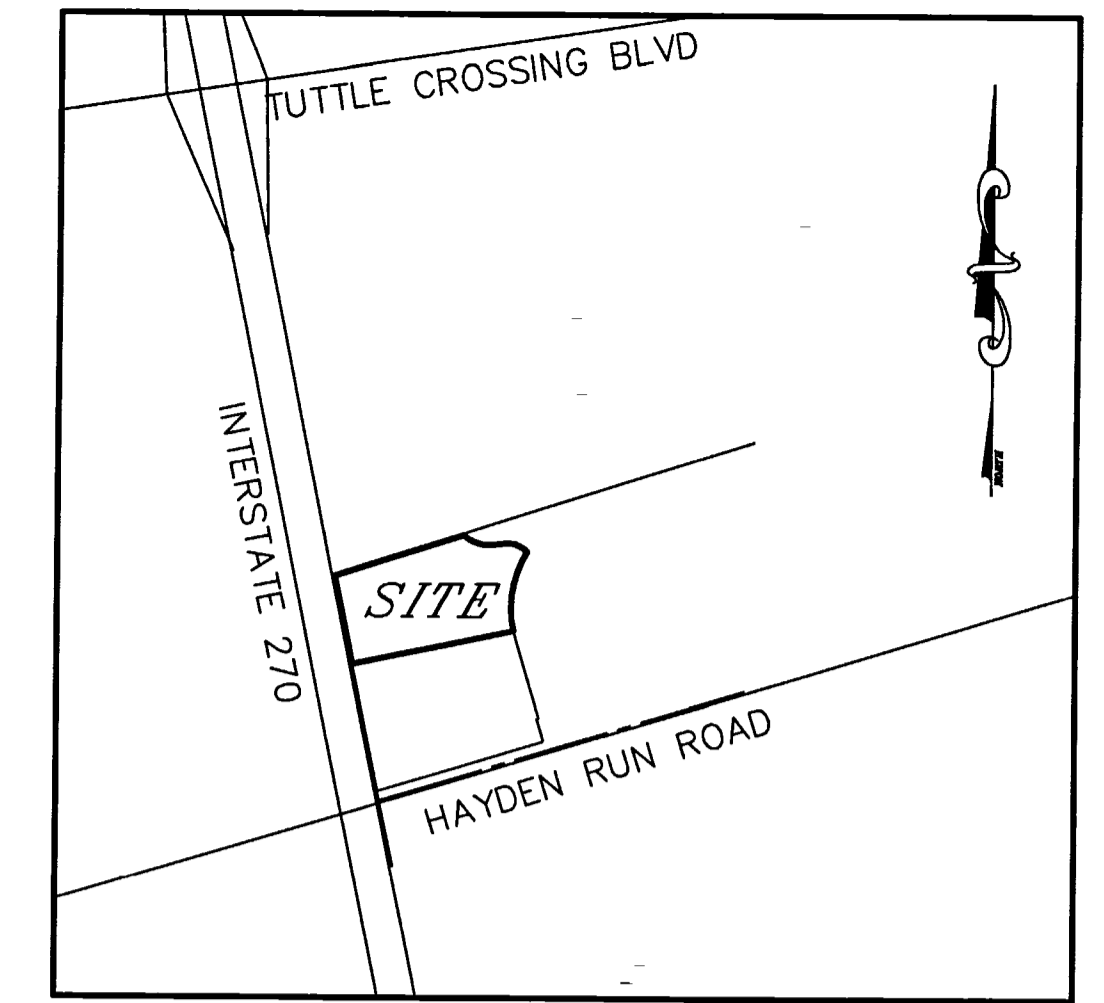


SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, IN VIRGINIA MILITARY SURVEY NO. 2418



LOCATION MAP

NOT TO SCALE

DESCRIPTION OF 10.393 ACRE TRACT OF LAND

Situated in the State of Ohio, County of Franklin, City of Columbus in Virginia Military Survey No. 2418 and being 10.393 acres a portion of the tract of land conveyed to Casto-Edwards Hayden Run Limited as recorded in Instrument Number 201106020069379 (all references refer to records in the Franklin County Recorder's Office, Ohio) and more fully described as follows:

Beginning for reference at an existing railroad spike in the centerline of Hayden Run Road at the southwest corner of a 0.778 acre tract conveyed to the City of Columbus (IN 200802290031244) being on the easterly right of way of Interstate 270, Ohio Department of Transportation right of way plans for FRA-270-3.47 N parcel 225-WL as conveyed to the State of Ohio (DB 2678, PG 380), said spike also being South 73° 14' 09" West a distance of 1988.07 feet, along the centerline of said Hayden Run Road from existing Franklin County Monument No. 5274;

Thence North 11°37'10" West a distance of 721.35 feet, along the easterly right of way of said Interstate I-270, passing over an existing 3/4" ID pipe at 50.24 feet, to a 3/4" ID pipe set being the Point of Beginning;

Thence North 11°37'10" West a distance of 464.44 feet, along the easterly right of way of said Interstate I-270, to an existing 3/4" ID pipe at the southwestern property corner of Broadway Condominiums, LLC being a portion of the original 16.529 acre tract (IN 2005092000195920);

Thence along the southerly property line of said original 16.529 acre tract the following four courses:

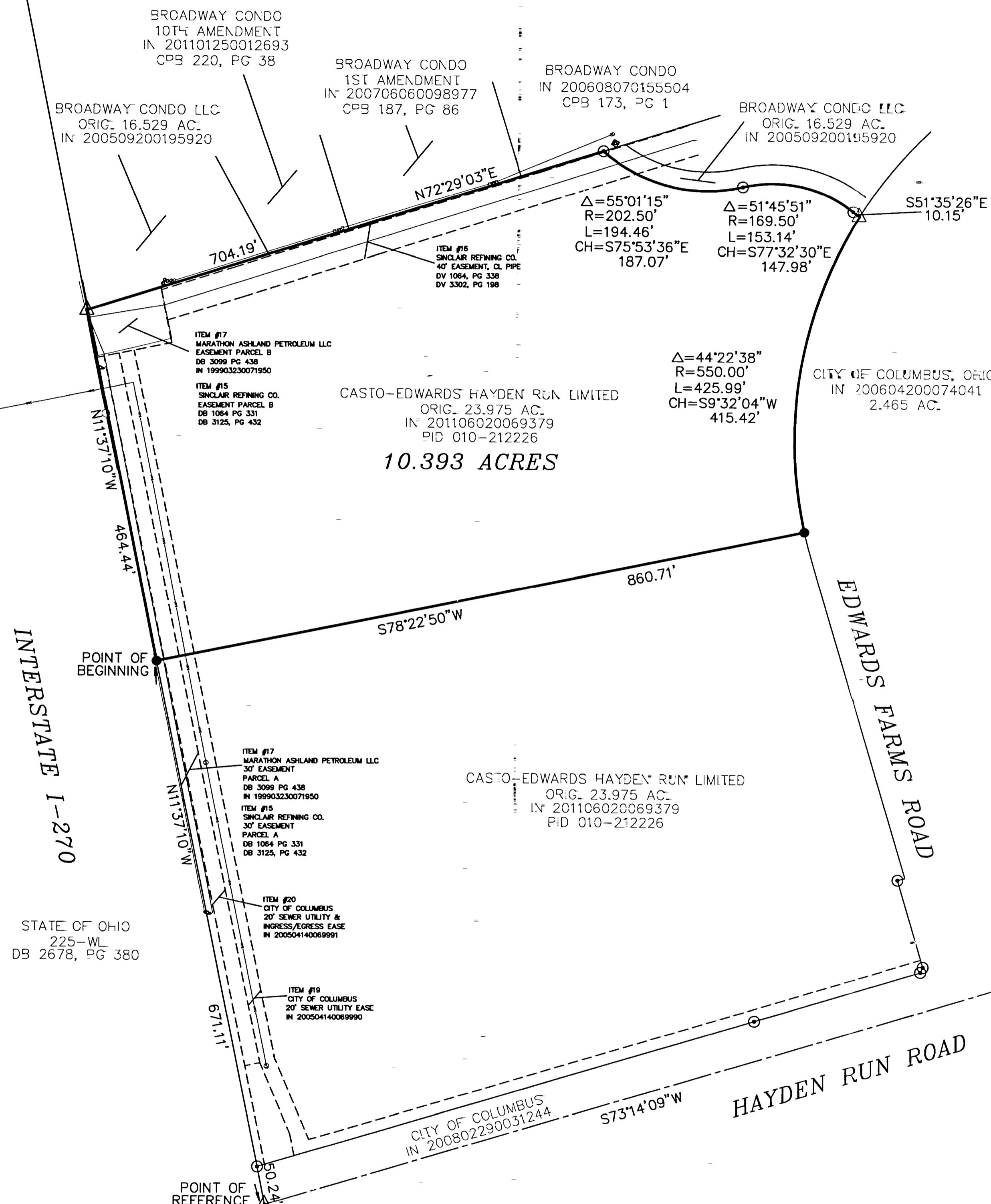
- 1) Thence North 72°29'03" East a distance of 704.19 feet to an existing 3/4" ID pipe;
- 2) Thence along a curve to the left (delta=55°01'15", radius=202.50 feet, length=194.46 feet) a chord bearing South 75°53'36" East a distance of 187.07 feet to an existing 3/4" ID pipe;
- 3) Thence along a curve to the right (delta=51°45'51", radius=169.50 feet, length=153.14 feet) a chord bearing South 77°32'30" East a distance of 147.98 feet to an existing 3/4" ID pipe;
- 4) Thence South 51°35'26" East a distance of 10.15 feet to an existing rail road spike in a westerly right of way of Edwards Farms Road as conveyed to the City of Columbus 2.465 acre tract (IN 200604200074041);

Thence along a curve to the left (delta=44°22'38", radius=550.00 feet, length=425.99 feet) a chord bearing South 9°32'04" West a distance of 415.42 feet, along a westerly right of way of said Edwards Farms Road 2.465 acre tract to a 3/4" ID pipe set;

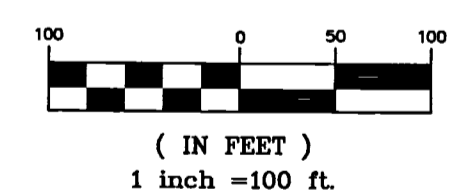
Thence South 78°22'50" West a distance of 860.71 feet to the Point of Beginning containing 10.393 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in July of 2012.

Bearings are based upon the easterly right of way of Interstate I-270 of Ohio Department of Transportation right of way plans for FRA-270-3.47 N, an assumed bearing of North 11°37'10" West was used and all other bearings were based upon this meridian.

071612-L1



GRAPHIC SCALE



RECEIVED

JUL 18 2012

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

LEGEND

- ☒ EXISTING FRANKLIN COUNTY MONUMENT
- EXISTING 3/4" ID PIPE FOUND
- 3/4" ID PIPE SET
- ▲ EXISTING RAIL ROAD SPIKE
- SANITARY MANHOLE
- ⊙ GAS VALVE
- ⌈ STORM CATCH BASIN
- ⊙ STORM MANHOLE
- ⌈ STORM INLET
- ⌈ TELEPHONE PEDISTAL
- SIGN
- ⊙ WATER VALVE
- ⌈ FIRE HYDRANT
- ⊙ ELECTRIC MANHOLE
- ⊙ POWER POLE
- GUY POLE
- ☒ ELECTRIC BOX
- ☆ LIGHT POLE
- LANDSCAPE LIGHT

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 52130279
EFFECTIVE DATE: JUNE 15, 2012 AT 6:00 A.M.

ITEM	DOCUMENT	GRANTEE	REMARK
15	DB 1064, PG 331	SINCLAIR REFINING CO	RIGHT OF WAY ON SITE
15	DB 1599, PG 305	PURE TRANSPORTATION CO.	ASSIGNMENT FROM SINCLAIR REFINING CO.
15	VOL 190, PG 451	OHIO RIVER PIPE LINE CO.	ASSIGNMENT FROM PURE TRANSPORTATION CO.
15	DB 3125, PG 432	ASHLAND OIL, INC.	ON SITE AS SHOWN
16	DB 1064, PG 338	SINCLAIR REFINING CO	RIGHT OF WAY ON SITE
16	DB 1599, PG 305	PURE TRANSPORTATION CO.	ASSIGNMENT FROM SINCLAIR REFINING CO.
16	VOL 190, PG 451	OHIO RIVER PIPE LINE CO.	ASSIGNMENT FROM PURE TRANSPORTATION CO.
16	DB 3302, PG 198	PURE TRANSPORTATION CO.	PARTIAL RELEASE, AFFECTS SITE
16	ORV 4694, PG A17	ASHLAND OIL, INC.	NOT ON SITE
17	DB 3099, PG 438	ASHLAND OIL, INC.	RIGHT OF WAY ON SITE AS SHOWN
17	IN 199903230071950	MARATHON ASHLAND PETRO. LLC	RIGHT OF WAY ON SITE AS SHOWN
18	IN 199909170236395	CITY OF COLUMBUS	NOT ON SITE
19	IN 200504140069990	CITY OF COLUMBUS	RIGHT OF WAY ON SITE AS SHOWN
20	IN 20050410039991	CITY OF COLUMBUS	RIGHT OF WAY ON SITE AS SHOWN

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
By *Frank C. Long* 12 July 2012
FRANK C. LONG
PROFESSIONAL SURVEYOR NO. 6615

LOT SPLIT SURVEY

LOCATION
EAST OF I-270
WEST OF EDWARDS FARMS RD
NORTH OF HAYDEN RUN RD

CLIENT
EDWARDS COMMUN. DEVELOP CO.

PREPARED BY:
HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers & Surveyors
883 North Cassady Avenue
Columbus, Ohio 43210
Telephone: (614) 252-0993
Fax: (614) 252-0444

DRAWN BY: FCL CHECKED BY: FCL ORDER No. 42822/10.1 AREA No. 10-7 SHEET 1 OF 1
SCALE: 1"=100' DATE: JULY 2012