



DESCRIPTION OF A 4.000 ACRE TRACT AT 1109-1111 GENEVA AVENUE, FRANKLIN TOWNSHIP, FRANKLIN CO., OHIO  
Sited in the State of Ohio, County of Franklin, Township of Franklin, in Virginia Military Survey No. 717 and being all of a 4.01 acre tract of land (4,000 acres by recent survey) conveyed to Avalon MHP, LLC, by deed of record in Instrument 200912240186457, all records referenced to the Recorder's Office, Franklin County, Ohio and bounded and described as follows:  
Beginning at a P.K. nail set in the centerline of Geneva Avenue (50 feet in width), as accepted by Road Record 13, Pages 124-129, at the northeast corner of Lot No. One (1) of F. A. Stock's Subdivision, as shown of record on page 52 in the 1937 Plat Book in the Franklin County Engineer's Office, at a southeast corner of said 4,000 acre tract and at the northeast corner of a 0.362 acre tract of land (Lot No. 1) conveyed, as Parcel 2, to Marilyn J. Canter, Trustee, by deed of record in Instrument 20105190064554;  
thence N 77° 09' 21" W along the north line of said Lot No. 1, along a south line of said 4,000 acre tract and along the north line of said 0.362 acre tract (Parcel 2) a distance of 224.30 feet to a 1" I.D. iron pipe found at the northwest corner of said Lot No. 1, at a corner of said 4,000 acre tract and at the northwest corner of said 0.362 acre tract (Parcel 2) (passing a 3/4" I.D. iron pipe set in the west right-of-way line of Geneva Avenue at 25.00 feet);  
thence S 13° 12' 07" W along the west line of said Lot No. 1, along an east line of said 4,000 acre tract, along the west line of said 0.362 acre tract (Parcel 2), along the west line of Lot No. Two (2), as shown upon said plat of F. A. Stock's Subdivision, said Lot No. 2 having been conveyed as a 0.362 acre tract of land (Parcel 3), to Marilyn J. Canter, Trustee, by deed of record in Instrument 20105190064554, along the west line of Lot No. Three (3), as shown upon said plat of F. A. Stock's Subdivision, said Lot No. 3 having been conveyed as a 0.362 acre tract of land (Parcel 4), to Marilyn J. Canter, Trustee, by deed of record in Instrument 20105190064554, and along the west line of Lot No. Four (4), as shown upon said plat of F. A. Stock's Subdivision, said Lot No. 4 having been conveyed as a 0.362 acre tract of land, to Darryl M. & Kandice O. Hackley, by deed of record in Instrument 20111070143773 a distance of 280.28 feet to a 1" I.D. iron pipe found at the southwest corner of said Lot No. 4, at a southeast corner of said 4,000 acre tract, at the northwest corner of Lot No. Five (5), as shown upon said plat of F. A. Stock's Subdivision, said Lot No. 5 having been conveyed as a 0.44 acre tract of land, to Darryl M. Hackley and Kandice O. Holton, by deed of record in Official Record 17741, Page 1 01, and at the northeast corner of a 0.848 acre tract of land conveyed to Danny R. Jones, by deed of record in Instrument 200803310048154;  
thence N 77° 01' 00" W along a south line of said 4,000 acre tract and along the north line of said 0.848 acre tract a distance of 107.00 feet to a 3/4" I.D. iron pipe set at a southwest corner of said 4,000 acre tract, at the northwest corner of said 0.848 acre tract and in the east line of a 2.5 acre tract of land conveyed to Danny R. Jones, Trustee, by deed of record in Instrument 200706270112339;  
thence N 13° 06' 31" E along a west line of said 4,000 acre tract and along a portion of the east line of said 2.5 acre tract a distance of 337.85 feet to a 3/4" I.D. iron pipe found at a corner of said 4,000 acre tract and at the northeast corner of said 2.5 acre tract;  
thence N 75° 50' 17" W along a south line of said 4,000 acre tract and along a portion of the north line of said 2.5 acre tract a distance of 117.11 feet to a 3/4" I.D. iron pipe found at southwest corner of said 4,000 acre tract and at the southeast corner of a 0.25 acre tract of land conveyed, as Parcel 1, to CRA-CO Investments, LLC, by deeds of record in Instrument 201007070084822, Instrument 201007070084823 and Instrument 201007070084824;  
thence S 77° 05' 00" E along a north line of said 4,000 acre tract and along the south line of said 0.25 acre tract (Parcel 1) a distance of 225.11 feet to a point at a northeast corner of said 4,000 acre tract, at the southeast corner of said 0.25 acre tract (Parcel 1) and in the west line of a 0.567 acre tract of land conveyed to Michael W. Harrison, by deed of record in Instrument 20040429007224, said point being referenced by a 5/8" solid found S 65° 36' 13" W a distance of 1.01 feet;  
thence S 13° 08' 56" W along an east line of said 4,000 acre tract, along a portion of the west line of said 0.567 acre tract, along the west line of a tract of land conveyed to Jean M. Owens, by deeds of record in Official Record 13228, Page A 02 and Official Record 30117, Page C 06, along the west line of a 0.45 acre tract of land conveyed to Wanda Lee Green, by deed of record in Instrument 199709220097887 and along the west line of a 0.506 acre tract of land conveyed to Judith A. Porter, by deed of record in Deed Book 3520, Page 67 a distance of 387.89 feet to a 3/4" I.D. iron pipe set at a corner said 4,000 acre tract and at the southwest corner of said 0.506 acre tract;  
thence S 77° 05' 00" E along a north line of said 4,000 acre tract and along the south line of said 0.506 acre tract a distance of 225.00 feet to a P.K. nail set in the centerline of Geneva Avenue, at a northeast corner of said 4,000 acre tract and at the southeast corner of said 0.506 acre tract (passing a 3/4" I.D. iron pipe set in the west right-of-way line of Geneva Avenue at 200.00 feet);  
thence S 13° 08' 56" W along the centerline of said Geneva Avenue and along an east line of said 4,000 acre tract a distance of 142.27 feet to the place of beginning;  
containing 4,000 acres of land, more or less, and being subject to all easements and restrictions of record. Of said 4,000 acres, 3,270 acres are within P.N. 140-003869, 0.485 acre is with P.N. 140-003780 and 0.245 acre is within P.N. 140-003775.  
The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey, performed under his supervision, in August, 2012. 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "BIRD & BULL, INC.". Basis of Bearings is the most westerly line of said 4.01 acre tract of land, being N 13° 00' 00" E, of record in Instrument 200912240186457, Recorder's Office, Franklin County, Ohio, and all other bearings are based upon this meridian.

F.A. STOCK'S SUBDIVISION  
1937 PLAT BOOK, PG. 52

ALTA SYMBOLS LEGEND

Table with 3 columns: Symbol, Description, and Notes. Includes symbols for signs, street signs, utility lines, and other features.

ALTA/ACSM LAND TITLE SURVEY

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. 1899735NE  
EFFECTIVE DATE: AUGUST 29, 2012 AT 7:30 A.M.

To: First American Title Insurance Company  
Avalon MHP, LLC  
ABD Management LLC  
The Faley Banking Company

CERTIFICATION:  
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, 6(a), 8, and 11(a) of Table A thereof.  
The field work was completed on September 05, 2012.

FLOOD ZONE:  
Property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 316 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0316 K (Effective Date: June 17, 2008).

TITLE ITEMS:  
Item 16 - Instrument 200905220073661 and rerecorded in Instrument 200906190088988 applies and is as shown. In addition, this document is also a blanket easement throughout the subject premises.

Kevin L. Baxter 9/13/12  
Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date:

MISCELLANEOUS NOTES:  
As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a warranty or warranty, either expressed or implied.

Violations of zoning ordinances, restrictions or other rules and regulations are determined and enforced by the zoning and planning boards of the community in which the property is located.

It appears the park is all electric with some of the units utilizing some form of natural gas by way of individual tanks.

The site is also serviced by telephone and cable. Exact locations of service lines are unknown.

There are many encroachments onto adjacent property, many are shown and dimensioned.

ZONING:  
Property has two zoning areas (as shown and labeled). Currently Zoned LI (Limited Industrial) and R (Rural) per Franklin County Economic Development and Planning Services. See Zoning Codes for Restrictions not Shown.



AVALON MHP, LLC  
INSTR. 200912240186457  
ALTA/ACSM LAND TITLE SURVEY  
AVALON MOBILE HOME PARK,  
1109-1111 GENEVA AVENUE,  
FRANKLIN TOWNSHIP, FRANKLIN CO., OHIO  
4,000 ACRES IN VIRGINIA MILITARY SURVEY NO. 717  
SCALE: 1" = 40'  
DWN: KLB CKD: SEPTEMBER 13, 2012 12-056  
JOB NO. 1