

DESCRIPTION

Situated in the City of Columbus, County of Franklin, and State of Ohio, being in the Virginia Military Survey Nos. 7029 and 8554 and know as being part of lot Nos. 3 and 4 in the Katherine Durban Subdivision, as shown by the recorded plat in Plat Book 23, Page 35 of Franklin County Records, being all of the 9.2745 acre tract as conveyed to LSREF2 Oreo (Direct), LLC, in IN 201307180120514, and further described as follows:

Beginning at a railroad spike in the centerline of Roberts Road, said railroad spike being located S 87 deg 30'00" E, a distance of 340.35 feet from an aluminum cap set in concrete at the centerline intersection of Hilliard-Rome Road and said Roberts Road (Franklin County monument FCGS-6665 Reset);

Thence S 6 deg 19'00" E, a distance of 60.72 feet to a 3/4 inch (I.D.) iron pipe found, and to the South line of a 0.033 acre tract in the Southerly ROW of Roberts Road as conveyed to the City of Hilliard by Franklin County Court of Common Pleas judgment entry, Case No. 06CVH-01-376 as recorded in IN 2006010250214761 and subsequently Quit Claimed to the City of Columbus as recorded in IN 200704030057422, at the Principal Point of Beginning;

Thence S 87 deg 30'00" E, along the Southerly ROW of said Roberts Road and along said City of Hilliard/City of Columbus 0.033 acre tract, 142.62 feet to a 3/4" iron pipe found;

Thence N 2 deg 30'00" E, along the South ROW line of Roberts Road, 10.00 feet to a 3/4" iron pipe found that portion of ROW as conveyed to the City of Columbus, as recorded in OR 24615 A11;

Thence, S 87 deg 30'00" E, along the South Right of Way line of Roberts Road, varying width, conveyed to the City of Columbus by deeds recorded OR 24615, A11, OR 24712, D03, and OR 26815, G03, distance of 342.56 feet to a 3/4 inch (I.D.) iron pipe found in the westerly ROW of Potts Place, 60 feet wide as dedicated to the City of Columbus as shown by the recorded plat in PB 81, Page 82, passing through and 3/4" iron pipe found at 260.83 feet;

Thence, along an arc of a curve, deflecting to the right, 37.12', said curve having a radius of 25.00', a delta angle of 85 deg 4'57", a chord of 33.81' which bears S 44 deg 55'47" E and in said westerly right of way line of Potts Place, 60 feet wide, to a 3/4" iron pipe found;

Thence, along an arc of a curve, deflecting to the left, 98.07', said curve having a radius of 270.00', a delta angle of 20 deg 48'39", a chord of 97.53' that bears S 12 deg 46'02" E, along the westerly right of way line of Potts Place, 60 feet wide to a 3/4" iron pipe found;

Thence S 23 deg 10'22" E, along the westerly right of way line of Potts Place, 60 feet wide, 129.03' to a 3/4" iron pipe found, to the westerly line of Pine Lake Condominium Phase 1, CPB 74, Page 1 as declared in IN 1997707080041697;

Thence S 6 deg 19'00" E, with Pine Lake Condominium, 337.13' to a 3/4" iron pipe found;

Thence S 83 deg 35'39" W, 647.92' to a 5/8" iron pipe found in the north line of an 8.120 acre tract (less exception(s)) as conveyed to T&R Development Hilliard-Rome LLC in 201110180132779, passing through an iron pipe found at 154.00 feet in the NW corner of said Pine Lake Condominium;

Thence S 6 deg 24'05" E, with said T&R Development Hilliard-Rome tract, 105.29' to a 5/8" iron pipe found in the corner of a 0.023 acre tract conveyed to the Mount Carmel College of Nursing in IN 200504060064183;

Thence N 87 deg 21'47" W, 160.04' to a 3/4" iron pipe with an ODOT Aluminum Cap, which lies in the easterly right of way line of Hilliard-Rome Road, to a parcel conveyed to the City of Columbus, recorded in IN 200902110017459 with said 0.023 acre tract and in the common line of lots 4 and 5 of Katherine Durban Subdivision as conveyed to the City of Columbus in IN 200902110017459;

Thence N 6 deg 22'47" W, along the easterly right of way line of Hilliard-Rome Road and along the east line of said parcel conveyed to the City of Columbus, IN 200902110017459, 73.96' to a 3/4" iron pipe with an ODOT Aluminum Cap found;

Thence N 84 deg 10'07" E, along the south line of land conveyed to TDM Family LP, 64.48' to a 5/8" iron pipe found;

Thence N 51 deg 07'14" E, along the south line of TDM Family LP, 52.21' to a 5/8" iron pipe found;

Thence N 38 deg 35'54" E, along the south line of TDM Family LP, 70.00' to a 5/8" iron pipe found;

Thence N 6 deg 24'05" W, along the westerly lines of TDM Family LP and Wendy's International, Inc as recorded in OR 32910, Pg J16, 224.79' to a 5/8" iron pipe found;

Thence N 87 deg 28'37" W, 9.89' to a 1/2" iron pipe found in the east corner of Lot No 1 of the Katherine Durban Subdivision;

Thence N 6 deg 20'04" W, along the east line of land conveyed to TAJ, Ltd as recorded in IN 200911230168187, 229.97' to a 5/8" iron pipe found;

Thence N 53 deg 35'15" E, along the southeast line of land conveyed to 2550 Hilliard Rome LLC as recorded in IN 199901110807248, 124.54' to a 5/8" iron pipe found;

Thence N 6 deg 19'00" W, 60.00' to the Principal Point of Beginning, containing 9.2745 Acres of land, bearings are used for angular measurements only and are based on the assumption that Roberts Road bears N 87 deg 30'00" W, according to the survey completed by Carl P Gulla Jr., PE, PS, Registration No. S-7416, of Cuyahoga Engineering & Surveying Services, in July 2014, be the same more or less but subject to all legal highways.

PARCELI 2: (Easement): Together with non-exclusive easements for ingress, egress and utilities in favor of a 0.667 acre parcel as reserved in Official Record Volume 24391, Page 116 and more particularly described as follows:

60' permanent ingress-egress/utility easement: Being a 60 foot wide street of land lying on the West side parallel and adjacent to the following described line:

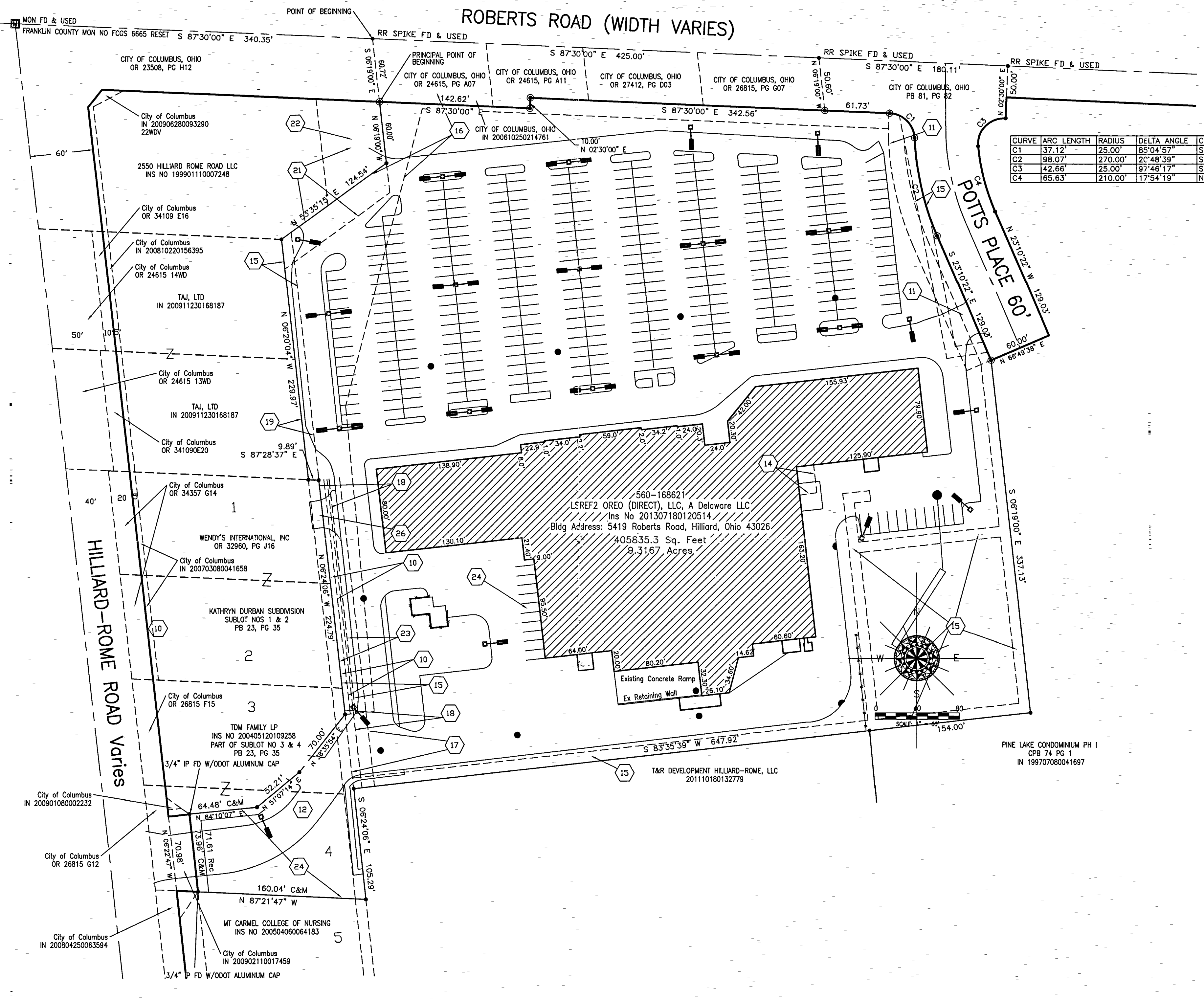
Beginning at a (set) iron pin at the true place of beginning of the above described 0.781 acre lot split, Thence South 09°19'00" East, a distance of 60.00 feet to a (set) iron pin being the termination point of this permanent 60 foot wide ingress-egress/utility easement.

The above described easement shall extend to intersect the property line at its beginning point and its termination point.

Together with Easement revised in General Warranty Deed recorded as Document No. 200902110174459

- 10 Subject to five-foot wide utility easements as shown on the record plat of Katherine Durban Subdivision of record in Plat Book 2pageFranklin County, Ohio Records.
- 11 Subject to a Storm Sewer Easement and Building Setback Lines as shown on the Dedication Plat for Potts Place shown in Plat Book 81, page 82, Franklin County, Ohio Records.
- 12 Subject to an Easement reserved in favor of Michael T. McClaskie and Teresa D. McClaskie for signage purposes as outlined in Official Record 27373, page A04, Franklin County, Ohio Records.
- 13 Subject to a Right-of-Way and Easement in favor of Columbus Southern Power Company for the transmission and distribution of electrical energy and related purposes recorded in Official Record 23105, page H02, Franklin County, Ohio Records.
- 14 Subject to an Easement in favor of The Ohio Bell Telephone Company recorded in Official Record 28290, page B01, Franklin County, Ohio Records.
- 15 Subject to an Easement in favor of The Ohio Bell Telephone Company recorded in Official Record 28290, page B04, Franklin County, Ohio Records.
- 16 Subject to an Easement in favor of the City of Columbus, Ohio recorded in Official Record 27741, page 115, Franklin County, Ohio Records.
- 17 Subject to an Easement in favor of the City of Columbus, Ohio recorded in Official Record 19702, page H08, Franklin County, Ohio Records.
- 18 Subject to an Easement in favor of The Ohio Bell Telephone Company recorded in Official Record 20070, page J11, as partially released by a Release of Easement recorded in Official Record 27259, page B08, Franklin County, Ohio Records.
- 19 Subject to an Easement in favor of The Ohio Bell Telephone Company recorded in Official Record 25957, page D04, Franklin County, Ohio Records.
- 20 Subject to Easement reserved by Fiduciary Deed recorded in Official Record 27373, page A15, Franklin County, Ohio Records.
- 21 Subject to Easements reserved in a General Warranty Deed recorded in Official Record 24391, page 116, Franklin County, Ohio Records.
- 22 Subject to Easements and Restrictions set forth in a deed recorded in Official Record 27416, page 115, Franklin County, Ohio Records.
- 23 Subject to Restrictions described in a General Warranty Deed recorded in Official Record 27259, page B13, Franklin County, Ohio Records.
- 24 Subject to the Terms, Conditions and Easement for Ingress/Egress and Parking set forth in Official Record 27429, page B20, Franklin County, Ohio Records.
- 25 Subject to an Easement for the right lay pipelines in favor of Columbia Gas of Ohio, Inc. recorded in Official Record 32964, page A01, Franklin County, Ohio Records.
- 26 Subject to a Declaration of Easements and Covenants recorded in Official Record 32961, page A01, Franklin County, Ohio Records.

ITEM NOS. 13, 20, & 25 Were Not Plotted Because of Lack of Information



RECEIVED

AUG 15 2014

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

ALTA/ACSM LAND TITLE SURVEY

PREPARED BY:
CUYAHOCA ENGINEERING & SURVEYING SERVICES

ENVIRONMENTAL, CIVIL, STRUCTURAL CONSULTING ENGINEERS & SURVEYORS
1284 S.O.M. CENTER ROAD, SUITE 233, MAYFIELD HEIGHTS, OHIO 44124
PHONE: (216) 299-6743 E-mail: cpgulla@aol.com

SCALE: 1" = 60' JUNE 2014

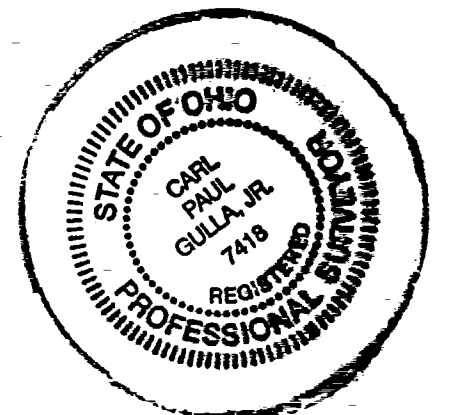
CERTIFICATION

To:
LSREF2 Oreo (Direct) LLC, a Delaware Limited Liability Company
First American Title Insurance Company
Panamint Title Agency, LTD
Roberts Crossing LLC, an Ohio limited liability company
Carnegie Properties, Inc. an Ohio corporation
Carnegie Companies LLC, an Ohio limited liability 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 Detailed Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 3, 4, 8, 9, 11(a), 11(b), 13, and 16 of Table A. Field work was completed on June 26, 2014.

Carl P. Gulla Jr. 8/15/14

CARL P. GULLA, JR., PE, PS
CUYAHOCA ENGINEERING & SURVEYING SERVICES
Registration Number S-7416



LEGEND

- HYDRANT
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- TREE
- INLET
- SURVEYOR'S MONUMENT
- STATION SIGN
- LUMINAIRE
- TRAFFIC SIGNAL
- PROP. ELEM.
- EX. ELEM.
- DRAINAGE PATTERN
- 5/8" IP FD UNLESS OTHERWISE NOTED
- 3/4" IRON PIPE FD UNLESS OTHERWISE NOTED
- GAS VALVE
- WATER VALVE
- TIRE BUMPER

GENERAL NOTES

- Parking Standard Stalls 377
- HandiCap Stalls 8
- Total Stalls 385
- Zoning CPD (Ordinance No 294-071)
- Flood Zone Zone X as shown by FIRM Community Panel No 39049C0120G
- Building Height 23.3' at Peak 43.0