

LOCATION MAP
NO SCALE

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 1, Range 18, United States Military District and being all the residue of that 3.432 acre tract conveyed to De Santis Florists Incorporated of record in Deed Book 3727, Page 725 and described as follows:

Beginning at a 3/4" iron pipe found marking the original northwest corner of said 3.432 acre tract, the same being the southwest corner of Parcel No. 41-WD1 as shown in the deed to City of Columbus of record in Deed Book 3362, Page 315, in the original centerline for Henderson Road and in the east railroad right-of-way line for Chesapeake and Ohio Railway Co. of record in Deed Book 924, Page 338, n.k.a. CSX Transportation, Inc. successor by merger of record in Official Record 13283013 and Official Record 13276A14, (see also Right-Of-Way and Track Map for the Hocking Valley R.Y. Co. Toledo Division, Station 313+98 to Station 367+18, December 4, 1918, Roll 16, Image 10);

Thence S 86° 26' 03" E, along an original north line of said 3.432 acre tract, the same being the south line of said Parcel No. 41-WD1 and said original centerline, being the south right-of-way line for Henderson Road (Relocated), 294.00 feet to an original northeast corner of said 3.432 acre tract, the same being the southeast corner of said Parcel No. 41-WD1, the northwest corner of Parcel No. 42-WD as shown in the deed to City of Columbus of record in Deed Book 3481, Page 34 and the southwest corner of Parcel 43-WD1 as shown in the deed to City of Columbus of record in Deed Book 3697, Page 91, witness a 3/4" iron pipe found 0.24 feet North and 0.45 feet East;

Thence S 14° 26' 58" E, along an original east line of said 3.432 acre tract, the same being the west line of said Parcel 42-WD, being the west right-of-way line for DeSantis Court, 48.05 feet to an iron pin set marking an original southeast corner of said 3.432 acre tract, the same being the southwest corner of said Parcel No. 42-WD;

Thence S 83° 32' 22" E, along an original north line of said 3.432 acre tract, the same being the south line of said Parcel 42-WD, being the south right-of-way line for said DeSantis Court, 18.79 feet to an iron pin set marking an original northeast corner of said 3.432 acre tract, the same being a northwest corner of that 6.564 acre tract conveyed to SH 721 LLC of record in Instrument Number 200807240113173;

Thence S 00° 47' 30" W, along a common line to said 3.432 acre and 6.564 acre tracts, 148.35 feet to a 3/4" iron pipe found marking a common corner thereof;

Thence S 86° 48' 05" E, along a common line to said 3.432 acre and 6.564 acre tracts, 35.33 feet to an iron pin set marking a common corner thereof;

Thence S 02° 27' 35" W, along a common line to said 3.432 acre and 6.564 acre tracts, 37.45 feet to a 3/4" iron pipe found marking a common angle point;

Thence S 03° 48' 15" W, along a common line to said 3.432 acre and 6.564 acre tracts, 257.94 feet to an iron pin set marking a common corner thereof;

Thence N 86° 11' 47" W, along the original south line of said 3.432 acre tract, the same being a north line of said 6.564 acre tract, 259.09 feet to a 3/4" iron pipe capped Exhibit found marking the original southwest corner of said 3.432 acre tract, the same being a northwest corner of said 6.564 acre tract, in said east railroad right-of-way line for CSX Transportation, Inc.;

Thence N 09° 11' 44" W, along the original west line of said 3.432 acre tract, the same being said east railroad right-of-way line, 501.12 feet to the Point of Beginning, and containing 3.332 acres, more or less. The above description was prepared by Advanced Civil Design, Inc. on 09/22/2011 and is based on existing records and an actual field survey.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

Bearings are based on the Ohio State Plane Coordinate System per NAD83 CORS96. A bearing of N 09° 11' 44" W was held for the west line of the 3.432 acre tract recorded in Deed Book 3727, Page 725.

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

MISCELLANEOUS NOTES

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

There is no observable above ground 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 described hereon is the land as described in Schedule A of the title commitment as issued by Village Communities Title, LLC, Commitment No. 110041-VC, effective date August 17, 2011 at 7:30 A.M.

LEGEND

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

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FLOOD NOTE

By graphic plotting only this property is located in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain.) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C0166K, with an effective date of 06/17/2008, in Franklin County, Ohio. No field surveying was performed to determine this zone.

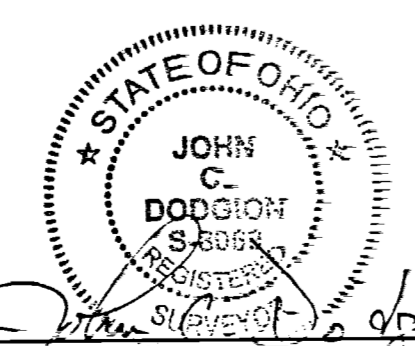
NOTES CORRESPONDING TO SCHEDULE B - SECTION TWO OF COMMITMENT NO. 110041-VC

- 10 Easement for telephone facilities to Ohio Bell Telephone Company in D.B. 989, Pg. 346 is located on the subject parcel as shown hereon.
- 11 Easement for electric facilities to Columbus and Southern Ohio Electric Company in D.B. 1928, Pg. 2 is located on the subject parcel as shown hereon.
- 12 Easement for electric facilities to Columbus and Southern Ohio Electric Company in D.B. 2309, Pg. 546 is located on the subject parcel as shown hereon.
- 13 Easement for sewer facilities to City of Columbus in D.B. 2561, Pg. 490 is not located on the subject parcel as shown hereon.
- 14 Easement for water line to City of Columbus in D.B. 2673, Pg. 314 is located on the subject parcel as shown hereon.
- 15 Easement for gas facilities to Columbia Gas of Ohio, Inc. in D.B. 2894, Pg. 326 is located on the subject parcel as shown hereon.
- 16 Easement for telephone facilities to Ohio Bell Telephone Company in D.B. 3045, Pg. 412 is located on the subject parcel as shown hereon.
- 17 Easement for gas facilities to Columbia Gas of Ohio, Inc. in D.B. 3282, Pg. 284 is located on the subject parcel; Blanket Easement.
- 18 Easement for electric facilities to Columbus and Southern Ohio Electric Company in D.B. 3404, Pg. 293 is located on the subject parcel as shown hereon.
- 19 Easement for telephone facilities to Ohio Bell Telephone Company in D.B. 3412, Pg. 307 is located on the subject parcel as shown hereon.
- 20 Easements for construction purposes to City of Columbus in D.B. 3481, Pg. 34 were for "during the period of construction" (1975) and are not shown.
- 21 Easement for ingress and egress to Henderson Ministorage, Ltd. in O.R. 32041B18 is located on the subject parcel as shown hereon.
- 22 Subject parcel is located within the area described in Exhibit A in the Declaration of Restrictions and Right of First Refusal in I.N. 200105040096890.

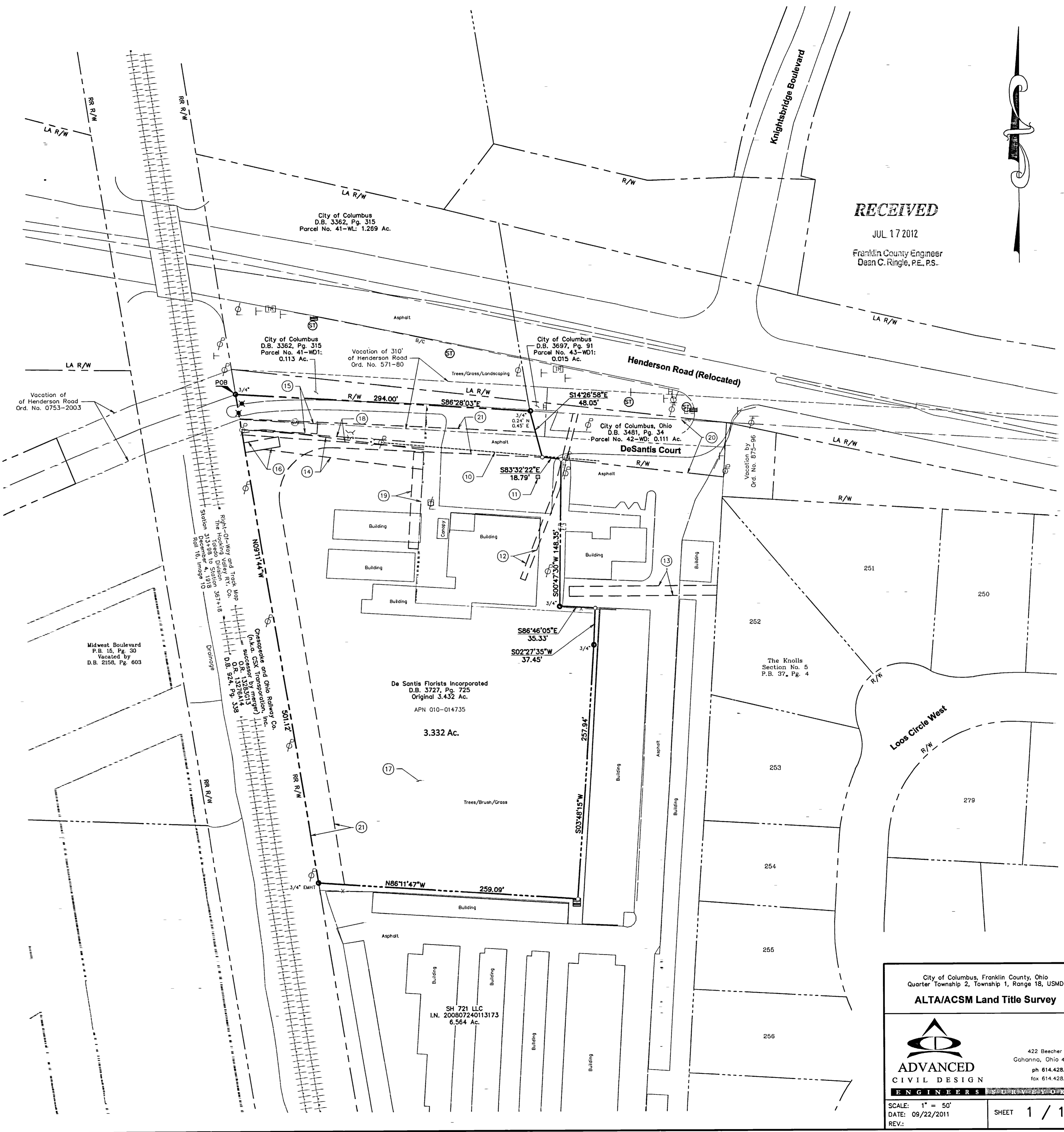
ALTA / ACSM CERTIFICATION

To: Preferred Real Estate Investments II, Commerce National Bank, Village Communities Title, LLC and First American Title Insurance Company;

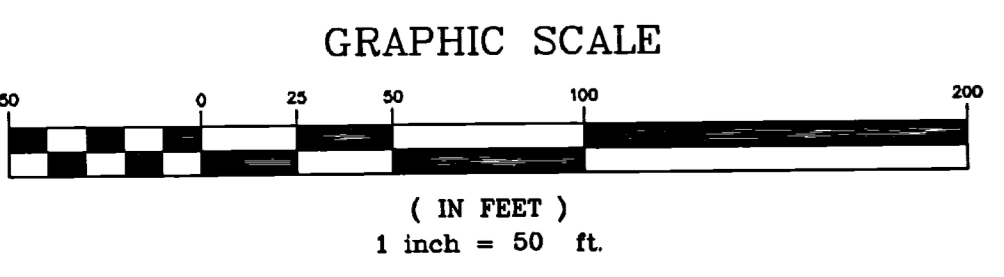
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 9, 11a and 15 of Table A thereof. The field work was completed on September 06, 2011.



John C. Dodgion, P.S. 8069



RECEIVED
JUL 17 2012
Franklin County Engineer
Dean C. Ringle, P.E., P.S.



City of Columbus, Franklin County, Ohio
Quarter Township 2, Township 1, Range 18, USMD

ALTA/ACSM Land Title Survey

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ENGINEERS

SCALE: 1" = 50'
DATE: 09/22/2011
REV:

SHEET 1 / 1