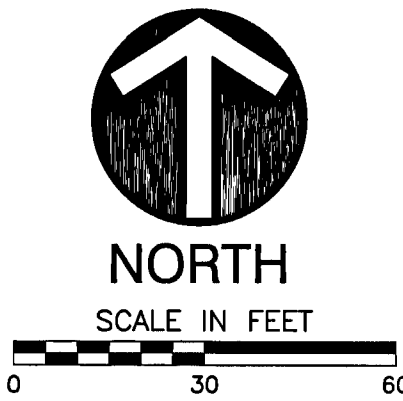


ALTA/ACSM SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
VIRGINIA MILITARY SURVEY NUMBER 422



IRON PINS
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 3/4" I.D. IRON PIPE, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "C.C."

- I.P. FOUND
- I.P. SET
- ⊙ PERMANENT MARKER SET
- ⊕ MAG NAIL SET

SCHEDULE B PART II:

BASED UPON TITLE COMMITMENT NO:38140474, CHICAGO

TITLE INSURANCE COMPANY, EFFECTIVE DATE: AUGUST 01, 2014, AT 7:00 AM.
Items 1, and 10-11 are not survey related.

- 2) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY FOR UTILITY PURPOSES, FILED FOR RECORD FEBRUARY 15, 1958, OF RECORD IN VOLUME 2085, PAGE 501, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. IS LOCATED ON SUBJECT PARCEL, AS SHOWN HEREON
- 3) EASEMENT TO THE CITY OF COLUMBUS FOR SEWER LINE PURPOSES AND TERMS AND CONDITIONS THERETO, FILED FOR RECORD ON MARCH 10, 2003 OF INSTRUMENT NO. 200303100069494, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. IS LOCATED ON SUBJECT PARCEL, AS SHOWN HEREON
- 4) ALL AS AFFECTED BY TERMS, CONDITIONS AND EASEMENTS SET FORTH IN EASEMENT AND IMPROVEMENT AGREEMENT BY AND AMONG SETTERLIN, NC, THE BURETT OXYGEN COMPANY OF CLEVELAND, NC, AND EUGENE J. MORSE AND S. MICHAEL LOVEMAN, FILED FOR RECORD ON JUNE 5, 1963, OF RECORD IN VOLUME 2482, PAGE 264, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SUBJECT PARCELS II, IV & V ARE CONTAINED WITHIN AREA DESCRIBED; UNSPECIFIED WIDTH EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY ALONG THE WESTERLY AND NORTHERLY LINES OF PARCEL II, IV & V. THERE IS LANGUAGE CONTAINED WITHIN THIS DOCUMENT THAT CANCELS EASEMENT AS OUTLINED IN ITEM 13A & 13C.
- 5) EASEMENT TO THE CITY OF COLUMBUS, OHIO FOR SANITARY AND STORM SEWER PURPOSES FILED FOR RECORD SEPTEMBER 6, 1963, OF RECORD IN VOLUME 2505, PAGE 593, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. IS LOCATED ON SUBJECT PARCEL, AS SHOWN HEREON
- 6) EASEMENT TO THE CITY OF COLUMBUS, OHIO FOR UTILITY LINE PURPOSES AND TERMS AND CONDITIONS THERETO, FILED FOR RECORD AUGUST 23, 2002, OF RECORD IN INSTRUMENT NO. 200208230207988, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. IS LOCATED ON SUBJECT PARCEL, AS SHOWN HEREON
- 7) TEMPORARY EASEMENT TO THE CITY OF COLUMBUS FOR ROAD WIDENING PURPOSES, FILED FOR RECORD NOVEMBER 6, 1998, OF RECORD IN INSTRUMENT NO.199811060286433, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. IS LOCATED ON SUBJECT PARCEL, AS SHOWN HEREON
- 8) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY FOR UTILITY PURPOSES, FILED FOR RECORD JUNE 2, 1958, OF RECORD IN VOLUME 2104, PAGE 306, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. IS LOCATED ON SUBJECT PARCEL, AS SHOWN HEREON. THERE IS NO VISIBLE EVIDENCE OF UTILITIES LOCATED WITHIN THIS EASEMENT.
- 9) EASEMENTS, IF ANY, FOR PUBLIC UTILITIES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED ALLEY, HEREIN DESCRIBED PRIOR TO THE VACATION THEREOF, TOGETHER WITH THE SAME RIGHT OF INGRESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME. VACATED STREETS AND ALLEYS ARE SHOWN HEREON

LEGEND

- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ LIGHT STANDARD
- ⊕ UTILITY/TELEPHONE POLE
- ⊕ CATCH BASIN
- ⊕ UTILITY MANHOLE
- ⊕ BOLLARD
- FENCE
- OVERHEAD POWER LINE
- (C) CALCULATED
- (R) RECORD
- *

SURVEYOR'S NOTES:

- 1) THE PROPERTY SURVEYED IS THE SAME PROPERTY AS SET FORTH IN TITLE COMMITMENT NO. 38140474 BY CHICAGO TITLE COMPANY EFFECTIVE AS OF AUGUST 01, 2014, AT 7:00AM.
- 2) THE PROPERTY HAS ACCESS TO GREENLAWN AVENUE, AND THERE ARE NO GAPS OR GORES.
- 3) THERE ARE NO GAPS OR GORES BETWEEN THE COMMON LINES OF ANY OF THE SIX PARCELS IDENTIFIED IN THE LEGAL DESCRIPTION.
- 4) THE PARCEL ID OF THE SUBJECT PARCEL IS 010-081731.
- 5) THERE IS NO EVIDENCE OF ANY UTILITY LINES OVER THAT PORTION OF THE EASEMENT RECORDED IN VOLUME 2104, PAGE 306 OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
- 6) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

LEGAL DESCRIPTION:

BASED UPON TITLE COMMITMENT NO:38140474, CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: AUGUST 01, 2014, AT 7:00 AM.

SURVEYORS LEGAL DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, SURVEY NO. 422, VIRGINIA MILITARY LANDS BEING ALL OF LOTS 151, 152, 153 AND PART OF LOTS 29, 30, 149, 150, PART OF A 25'-FOOT ALLEY AND WHARTON AVENUE (60' R/W) VACATED BY CITY OF COLUMBUS ORDINANCE NO. 382-63 OF WHARTON PLACE ADDITION AS SHOWN IN PLAT BOOK 5, PAGE 42, ALSO BEING ALL OF A 1.778 ACRE TRACT (PARCEL 1), A 0.023 ACRE TRACT (PARCEL 2), A 0.241 ACRE TRACT (PARCEL 3), A 0.023 ACRE TRACT (PARCEL 4), A 0.023 ACRE TRACT (PARCEL 5) AND A 1.07 ACRE TRACT (PARCEL 6) IN THE NAME OF KFDI PROPERTIES, LLC AS DESCRIBED IN IN. 200212230329107, ALL REFERENCES ARE OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND ARE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET IN THE CENTERLINE OF GREENLAWN AVENUE (80' R/W) AT THE SOUTHEASTERN CORNER OF SAID 0.023 ACRE TRACT (PARCEL V) ALSO BEING THE SOUTHWESTERN CORNER OF A 3.477 ACRE TRACT IN THE NAME OF JSW COLUMBUS, LLC AS DESCRIBED IN IN. 200610200211175;

THENCE NORTH 87°45'00" WEST, WITH SAID CENTERLINE BEING THE SOUTHERLY LINE OF SAID PARCEL V A DISTANCE OF 25.00 FEET TO A MAG NAIL SET AT THE SOUTHEASTERN CORNER OF A 0.0734 ACRE TRACT OF LAND IN THE NAME OF BLS RENTALS, LTD AS DESCRIBED IN IN. 201211270181083;

THENCE NORTH 02°15'00" EAST, WITH THE WESTERLY LINE OF SAID PARCEL V, ALSO BEING THE EASTERLY LINE OF SAID 0.0734 ACRE TRACT A DISTANCE OF 40.00 FEET TO AN IRON PIN SET AT THE NORTHEASTERN CORNER OF SAID 0.0734 ACRE TRACT, ALSO BEING THE NORTHERLY CORNER OF SAID PARCEL V IN THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD;

THENCE NORTH 87°45'00" WEST, WITH SAID SOUTHERLY LINE AND THE NORTHERLY RIGHT OF WAY LINE ALSO BEING THE NORTHERLY LINE OF SAID 0.0734 ACRE TRACT A DISTANCE OF 25.00 FEET TO AN IRON PIN SET AT THE SOUTHEASTERN CORNER OF A 0.007 ACRE TRACT IN THE NAME OF BLS RENTALS, LTD AS DESCRIBED IN IN. 201211270181083;

THENCE NORTH 02°15'00" EAST, WITH THE EASTERLY LINE OF SAID 0.007 ACRE TRACT BEING THE EASTERLY LINE OF A 0.507 ACRE TRACT IN THE NAME OF BLS RENTALS, LTD AS DESCRIBED IN IN. 201211270181083 A DISTANCE OF 250.00 FEET TO AN IRON PIN SET AT THE NORTHEASTERN CORNER OF SAID 0.507 ACRE TRACT;

THENCE NORTH 87°45'00" WEST, WITH THE NORTHERLY LINE OF SAID 0.507 ACRE TRACT, ALSO BEING THE NORTHERLY LINE OF A 0.507 ACRE TRACT IN THE NAME OF BLS RENTALS, LTD AS DESCRIBED IN IN. 201211270181083 A DISTANCE OF 248.74 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT OF WAY OF INTERSTATE 71 AS SHOWN OF RECORD IN THE COLUMBUS EXPRESSWAY SYSTEM MOUND-SANDUSKY EXPRESSWAY P.A. 12-12.56, FROM 15.70 PLANS;

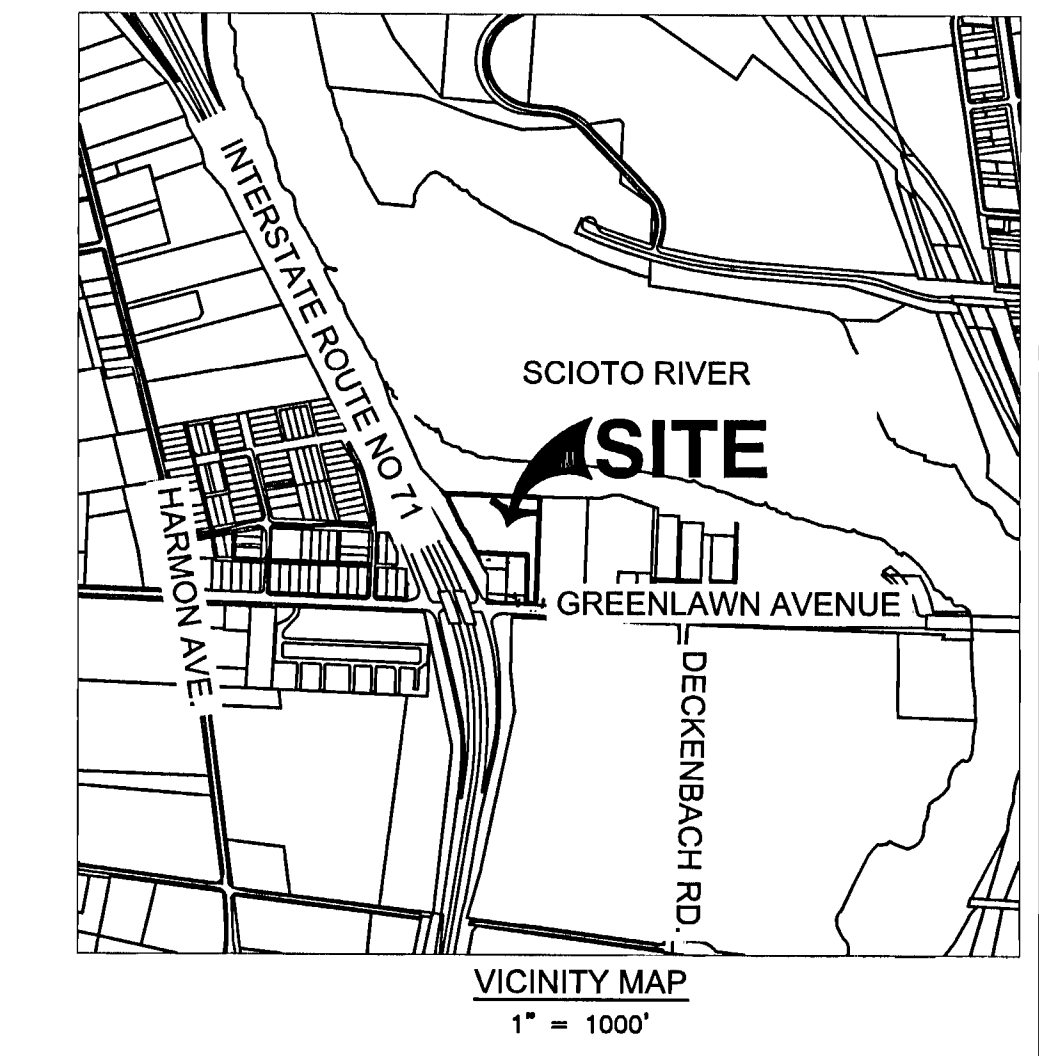
THENCE WITH SAID EASTERLY LINE THE FOLLOWING 4 (FOUR) COURSES:

1. NORTH 24°08'29" WEST, A DISTANCE OF 63.38 FEET TO AN IRON PIN SET AT THE NORTHWESTERN CORNER OF LOT 30 OF SAID WHARTON PLACE ADDITION;
2. NORTH 35°24'35" WEST, A DISTANCE OF 170.00 FEET TO AN IRON PIN SET IN THE SOUTHWESTERN CORNER OF SAID WHARTON PLACE ADDITION;
3. NORTH 25°49'21" WEST, A DISTANCE OF 170.00 FEET TO AN IRON PIN SET AT THE NORTHWESTERN CORNER OF LOT 149 OF SAID WHARTON PLACE ADDITION;
4. NORTH 42°44'28" WEST, A DISTANCE OF 28.28 FEET TO AN IRON PIN SET IN THE NORTHERLY LINE OF A 20'-FOOT ALLEY OF SAID WHARTON PLACE ADDITION, ALSO BEING THE SOUTHERLY LINE OF A 1.05 ACRE TRACT OF LAND IN THE NAME OF CITY OF COLUMBUS AS DESCRIBED IN DEED BOOK 625, PAGE 368 AND THE SOUTHERLY LINE OF A 0.80 ACRE TRACT OF LAND IN THE NAME OF CITY OF COLUMBUS AS DESCRIBED IN DEED BOOK 626, PAGE 69;

THENCE SOUTH 87°45'00" EAST, A DISTANCE OF 245.00 FEET WITH THE NORTHERLY LINE OF SAID ALLEY, THE SOUTHERLY LINES OF SAID CITY OF COLUMBUS TRACTS TO AN IRON PIN SET THE NORTHEASTERN CORNER OF PARCEL I;

THENCE SOUTH 87°44'00" EAST, WITH THE SOUTHERLY LINES OF SAID CITY OF COLUMBUS TRACTS ALSO BEING THE NORTHERLY LINE OF SAID PARCEL I A DISTANCE OF 255.20 FEET TO A 1/2" INSIDE DIAMETER IRON PIPE FOUND THE NORTHWESTERN CORNER OF A SAID 3.477 ACRE TRACT ALSO BEING THE NORTHEASTERN CORNER OF SAID PARCEL I;

THENCE SOUTH 02°15'00" WEST, WITH THE WESTERLY LINE OF SAID 3.477 ACRE TRACT, ALSO BEING THE EASTERLY LINES OF SAID PARCEL I, PARCEL III, PARCEL IV, AND PARCEL V A DISTANCE OF 593.60 FEET PASSING AN IRON PIN SET AT 483.60 FEET TO THE TRUE PLACE OF BEGINNING, CONTAINING 3.139 ACRES MORE OR LESS, PRESENT ROAD OCCUPIES 0.023 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, LEASES AND RESTRICTIONS OF RECORD AND OF RECORDS IN THE RESPECTIVE UTILITY OFFICES.



BASIS OR BEARINGS
THE BEARINGS ARE BASED ON THE CENTERLINE OF GREENLAWN AVENUE (80' RIGHT OF WAY), AS BEING NORTH 87°45'00" WEST.

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" (ELEVATION 712') SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PLAN NO. 390490309K, WHICH BEARS AN EFFECTIVE DATE OF JUNE 17, 2008.

UTILITY NOTE
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM PLANS AND MARKINGS AND WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF THE UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ZONING INFORMATION
THE CURRENT ZONING IS:
PARCEL I THROUGH V: MANUFACTURING DISTRICT (M) HEIGHT = 60'
PARCEL VI: RESIDENTIAL DISTRICT 4 (R-4) HEIGHT = 35'
NO OTHER ZONING REQUIREMENTS LISTED.

PARKING INFORMATION
NO PARKING PLACES OR STRIPPING ON SUBJECT PARCEL.

CERTIFICATION
BASED UPON TITLE COMMITMENT NO.: 38140474
EFFECTIVE DATE: AUGUST 01, 2014, AT 7:00AM
THE UNDERSIGNED, BEING A REGISTERED SURVEYOR IN THE STATE OF OHIO CERTIFIES TO (i) CHICAGO TITLE INSURANCE COMPANY (ii) JSW COLUMBUS, LLC, AN OHIO LIMITED LIABILITY COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 2, 3, 4, 6a, 6b, 7a, 8, 9, 11a, 13 and 16, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: 08-26-14
DATE OF PLAT:

RECEIVED
SEP 04 2014
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

9/4/14
DATE

JOHN J. RAAB
OHIO REGISTRATION/LICENSE NO. 7863

CEC
Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 - Columbus, OH 43240
Ph: 614.540.6633 - 888.598.6808 · Fax: 614.540.6638
www.cecinc.com

JSW COLUMBUS, LLC
430-440 GREENLAWN AVENUE
GREENLAWN AVENUE
FRANKLIN COUNTY, OHIO

DRAWN BY: BA | CHECKED BY: JJR | APPROVED BY: JAM
DATE: AUGUST 2014 | DWG SCALE: 1" = 30' | PROJECT NO: 142-935
DRAWING NO.:
ALTA
SHEET 1 OF 1