

LOCATION MAP
NO SCALE

LEGEND

- | | |
|-------------------------|---|
| Concrete Post | Electric Manhole |
| Tacked Hub / Trv Pot | Electric Transformer |
| Post Sign / Lamp | Comm Manhole |
| Sign | Tel Pedestal |
| Billboard / OH Sign | Pole Elec |
| Deciduous Tree | Pole Elec Tel |
| Pine Tree | Pole Elec Tel Light |
| Shrub | Pole Tel |
| Sanitary Manhole | Pole Tel Light |
| Cleanout Access | Pole Light |
| Storm Manhole | Pole Signal |
| Catch Basin | Traffic Box |
| Curb Inlet W / Grate | Guy Pole |
| Gas Valve | Guy Wire |
| Gas Meter | Fire Hydrant |
| Underground Line Marker | Water Valve |
| Sprinkler Valve Box | Mailbox |
| Misc. Manhole | Monitoring Well |
| Iron Pipe Found | Iron Pin Set |
| Iron Rod Found | PK Nail Set |
| PK Nail Found | RR Spike Set |
| RR Spike Found | Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661. |
| Fence Post Found | — X — Fence |
| Stone Found | [] Denotes Record Call |
| Conc. Monument Found | |
| Monument Box Found | |

NOTES CORRESPONDING TO SCHEDULE B - SECTION TWO OF COMMITMENT NO. 120038-VC

12. Easements contained in P.B. 61, Pg. 79 are not located on the subject parcel and not shown hereon.
13. Easements and Setbacks contained in P.B. 64, Pg. 100 are located on the subject parcel as shown hereon.
14. Easements and Setbacks contained in P.B. 83, Pg. 8 are not located on the subject parcel and not shown hereon.
15. Easements for sewer line to City of Columbus of record in O.R. 2402F19 are not located on the subject parcel and not shown hereon.
16. Easements for water line to City of Columbus of record in O.R. 2573E14 are not located on the subject parcel and not shown hereon.
17. Easements for water line to City of Columbus of record in O.R. 5423G05 are not located on the subject parcel and not shown hereon.
18. Easement for drainage to City of Columbus of record in O.R. 19837I20 is located on the subject parcel as shown hereon.
19. Easement for storm sewer to City of Columbus of record in O.R. 19837J06 is not located on the subject parcel and not shown hereon.
20. Easement for communication facilities to Ohio Bell Telephone Co. of record in O.R. 2071BA07 is not located on the subject parcel and not shown hereon.
21. Easement for electric facilities to Columbus Southern Power Co. of record in O.R. 23916J09 is not located on the subject parcel and not shown hereon.
22. Easement for sewer line to City of Columbus of record in O.R. 30703A09 is not located on the subject parcel and not shown hereon.
23. Easement for ingress/egress contained in O.R. 31369B14 is not located on the subject parcel and not shown hereon.

NOTES CORRESPONDING TO SCHEDULE B - SECTION TWO OF COMMITMENT NO. 120038-VC

24. Easement for electric facilities to Columbus Southern Power Co. of record in I.N. 199705150000859 is not located on the subject parcel and not shown hereon.
25. Subject parcel is located within the area described in Sign Easement Agreement of record in I.N. 19970829008215; Easement location is approximately shown hereon. Exact location was to be determined.
26. Easement for storm sewer to City of Columbus of record in I.N. 199710010107477 is not located on the subject parcel and not shown hereon.
27. Easement for sewer line to City of Columbus of record in I.N. 199710010107470 is not located on the subject parcel and not shown hereon.
28. 10' Easement for electric facilities to Columbus Southern Power Co. of record in I.N. 199804290102785 is located on the subject parcel along the cable as installed; Not shown hereon.
29. Subject parcel is located within the area described in Limited Warranty Deed of record in O.R. 33944B15.
30. Subject parcel is located within the area described in Easements with Covenants and Restrictions Affecting Land of record in I.N. 199708290082274; Easements not plottable.

STATEMENT OF ENCROACHMENTS

None visible.

ALTA / ACSM CERTIFICATION

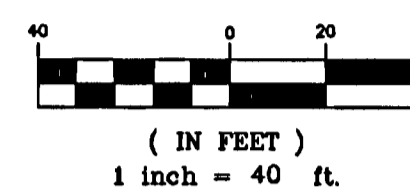
To: Oxford Circle Development LLC, Village Communities Title, LLC and First American Title Insurance Company;

This is to certify that this map or plot 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, 5, 9, 11a and 15 of Table A thereof. The field work was completed in April 2013.

04/25/2013
John C. Dodgion, P.S. 8069

This survey is based on existing records of the Franklin County Recorder's Office, GIS information of the Franklin County Auditor's Office and an actual field survey performed in April 2013.

GRAPHIC SCALE



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. 33049C0157K, with an effective date of 05/17/2008, in Franklin County, Ohio. No field surveying was performed to determine this zone.

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 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 as described in Schedule A of the title commitment as issued by Village Communities Title, LLC, Commitment No. 120038-VC, effective date June 13, 2012 at 7:30 A.M.

LEGAL DESCRIPTION

Boundary Description ~ 4.371 Acres
North Side of Hutchinson Avenue
West Side of Huntington Park Drive

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Range 18, United States Military District, being out of that 20.232 acre tract conveyed to B & G Realty, Inc. of record in Instrument Number 199708290082119 and described as follows:

Beginning, for reference, at an iron pin set marking the east terminus of the north right-of-way line for Hutchinson Avenue as recorded in Plat Book 62, Page 52 (Crosswoods Center Section Three), the same being in the west terminus of the north right-of-way line for Hutchinson Avenue as recorded in Plat Book 64, Page 100 (Crosswoods Center Section Five), in a south line of said 20.232 acre tract;

Thence S 86° 51' 08" E, with said north right-of-way line as recorded in said Plat Book 64, Page 100, the same being said 20.232 acre tract south line, 491.68 feet to an iron pin set, the True Point of Beginning;

Thence N 03° 08' 52" E, across said 20.232 acre tract, 320.00 feet to an iron pin set;

Thence N 14° 13' 23" E, across said 20.232 acre tract, 45.45 feet to a 3/4" iron pipe capped EMHT found marking a corner to said 20.232 acre tract, the same being the southwest corner of that 9.935 acre tract conveyed to Columbus-Hunt Park Dr, BNK Investors LLC of record in Instrument Number 199901150011860;

Thence S 86° 51' 10" E, along a north line of said 20.232 acre tract, the same being the south line of said 9.935 acre tract, 374.27 feet to a common corner thereof, in the west right-of-way line of Huntington Park Drive (aka Horizon Drive) per said Plat Book 64, Page 100, witness a bent 3/4" iron pipe found 0.19 feet south and 0.81 feet east;

Thence S 03° 08' 50" W, along said west right-of-way line, the same being an east line of said 20.232 acre tract, 44.60 feet to a PK nail set;

Thence along said west and north right-of-way lines, the same being a common line to said 20.232 acre tract, being a curve to the right, having a central angle of 90° 00' 00", a radius of 320.00 feet and an arc length of 522.65 feet, a chord bearing and chord distance of S 48° 08' 50" W, 452.55 feet to an iron pin set;

Thence N 86° 51' 08" W, along said north right-of-way line, the same being a south line of said 20.232 acre tract, 263.00 feet to the True Point of Beginning.

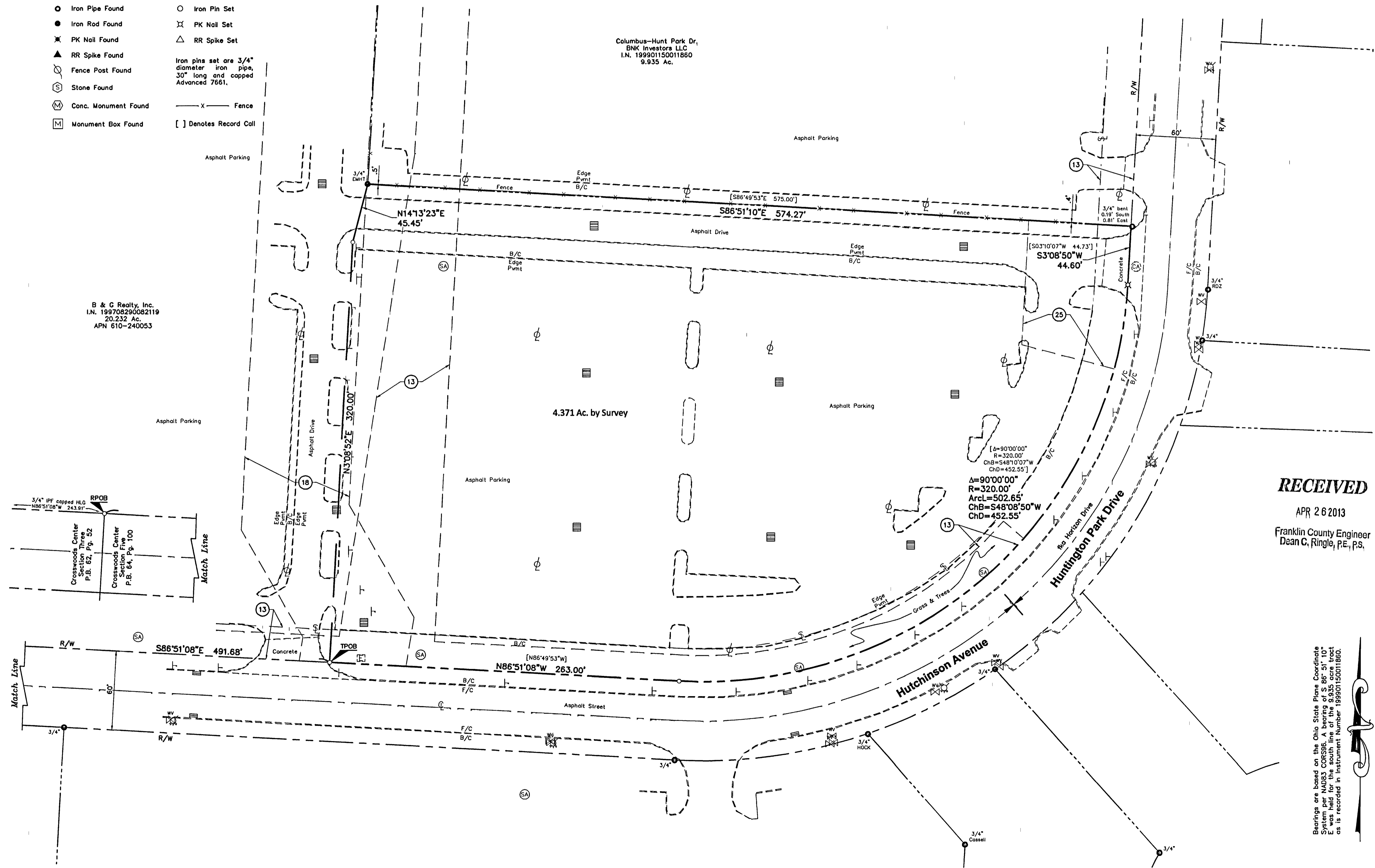
Containing 4.371 acres, more or less. Subject, however, to all legal highways, easements, and restrictions.

The above description was prepared by Advanced Civil Design, Inc. in April 2013 and is based on existing records and an actual field survey performed in August 2009 and April 2013. A drawing has been prepared and is a part hereof.

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 S 86° 51' 10" E was held for the south line of the 9.935 acre tract as is recorded in Instrument Number 199901150011860.

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



RECEIVED

APR 26 2013

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

Bearings are based on the Ohio State Plane Coordinate System per NAD83 CORS96. A bearing of S 86° 51' 10" E was held for the south line of the 9.935 acre tract as is recorded in Instrument Number 199901150011860.

429 Rector Road
Columbus, Ohio 43230
PH 614.428.7750
FAX 614.428.7755

ADVANCED
CIVIL DESIGN
ENGINEERS

Oxford Circle Development LLC

Quarter Township 2, Range 18, United States Military District
City of Columbus, Franklin County, Ohio

ALTA/ACSM Land Title Survey

Issue Date:

Date: 04/14/2013
Scale: 1" = 40'

Drawn By: JCD
Checked By: TMW

Project Number:
12-0008-414

Drawing Number:
1/1