

LOCATION MAP
NO SCALE

LEGAL DESCRIPTION

Boundary Description ~ 9.424 Acres
North Side of Fisher Road
West Side of Hilliard-Rome Road East

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey Nos. 1484 and 7065 of the Virginia Military District and being out of that 14,882 acre tract conveyed to Brynhaven Development Corporation of record in Official Record 34850607 and described as follows:

Beginning at a pk nail set marking the southeast corner of said 14,882 acre tract, the same being the northeast corner of Parcel 106WD as shown in the deed to State of Ohio of record in Deed Book 2905, Page 288, in the centerline of Hilliard-Rome Road East (aka Hilliard-Rome Road; C.R. 3) as established by Road Record 7, Page 332, said pk nail set being N 13° 57' 45" E, along said centerline, 50.80 feet from the southeast corner of said Parcel 106WD, the same being the centerline intersection of said Hilliard-Rome Road East with Fisher Road (C.R. 22);

Thence N 86° 14' 38" W, along a common line to said 14,882 acre tract and Parcel 106WD, the same being the north right-of-way line for said Fisher Road, 343.66 feet to an iron pin set;

Thence across said 14,882 acre tract, the following courses;

N 03° 45' 22" E, 182.04 feet to an iron pin set;

N 86° 14' 38" W, 231.31 feet to an iron pin set;

N 01° 39' 25" W, 488.37 feet to an iron pin set in the north line of said 14,882 acre tract, the same being the south line of that 10,833 acre tract conveyed to James M. Phillippi, Tr. et al of record in Instrument Number 201202210023331, Instrument Number 199804300104315 and Deed Book 1910, Page 471;

Thence N 88° 20' 35" E, along the common line to said 14,885 acre and 10,833 acre tracts, 753.91 feet to a railroad spike found marking a common corner thereof, in the centerline of said Hilliard-Rome Road East;

Thence S 13° 57' 45" W, along the east line of said 14,882 acre tract, the same being said centerline, 730.92 feet to the Point of Beginning, and containing 9.424 acres, more or less, inclusive of the present road right-of-way which occupies 0.335 acres. Subject to all legal restrictions, easements and/or rights-of-way.

This description is based on existing recorded records, a survey by NS Consultants, Inc., dated 06/12/1998, and an actual field survey by Advanced Civil Design, Inc. in May 2012.

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

Bearings are based on S 13° 57' 45" W for the centerline of Hilliard-Rome Road East, said centerline being the east line of the 14,882 acre tract noted in Official Record 34850607.

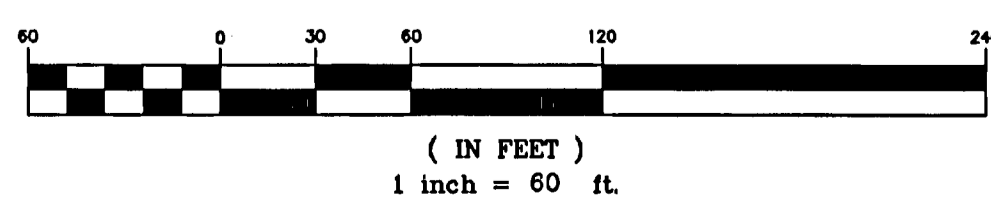
All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

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

Bearings are based on S 13° 57' 45" W for the centerline of Hilliard-Rome Road East, said centerline being the east line of the 14,882 acre tract noted in O.R. 34850607.

This survey is based on existing recorded records, a survey by NS Consultants, Inc., dated 06/12/1998, and an actual field survey by Advanced Civil Design, Inc. in May 2012.

GRAPHIC SCALE



LEGEND

- Iron Rod Found
- Iron Pipe Found
- ✕ PK Nail Found
- ▲ RR Spike Found
- ⊠ Monument Box
- ⊞ Monument
- Concrete Post
- Iron Pin Set
- ✕ PK Nail Set
- ▲ RR Spike Set
- ⊠ 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
- ⊞ 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

NOTES CORRESPONDING TO SCHEDULE B - SECTION TWO OF COMMITMENT NO. 120020-VC

- 12 Subject parcel may be located within the area as described in a grant of right-of-way easement (blanket) to Ohio Fuel Gas Co. of record in M.R. 5, Pg. 12, assigned in D.B. 882, Pg. 27; Copy not legible.
- 13 Easement for electric transmission to Columbus Railway, Power & Light Co. in D.B. 915, Pg. 514 is located on the subject parcel as shown hereon; Along Old Hilliard-Rome Road (1929); No width given.
- 14 Easement for electric transmission to Columbus Railway, Power & Light Co. in D.B. 923, Pg. 166 may be located on the subject parcel as shown hereon; Along Fisher Road (1929); No width given.
- 15 15' Easement for electric transmission to Columbus & Southern Ohio Electric Co. in D.B. 1765, Pg. 582 is located on the subject parcel as shown hereon.
- 16 The acreage tract contained in D.B. 3493, Pg. 290 is not located on the subject parcel as shown hereon.
- 17 Subject parcel is located within the area described in a mortgage of record in I.N. 200812240183935.

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 visible 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. 120020-VC, effective date March 08, 2012 at 7:30 a.m.

FLOOD NOTE

By graphic plotting only this property is located in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C0282K, with an effective date of June 17, 2008, in Franklin County, Ohio. No field surveying was performed to determine this zone.

James M. Phillippi, Tr. et al
I.N. 201202210023331
I.N. 199804300104315
D.B. 1910, Pg. 471
10.833 Ac.

9.424 Ac. Gross
0.335 Ac. PRO
9.089 Ac. Net

Brynhaven Development Corporation
O.R. 34850607
14,882 Ac.
APN 010-243357

Franklin County Board
of County Commissioners
D.B. 3493, Pg. 290
0.100 Ac.

Fisher Road: CR22
FRA-70-3.41
P.B. 35, Pg. 109

30' Highway Easement
County of Franklin
D.B. 1087, Pg. 70

Fisher Road: CR22
S13°57'45"W
401.13'

Hilliard-Rome Road East
FRA-70-3.41
P.B. 35, Pg. 109
As Hilliard-Rome Road; CR3
(Established by Road Record 7, Page 332, said pk nail set being N 13° 57' 45" E, along said centerline, 50.80 feet from the southeast corner of said Parcel 106WD, the same being the centerline intersection of said Hilliard-Rome Road East with Fisher Road (C.R. 22);
50' Wide; See P.B. 35, Pg. 109 & P.83 Franklin County Road Plat

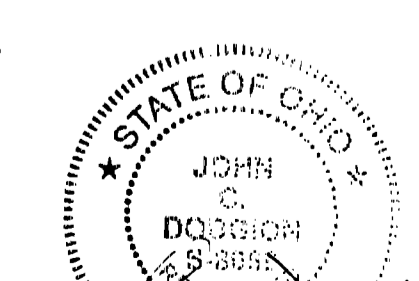
OCT 18 2012

John C. Dodgion, Engineer
Professional Engineer No. 10435

ALTA / ACSM CERTIFICATION

To: Preferred Real Estate Investments II, LLC, 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 in May, 2012.



10/18/2012
John C. Dodgion, P.S. 8069

ALTA/ACSM Land Title Survey
Survey Nos. 1484 and 7065
of the Virginia Military District
City of Columbus, Franklin County, Ohio



SCALE: 1" = 60'
DATE: 10/01/2012
SHEET 1 / 1