



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
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ALTA/NSPS Land Title Survey

Alkire Glen Apartments

4075 Alkire Glen Way
Columbus, OH 43228
County of Franklin

To: Stewart Title Guaranty Company and American National, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5(c), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 20 of Table A thereof. The fieldwork was completed on February 23, 2016.

Alaina J. Krejci, P.S.
Alaina J. Krejci, P.S.

License Number: S-8625
in the State of Ohio
Date of Plat or Map: 03/03/2016
Date of last revision: 04/07/2016
Network reference #20160055-1



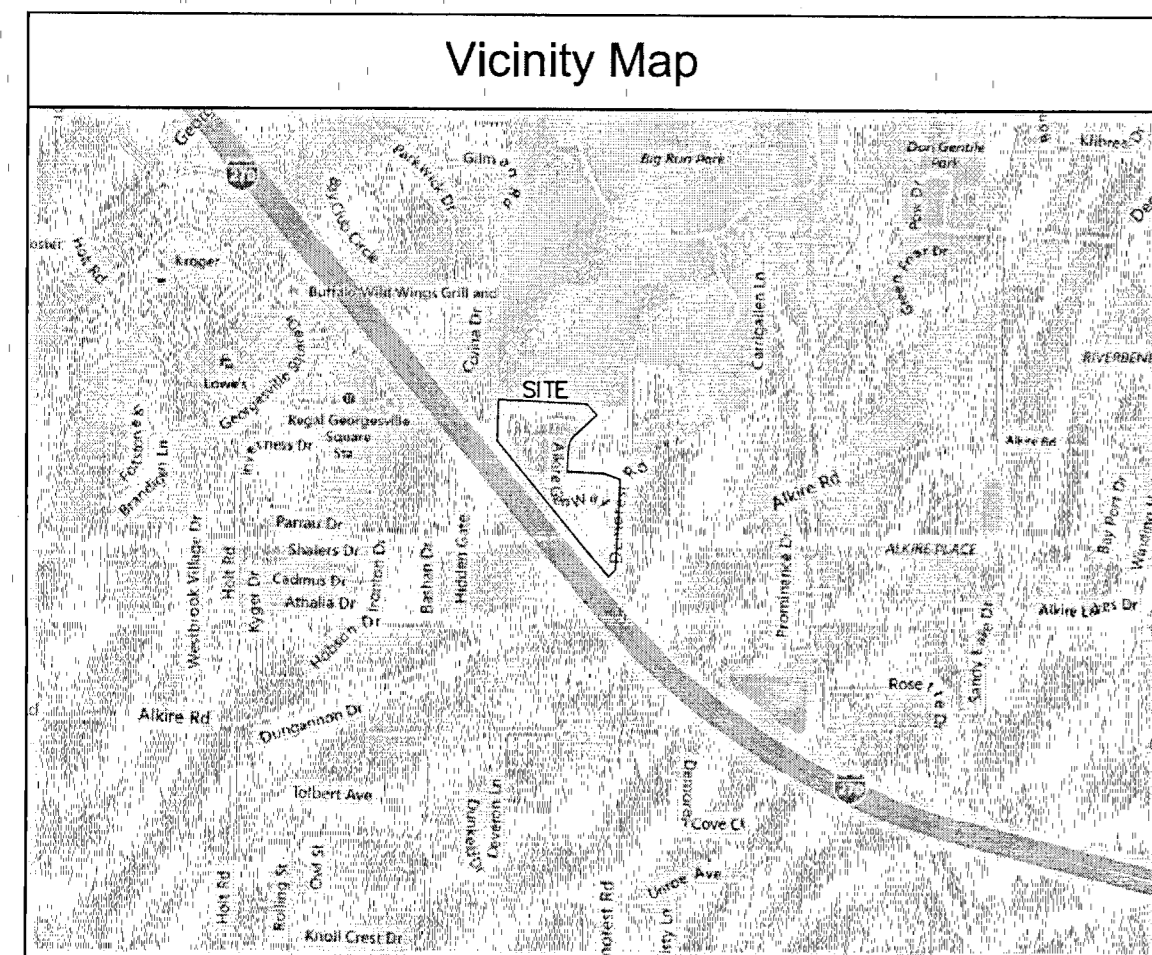
RECEIVED

APR 11 2016

Franklin County Engineer
Duan C. Ringle, P.E.

Survey Prepared By:
Cardinal Precision Surveying, LLC
265 16TH ST NE
New Philadelphia, OH 44663
(330) 603-0264
SITE NO. 16015

Vicinity Map



FLOOD NOTE:

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 39049C031K, which bears an effective date of June 17, 2008 and is not in a Special Flood Hazard Area.

Revisions

BY:	DATE:	COMMENT:
AJK	03/09/16	ADD ZONING REPORT INFO
AJK	03/14/16	REVISED TITLE AND LEGIBLE DOCS
AJK	03/31/16	ADD FRANKLIN COUNTY MONS/SURVEY LEGAL
AJK	04/05/16	FRANKLIN CO. COMMENTS/LOCATE FCGS 1529

Legal Description

TRACT I:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 1389 and containing 15.540 acres of land, more or less, part of said 15.540 acres being all of that 6.629 acre tract of land described in Exhibit "A" in the deed to Demorest Alkire Limited, of record in Instrument No. 199802130033689, said 15.540 acres of land being all of that 6.720 acres of land described in Exhibit "A" in the deed to Demorest Alkire Limited, of record in Instrument No. 199802130033550, part of said 15.540 acres being all of that 1.037 acre tract of land as designated as State Parcel Number 20-WL in the deed to Demorest Alkire Limited, of record in Instrument No. 199807100173378, part of said 15.540 acres being all of that 0.746 acre tract of land as described in Exhibit "A" in the deed to Demorest Alkire Limited, of record in Instrument No. 199802130033544, part of said 15.540 acres of land being all of that 1.098 acre tract of land as described in Exhibit "A" in deed to Demorest Alkire Limited, of record in Official Record Instrument No. 199802130033548, all being of record in the Recorder's Office, Franklin County, Ohio, said 15.540 acres of land being more particularly described as follows:

Beginning, for reference, at an aluminum cap set in concrete at the centerline intersection of Demorest Road and Alkire Road (Franklin County Monument FCGS 5544), the same being the southeasterly corner of that 0.130 acre tract of land designated as Parcel No. 6A-WD and described in the deed to the County of Franklin, of record in Deed Book 3444, Page 484, Recorder's Office, Franklin County, Ohio; thence S 65°17'11" W, with the centerline of said Alkire Road, with the southerly line of said 0.130 acre tract, a distance of 72.33 feet to a point; thence N 40°39'07" W, a distance of 52.00 feet to a 3/4-inch (I.D.) iron pin set at the true point of beginning, in a northeasterly Limited Access Right-of-way line of I-270;

Thence from said true point of beginning, N 40°39'07" W, with said Limited Access Right-of-way line of Interstate Route I-270, with a northeasterly line of that 8.61 acre tract of land designated as PARCEL NO. 22-WL and described in the deed to the State of Ohio, of record in Deed Book 2951, Page 148, Recorder's Office, Franklin County, Ohio, and with a southerly line of said 6.720 acre tract, a distance of 342.41 feet to a 1/4-inch (O.D.) iron pipe found at an angle point in said Limited Access Right-of-way line;

Thence N 39°33'06" W, with a northeasterly Limited Access Right-of-way line of said Interstate Route I-270, with a northeasterly line of said 8.61 acre tract, with a northeasterly line of that 0.48 acre tract of land designated as PARCEL NO. 20-WL and described in the deed to the State of Ohio, of record in Deed Book 2998, Page 57, Recorder's Office, Franklin County, Ohio, with a southerly line of said 6.720 acre tract, with the southerly line of said 1.037 acre tract, a distance of 1059.47 feet to a 3/4-inch (I.D.) iron pin set at the northernmost corner of said 0.48 acre tract, the same being an angle point in the westerly boundary of said 1.037 acre tract, said iron pin also being the southerly corner of that 12.314 acre tract of land described in Exhibit "A" in the deed to Creekview Partners, of record in Official Record 19814707, Recorder's Office, Franklin County, Ohio;

Thence N 12°29'02" E, with the westerly line of said 1.037 acre tract, with the westerly line of said 6.629 acre tract and with the easterly line of said 12.314 acre tract, a distance of 329.60 feet to a 3/4-inch (I.D.) iron pin found at the northwesterly corner of said 6.629 acre tract, the same being the southwesterly corner of that 104.5 acre tract of land described in the deed to the City of Columbus, of record in Deed Book 2370, Page 575, Recorder's Office, Franklin County, Ohio;

Thence S 87°28'26" E, with the northerly line of said 6.629 acre tract and with the southerly line of said 104.5 acre tract, a distance of 705.44 feet to a 3/4-inch (I.D.) iron pin found at an angle point in the northerly boundary of said 6.629 acre tract, the same being the northwesterly corner of Parkwick Condominium of record in Condominium Plat Book 4, Page 143, Recorder's Office, Franklin County, Ohio;

Thence with the easterly boundary of said 6.629 acre tract and with the westerly boundary of said Parkwick Condominium, the following six (6) courses and distances:

- 1.) S 42°28'26" E, a distance of 117.05 feet to a 3/4-inch (I.D.) iron pin set;
- 2.) S 47°31'34" W, a distance of 86.00 feet to a 3/4-inch (I.D.) iron pin set;
- 3.) S 42°28'26" E, a distance of 4.00 feet to a 3/4-inch (I.D.) iron pin found;
- 4.) S 47°31'34" W, a distance of 163.86 feet to a P.K. nail found at a point of curvature;
- 5.) Southwestwardly, with the arc of a curve to the left having a radius of 116.58 feet, a central angle of 45°00'00" and a chord that bears S 25°01'34" W, a chord distance of 89.23 feet to a drill hole found at the point of tangency;
- 6.) N 87°28'26" W, a distance of 5.00 feet to a 3/4-inch (I.D.) iron pin found;

Thence S 2°31'34" W, with an easterly line of said 6.629 acre tract, with a westerly line of said Parkwick Condominiums and with the easterly line of said 1.037 acre tract, a distance of 200.40 feet to a 3/4-inch (I.D.) iron pin set at the southwesterly corner of said 1.037 acre tract, the same being in the northerly line of said 6.720 acre tract;

Thence S 87°35'26" E, with the northerly line of said 6.720 acre tract, a distance of 291.37 feet to a 3/4-inch (I.D.) iron pin found at an angle point in the southerly boundary of said 1.82 acre tract, the same being the northeasterly corner of said 6.720 acre tract, said iron pin also being the northwesterly corner of said 0.746 acre tract;

Thence S 70°45'13" E, with a southerly line of said 1.82 acre tract and with the northerly line of said 0.746 acre tract, a distance of 402.52 feet to a 3/4-inch (I.D.) iron pin set, being a northwesterly corner of that 0.559 acre area of land as described in Exhibit "A" in the deed to the City of Columbus, Ohio, of record in Instrument No. 199803180062373, Recorder's Office, Franklin County, Ohio, thence S 2°36'30" W, with a westerly line of said 0.559 acre tract of land, a distance of 764.99 feet to a 3/4-inch (I.D.) iron pin set, being an angle point in said 0.559 acre tract;

Thence S 65°17'11" W, with a northerly line of said 0.559 acre tract, a distance of 56.17 feet to the true point of beginning and containing 15.540 acres of land, more or less.

LESS AND EXCEPTING therefrom the following 0.026 acre tract as conveyed by Demorest Alkire Limited Partnership to the Franklin County Commissioners by document recorded on March 28, 2015 of record in Instrument 201503260037571.

Situated in the State of Ohio, Franklin County, City of Columbus, being in Virginia Military Survey No. 1389 and being part of a 14.760 acre tract conveyed to Demorest Alkire Limited Partnership, an Ohio Limited Partnership, in Instrument No. 199809160235583 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline of FRA-C.R. 11 (Alkire Rd) as platted by ZLNN, Inc. and being more particularly described as follows:

Commencing at Franklin County Geodetic Survey Monument No. FCGS 5544 found marking the intersection of the centerline of Alkire Road and Demorest Road, said monument being 0.00 feet right of the centerline of existing right of way station 215+00.24 for C.R. 11 (Alkire Road) and 0.00 feet right of the centerline of existing right of way station 322+74.55 for C.R. 25 (Demorest Road) and being North 2 degrees 02 minutes 15 seconds East, 853.32 feet from Franklin County Geodetic Survey Monument No. FCGS 0059; thence along the centerline of existing right of way of C.R. 11, South 65 degrees 29 minutes 15 seconds West, 71.61 feet to a point on the east existing limited access right of way for I-270 conveyed to the State of Ohio found in DBV 2951 page 148, said point also being on the westerly line of a tract conveyed to Franklin County found in DBV 3444, page 484, said point being 0.00 feet left of the centerline of existing right of way at station 214+28.63 for C.R. 11; thence, along the said east existing limited access right of way for I-270 conveyed to the State of Ohio and the said westerly line of a tract conveyed to Franklin County, North 40 degrees 54 minutes 49 seconds West, 51.88 feet to an iron pin found at the grantor's southwest corner, said pin being 50.00 feet left of the centerline of existing right of way station 214+13.91 for C.R. 11 and being the TRUE POINT OF BEGINNING for the parcel herein described:

Thence, continuing along the said east existing limited access right of way for I-270 conveyed to the State of Ohio and the grantor's westerly line, North 40 degrees 54 minutes 49 seconds West, 4.78 feet to an iron pin set, said pin being 54.58 feet left of the centerline of existing right of way station 214+12.57 for C.R. 11;

Thence, across the grantor's tract, North 43 degrees 58 minutes 04 seconds East, 80.21 feet to an iron pin set on the grantor's easterly line and the west existing right of way of C.R. 25 conveyed to Franklin County in DBV 3444, Page 484, said pin being 50.00 feet left of the centerline of existing right of way station 323+43.41 for C.R. 25;

Thence, along the grantor's easterly line and the west existing right of way of C.R. 25 conveyed to Franklin County, South 2 degrees 40 minutes 50 seconds West, 38.23 feet to an iron pin found at the grantor's southeast corner and on the said north existing right of way for C.R. 11 conveyed to Franklin County, said pin being 50.00 feet left of the centerline of existing right of way station 214+69.72 for C.R. 11;

Thence grantor's south line and along the said north existing right of way for C.R. 11 conveyed to Franklin County, South 65 degrees 29 minutes 15 seconds West, 55.80 feet to the TRUE POINT OF BEGINNING, containing 0.026 acres.

Legal Description Cont.

It is understood that the parcel of land described contains 0.026 acres, more or less, including the present road occupies 0.000 acres, more or less, is located in Franklin County Auditor's Parcel No. 570-104529.

Iron pins set are 5/8" diameter rebar 30" long with yellow plastic identification caps stamped Franklin County Engineer, iron pins will be set by the Franklin County Engineer's Survey Department upon completion of the roadway improvement.

Description prepared from an actual field survey prepared by ZLNN, Inc. under the supervision of Richard F. Mathias, P.S. #7798, May 2014.

Grantor claimed title by Instrument No. 199809160235583 on file at the Franklin County Recorder's Office.

Bearings based on the Ohio State Plane Coordinate System (Ohio South Zone, NAD 83(CORS2011). A bearing North 65 degrees 29 minutes 15 seconds East was held for the centerline of Alkire Road between monuments FCGS 5061, FCGS 5544 and FCGS 1476 as shown in Centerline Survey Plat, Drawing No. 0025-03 provided by the Franklin County Engineer's Office.

TRACT II:
Non-exclusive easement granted to Demorest Alkire, Limited, an Ohio limited liability company of record in Instrument 199802170034861.

Miscellaneous Notes

1. There is direct access to the subject property via Demorest Road, a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is as shown hereon.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was observable evidence of recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
6. At the time of this survey, there was observable evidence of recent street or sidewalk construction or repairs.
7. The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company Title Commitment File No. 01032-19678-Amended No. 1 with an effective date of February 17, 2016, Revised March 7, 2016.

Surveyor's Legal Description

Situated in the City of Columbus, County of Franklin and State of Ohio, being part of Virginia Military Survey No. 1389, and being part of the same parcel as conveyed to Demorest Alkire Limited in Inst. No. 199809020224421 & Inst. No. 199809160235583 of the Franklin County Records and being more particularly described as follows:

Commencing at Franklin County Monument No. "FCGS 5544" found at the intersection of the centerline of Alkire Road (Variable Width) with the centerline of Demorest Road (Variable Width), Franklin County Monument "FCGS 1529" was found N02°40'50"E, a distance of 810.06 feet; Thence along the centerline of Alkire Road, S65°30'58" W, a distance of 71.91 feet to the easterly limited access right of way of Interstate 270 (Variable Width), as conveyed to State of Ohio in Deed Vol. 2951, Page 148 of said County Records; Thence along the easterly limited access right of way of said Interstate 270, N40°38'57" W, a distance of 56.73 feet to a Franklin County capped iron pin found at the northwest corner of a parcel conveyed to Franklin County Commissioners in Inst. 201503260037571 of said County Records and the Point of Beginning of the parcel herein described;

Course No. 1; Thence continuing along the easterly limited access right of way of said Interstate 270 and said State of Ohio parcel, N40°38'57" W, a distance of 337.57 feet to a 1/2" bent iron pin found;

Course No. 2; Thence continuing along the easterly limited access right of way of said Interstate 270 and said State of Ohio parcel, and a parcel conveyed to State of Ohio in Deed Vol. 2998, Page 57 of said County Records, N39°29'05" W, a distance of 1059.47 feet to a 3/4" iron pin found at the southernmost corner of Parkview Section 3, as recorded in Plat Book 94, Page 27 of said County Records;

Course No. 3; Thence along the easterly line of said Parkview Section 3, N01°33'03" E, a distance of 329.60 feet to an iron pin set at the southwest corner of a parcel conveyed to City of Columbus in Deed Vol. 2370, Page 575 of said County Records;

Course No. 4; Thence along the southerly line of said City of Columbus parcel, S87°24'25" E, a distance of 705.44 feet to an iron pin set at the northwest corner of Parkwick Condominium as recorded in Condo Plat Book 4, Page 143 and Condo Declaration in Deed Vol. 3657, Page 497 of said County Records;

Course No. 5; Thence along the westerly line of said Parkwick Condominium parcel, S42°24'25" E, a distance of 117.05 feet to a 3/4" iron pin found at the northernmost corner of a parcel conveyed to Parkwick Condominium Unit Owners' Association in Inst. No. 199803060052946 of said County Records;

Course No. 6; Thence along the northwesterly line of said Parkwick Condominium Unit Owners' Association parcel, S47°35'35" W, a distance of 86.00 feet to a "BDM 2" capped iron pin found at the westernmost corner of said Parkwick Condominium Unit Owners' Association parcel;

Course No. 7; Thence along the southwesterly line of said Parkwick Condominium Unit Owners' Association parcel, S42°24'25" E, a distance of 4.00 feet to a "BDM 3" capped iron pin found on the westerly line of said Parkwick Condominium parcel;

Course No. 8; Thence along the westerly line of said Parkwick Condominium parcel, S47°35'35" W, a distance of 163.86 feet to a Mog Nail found;

Course No. 9; Thence continuing along the westerly line of said Parkwick Condominium parcel, 91.57 feet along the arc of a curve to the left, said curve having a radius of 116.58 feet, a delta angle of 45°00'15" being subtended by a chord bearing S25°05'27" W, a chord distance of 89.23 feet to a drill hole found;

Course No. 10; Thence continuing along the westerly line of said Parkwick Condominium parcel, N87°00'47" W, a distance of 5.23 feet to a drill hole found;

Course No. 11; Thence continuing along the westerly line of said Parkwick Condominium parcel and the westerly line of a parcel conveyed to State of Ohio in Deed Vol. 2998, Page 57 of said County Records, S02°27'46" W, a distance of 200.45 feet to a 3/4" iron pin found at the southwest corner of said State of Ohio parcel, and passing on line a drill hole found at the southwest corner of said Parkwick Condominium parcel at 134.97 feet;

Course No. 12; Thence along the southerly line of said State of Ohio parcel, S87°32'37" E, a distance of 291.48 feet to a "BDM TRAVERSE" capped iron pin found;

Course No. 13; Thence continuing along the southerly line of said State of Ohio parcel, S70°39'30" E, a distance of 140.37 feet to a "BDM TRAVERSE" iron pin found on the westerly right of way of said Demorest Road, the same being the northwest corner of a parcel conveyed to City of Columbus, Ohio in Inst. 199803180062373 of said County Records, a 3/4" bent iron pin was found S84°56'34" W, a distance of 0.34 feet;

Course No. 14; Thence along the westerly right of way of said Demorest Road and the westerly line of said City of Columbus, Ohio parcel, S02°40'50" W, a distance of 716.73 feet to an iron pin set at the northeast corner of said Franklin County Commissioners parcel;

Course No. 15; Thence along the northerly line of said Franklin County Commissioners parcel, S43°56'37" W, a distance of 80.21 feet to the Place of Beginning, and containing 15.511 acres of land (0.803 acres in PN 010-242767.00 & 14.708 acres in PN 570-104529.00), more or less, as surveyed by Alaina J. Krejci, P.S. # S-8625 in February 2016, subject to any easements, restrictions, leases and/or right of ways of record.

Iron pins set are 5/8"x30" rebar with caps stamped "KREJCI S-8625"

Basis of bearings shown hereon is the centerline of Demorest Road, known as being N02°40'50"E, per Grid North, Ohio State Plane Coordinate System, South Zone (3402), NAD 83 (2011).

Notes Corresponding to Schedule B

- 11) Easement granted to Columbus Railway, Power & Light Company, of record in Deed Book 999 page 467, NOT PLOTTABLE, DESCRIPTION VAGUE AND REFERENCES ONLY THROUGH AND UPON THE HIGHWAY KNOWN AS DEMOREST ROAD
- 12) Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 2407 page 295. PLOTTED AND SHOWN
- 13) Easement granted to the Columbus Railway, Power & Light Company, of record in Deed Book 999 page 567, NOT PLOTTABLE, DESCRIPTION VAGUE AND REFERENCES ONLY THROUGH AND UPON THE HIGHWAY KNOWN AS DEMOREST ROAD
- 14) Right of Way granted to Columbia Gas of Ohio, Inc., of record in Deed Book 3010 page 676. LIES WITHIN THE CURRENT RIGHT OF WAY OF ALKIRE ROAD, PLOTTED AND SHOWN
- 15) Easement granted to the City of Columbus, Ohio of record in Deed Book 3345 page 640. PLOTTED AND SHOWN
- 16) Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 3266 page 121. PLOTTED AND SHOWN
- 17) Subject to the non-exclusive easement granted to Demorest Alkire, Limited, an Ohio limited liability company of record in Instrument 199802170034861. SAME AS SCHEDULE A, TRACT II, PLOTTED AND SHOWN
- 18) Easement granted to Parkwick Condominium Unit Owners Association of record in Instrument 199802170034865. PLOTTED AND SHOWN
- 19) Easement granted to Parkwick Condominium Unit Owners Association of record in Instrument 199802170034867. PLOTTED AND SHOWN
- 20) Easement granted to the City of Columbus, Ohio of record in Instrument 199804030079594. PLOTTED AND SHOWN
- 21) Easement granted to the City of Columbus, Ohio of record in Instrument 199804030079596. PLOTTED AND SHOWN
- 22) Easement granted to the City of Columbus, Ohio of record in Instrument 199804030079597. PLOTTED AND SHOWN
- 23) ITEM INTENTIONALLY DELETED
- 24) Easement granted to Columbia Gas of Ohio, Inc. of record in Instrument 199805210124389 as re-recorded in Instrument 199806040136897, NOT PLOTTABLE, "CENTERLINE OF LOCATION OF PIPELINES AS INITIALLY LAID" NOT DESCRIBED
- 25) Easement granted to Columbus Gas of Ohio, Inc. of record in Deed Book 3305 page 281, PLOTTED AND SHOWN as partially released by Instrument 199806240156580. RELEASES AREA WITHIN SUBJECT PARCEL, ITEM INTENTIONALLY DELETED
- 26) ITEM INTENTIONALLY DELETED
- 27) Easement & Right of Way granted to Ohio Power Company of record in Instrument 201205170069270. PLOTTED AND SHOWN
- 28) Temporary Easement granted to the Franklin County Commissioners of record in Instrument 201503260037572. PLOTTED AND SHOWN
- 29) Easement granted to Columbus Southern Power Company of record in Instrument 19981228033335. NOT PLOTTABLE, DOCUMENT ALLEGIBLE
- 30) Easement granted to Ohio Bell Telephone Company aka Ameritech Ohio, an Ohio Corporation of record in Instrument 199902180042102. PLOTTED AND SHOWN
- 31) Easement granted to Parkwick Condominium Unit Owners Association of record in Instrument 199910040247880, as modified by Instrument 199910040247881. PLOTTED AND SHOWN
- 32) Easement and reverter as contained within the deed of record in Instrument 201503260037571. SAME AS EXCEPTION AREA, PLOTTED AND SHOWN
- 33) Easement granted to Ohio Bell Telephone Company aka Ameritech Ohio Inc. of record in Instrument 199910130257-95. NOT PLOTTABLE, "CENTERLINE OF COMMUNICATION CABLE AS INSTALLED" NOT DESCRIBED
- 34) Memorandum of Easement and Right of Entry Agreement granted to Time Warner Cable, The Columbus Ohio Division of Time Warner Entertainment Company, L.P., of record in Instrument 200412100280974. BLANKET IN NATURE
- 35) Non-exclusive Easement granted to Columbia Gas of Ohio, Inc. of record in Instrument 200612120246605. PLOTTED AND SHOWN

Zoning Information

STATUS	"LARLD" Limited Apartment Residential District	STATUS
PERMITTED USE	YES	Multi Family
MIN. LOT AREA	8,678 Acres	15,511 Acres
MIN. FRONTAGE	50'	716.76'
MAX. BLDG COVERAGE	252 Units	252 Units (per report)
MIN. SETBACKS -ALKIRE	50'	80.0'
- **DEMOREST	37.5'	37.5'
- ***-270	12.5'	12.6'
MIN. SETBACKS SIDE	5'	25.0'
MIN. SETBACKS REAR	25% of Total Lot	25.0'
MIN. SETBACKS PARKING	25'	XXX
MAX BUILDING HEIGHT	35'	27.5'
PARKING REGULAR	None Listed	409 Reg/48 Visitor
PARKING GARAGE	None Listed	40
PARKING HANDICAP	None Listed	12
PARKING TOTAL	378	509

*** per Variance 198-005

Potential Encroachment Statement

- Subjects cantilevered site sign in right of way of Demorest Road a maximum distance of 7.2 feet.
- Subject's Building within Sanitary Easement a maximum distance of 1.1 feet.

Basis of Bearing

Basis of bearings shown hereon is the centerline of Demorest Road, known as being N02°40'50"E, per Grid North, Ohio State Plane Coordinate System, South Zone (3402), NAD 83 (2011).



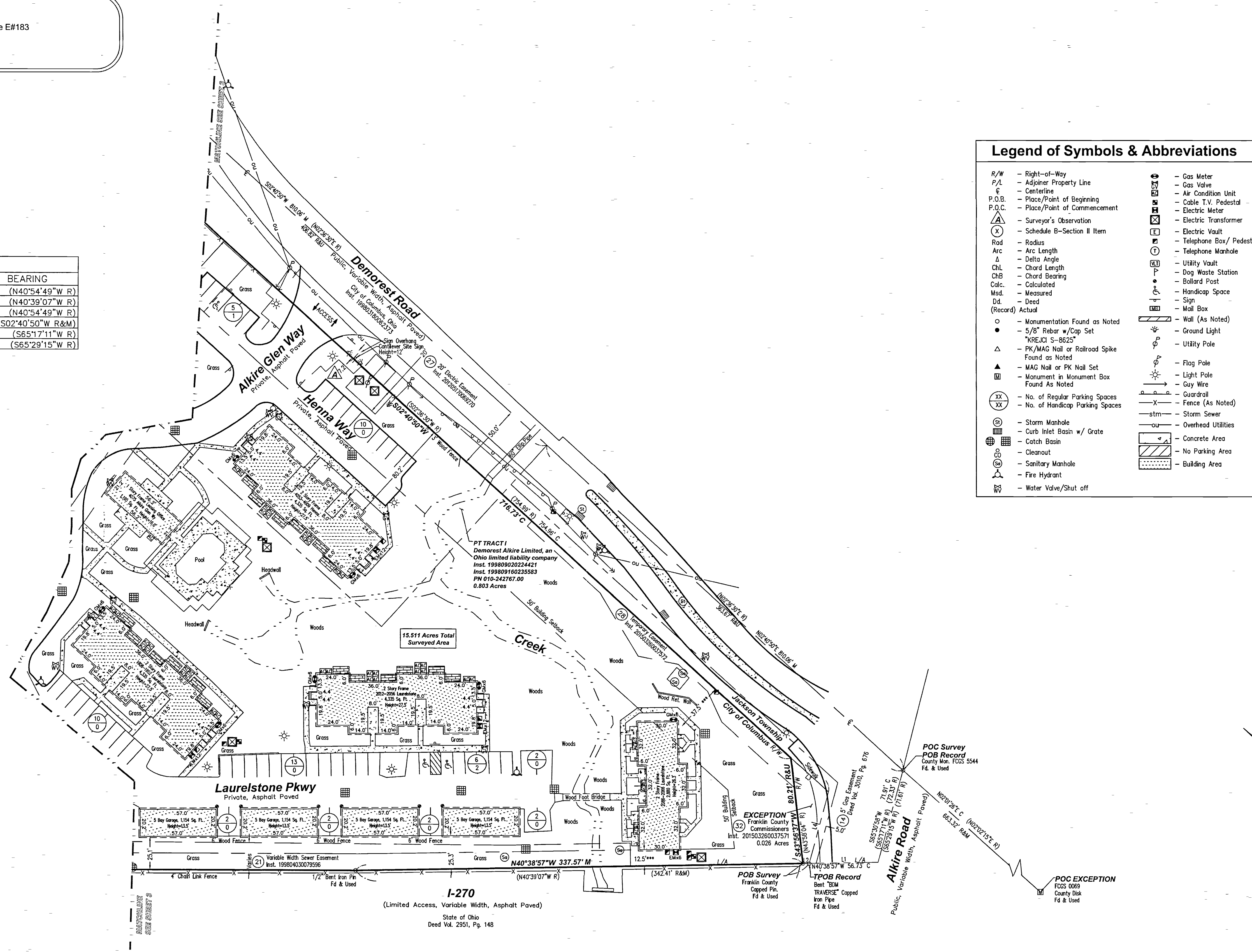
Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd. Suite E#183
Akron, OH 44312
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LINE TABLE		
LINE	LENGTH	BEARING
L1	(51.88' R)	(N40°54'49"W R)
L1	(52.00' R)	(N40°39'07"W R)
L2	(4.78' R)	(N40°54'49"W R)
L3	38.23' R&U	(S02°40'50"W R&M)
L4	(56.17' R)	(S65°17'11"W R)
L4	55.80' R&U	(S65°29'15"W R)

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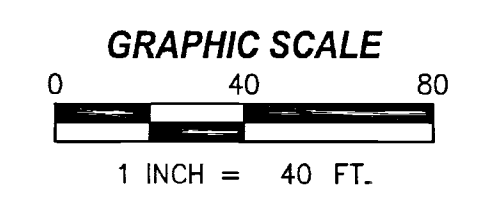
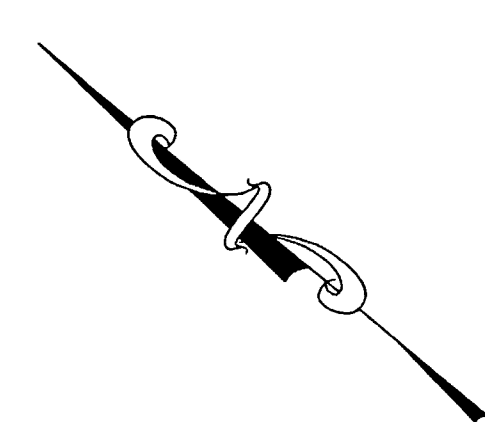
APR 11 2016

Franklin County Engineer
Dean C. Finkbeiner, P.E.



Legend of Symbols & Abbreviations

R/W	- Right-of-Way	⊕	- Gas Meter
P/L	- Adjoiner Property Line	⊕	- Gas Valve
⊕	- Centerline	⊕	- Air Condition Unit
P.O.B.	- Place/Point of Beginning	⊕	- Cable T.V. Pedestal
P.O.C.	- Place/Point of Commencement	⊕	- Electric Meter
⊕	- Surveyor's Observation	⊕	- Electric Transformer
(X)	- Schedule B-Section II Item	⊕	- Electric Vault
Rod	- Radius	⊕	- Telephone Box/ Pedestal
Arc	- Arc Length	⊕	- Telephone Manhole
Δ	- Delta Angle	⊕	- Utility Vault
ChL	- Chord Length	⊕	- Dog Waste Station
ChB	- Chord Bearing	⊕	- Ballard Post
Calc.	- Calculated	⊕	- Handicap Space
Msd.	- Measured	⊕	- Sign
Dd	- Dead	⊕	- Mail Box
(Record)	- Actual	⊕	- Wall (As Noted)
○	- Monument Found as Noted	⊕	- Ground Light
●	- 5/8" Rebar w/ Cap Set	⊕	- Utility Pole
△	- PK/MAG Nail or Railroad Spike Found as Noted	⊕	- Flag Pole
▲	- MAG Nail or PK Nail Set Found as Noted	⊕	- Light Pole
⊕	- Monument in Monument Box Found as Noted	⊕	- Guy Wire
(XX)	- No. of Regular Parking Spaces	⊕	- Guardrail
(XX)	- No. of Handicap Parking Spaces	⊕	- Fence (As Noted)
⊕	- Storm Manhole	⊕	- Storm Sewer
⊕	- Curb Inlet Basin w/ Grate	⊕	- Overhead Utilities
⊕	- Catch Basin	⊕	- Concrete Area
⊕	- Cleanout	⊕	- No Parking Area
⊕	- Sanitary Manhole	⊕	- Building Area
⊕	- Fire Hydrant		
⊕	- Water Valve/Shut off		





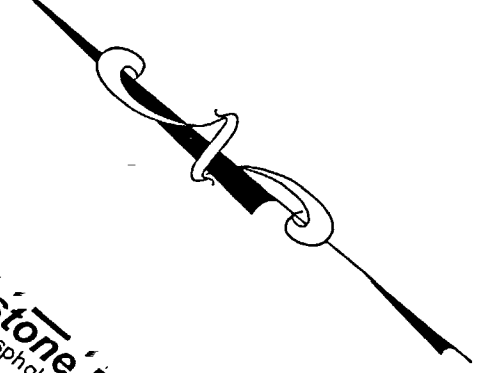
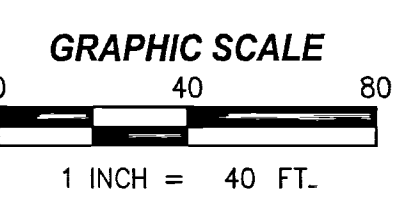
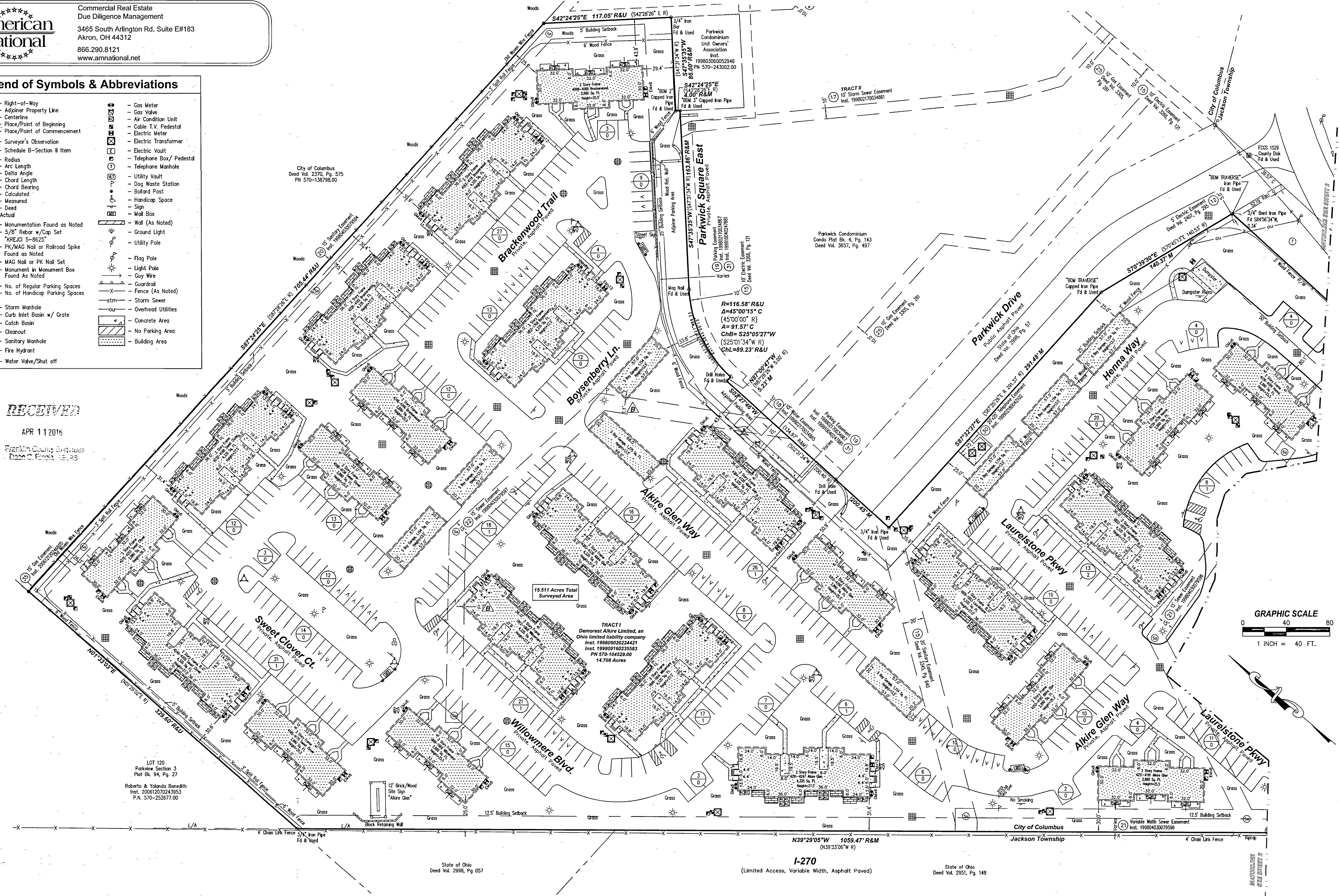
Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd, Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

Legend of Symbols & Abbreviations

- | | | | |
|----------|--|---|----------------------------|
| R/W | - Right-of-Way | ⊕ | - Gas Meter |
| P/L | - Adjoiner Property Line | ⊕ | - Gas Valve |
| ⊕ | - Centerline | ⊕ | - Air Condition Unit |
| P.O.B. | - Place/Point of Beginning | ⊕ | - Cable T.V. Pedestal |
| P.O.C. | - Place/Point of Commencement | ⊕ | - Electric Meter |
| ⊕ | - Surveyor's Observation | ⊕ | - Electric Transformer |
| ⊕ | - Schedule B-Section II Item | ⊕ | - Electric Vault |
| Rod | - Radius | ⊕ | - Telephone Box / Pedestal |
| Arc | - Arc Length | ⊕ | - Telephone Manhole |
| Δ | - Delta Angle | ⊕ | - Utility Vault |
| CHL | - Chord Length | ⊕ | - Dog Waste Station |
| CHB | - Chord Bearing | ⊕ | - Bollard Post |
| Calc. | - Calculated | ⊕ | - Handicap Space |
| Msd. | - Measured | ⊕ | - Sign |
| Dd. | - Deed | ⊕ | - Mail Box |
| (Record) | - Actual | ⊕ | - Wall (As Noted) |
| ○ | - Monumentation Found as Noted | ⊕ | - Ground Light |
| ● | - 5/8" Rebar w/ Cap Set | ⊕ | - Utility Pole |
| ▲ | - PK/MAG Nail or Railroad Spike Found as Noted | ⊕ | - Flag Pole |
| ▲ | - MAG Nail or PK Nail Set | ⊕ | - Light Pole |
| ⊕ | - Monument in Monument Box Found As Noted | ⊕ | - Guy Wire |
| ⊕ | - No. of Regular Parking Spaces | ⊕ | - Guardrail |
| ⊕ | - No. of Handicap Parking Spaces | ⊕ | - Fence (As Noted) |
| ⊕ | - Storm Manhole | ⊕ | - Storm Sewer |
| ⊕ | - Curb Inlet Basin w/ Grate | ⊕ | - Overhead Utilities |
| ⊕ | - Catch Basin | ⊕ | - Concrete Area |
| ⊕ | - Cleanout | ⊕ | - No Parking Area |
| ⊕ | - Sanitary Manhole | ⊕ | - Building Area |
| ⊕ | - Fire Hydrant | | |
| ⊕ | - Water Valve/Shut off | | |

RECEIVED

APR 11 2016
Franklin County Engineer
Dawn C. Flinn, P.E.



LOT 120
Parkview Section 3
Plat Bk. 94, Pg. 27
Roberto & Yolanda Benedith
Inst. 200612070243953
P.N. 570-252677.00

TRACT 1
Demorest Alkire Limited, an
Ohio limited liability company
Inst. 199809020224421
Inst. 199809160225523
PN 570-104529.00
14.708 Acres

State of Ohio
Deed Vol. 2998, Pg 057

I-270
(Limited Access, Variable Width, Asphalt Paved)

State of Ohio
Deed Vol. 2951, Pg. 148