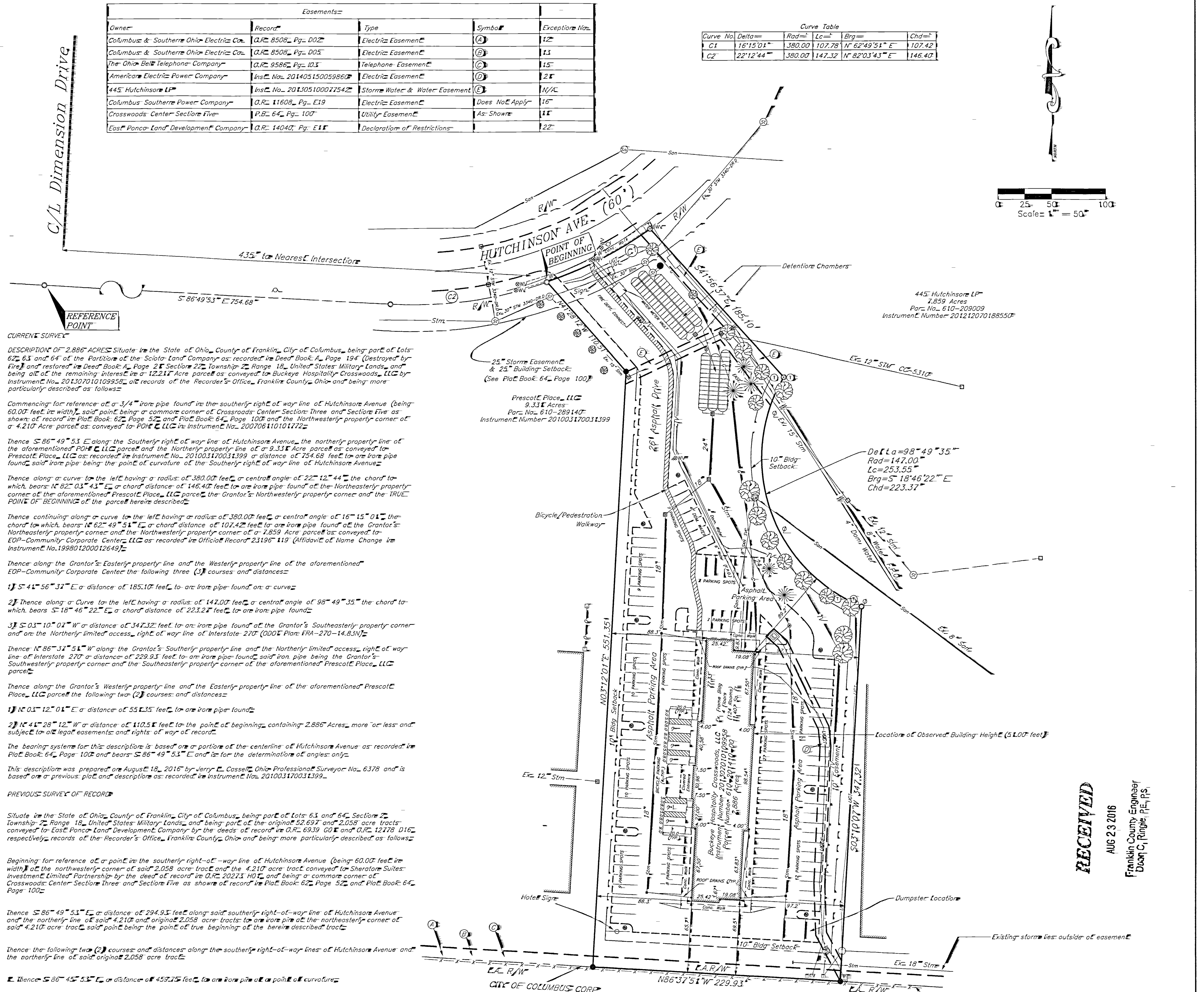


Owner	Record	Type	Symbol	Exception No.
Columbus & Southern Ohio Electric Co.	O.R. 8506, Pg. 002	Electric Easement	(A)	12
Columbus & Southern Ohio Electric Co.	O.R. 8506, Pg. 005	Electric Easement	(B)	13
The Ohio Bell Telephone Company	O.R. 9586, Pg. 003	Telephone Easement	(C)	15
American Electric Power Company	Ins. No. 20140515005896Z	Electric Easement	(D)	2F
445 Hutchinson LP	Ins. No. 20130510001754Z	Storm Water & Water Easement	(E)	16/1
Columbus Southern Power Company	O.R. 11608, Pg. E19	Electric Easement	(F)	Does Not Apply
Crossroads Center Section Five	P.B. 64, Pg. 100	Utility Easement	(G)	As Shown
East Ponce Land Development Company	O.R. 14040, Pg. E1F	Declaration of Restrictions	(H)	22

Curve No.	Delta	Rad	Lc	Br	Chd
C1	18°15'01"	380.00	107.79	N 62°49'51" E	107.42
C2	22°12'44"	380.00	147.32	N 62°03'43" E	146.40



**DESCRIPTION OF 2.886 ACRES** Situate in the State of Ohio, County of Franklin, City of Columbus, being part of Lots 62, 63 and 64 of the Partition of the Sotola Land Company as recorded in Deed Book A, Page 194 (destroyed by fire) and restored in Deed Book A, Page 217, Section 2, Township 2, Range 18, United States Military Lands and being all of the remaining interest in a 12.217 acre parcel as conveyed to Buckeye Hospitality Crossroads, LLC by Instrument No. 201307010109958, of records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing for reference at a 3/4" iron pipe found in the southerly right-of-way line of Hutchinson Avenue (being 60.00 feet in width) said point being a common corner of Crossroads Center Section Three and Section Five as shown of record in Plat Book 64, Page 52 and Plat Book 64, Page 100 and the Northwesterly property corner of a 4.210 acre parcel as conveyed to POC, LLC in Instrument No. 200708110101722;

Thence S 86°49'53" E along the southerly right-of-way line of Hutchinson Avenue the northerly property line of the aforementioned POC, LLC parcel and the northerly property line of a 9.333 acre parcel as conveyed to Prescott Place, LLC as recorded in Instrument No. 201003170013199, a distance of 754.69 feet to an iron pipe found said iron pipe being the point of curvature of the southerly right-of-way line of Hutchinson Avenue;

Thence along a curve to the left having a radius of 380.00 feet, a central angle of 22°12'44" the chord to which bears N 62°03'43" E or chord distance of 146.40 feet to an iron pipe found on the Northwesterly property corner of the aforementioned Prescott Place, LLC parcel; the Grantor's Northwesterly property corner and the TRUE POINT OF BEGINNING of the parcel herein described;

Thence continuing along a curve to the left having a radius of 380.00 feet, a central angle of 16°15'01" the chord to which bears N 62°49'51" E or chord distance of 107.42 feet to an iron pipe found on the Northwesterly property corner and the Northwesterly property corner of a 7.859 acre parcel as conveyed to EOP-Community Corporate Center, LLC as recorded in Official Record 23195-119 (Allotment of Name Change in Instrument No. 199801200012649);

Thence along the Grantor's Easterly property line and the Westerly property line of the aforementioned EOP-Community Corporate Center the following (3) courses and distances:

- 1) S 41°56'31" E a distance of 185.10 feet to an iron pipe found on a curve;
- 2) Thence along a curve to the left having a radius of 147.00 feet, a central angle of 98°49'35" the chord to which bears S 18°46'22" E or chord distance of 223.22 feet to an iron pipe found;
- 3) S 03°10'02" W a distance of 347.32 feet to an iron pipe found on the Grantor's Southeastern property corner and on the Northerly limited access right-of-way line of Interstate 270 (ODD Plan FRA-270-14.83N);

Thence N 86°31'51" W along the Grantor's Southerly property line and the Northerly limited access right-of-way line of Interstate 270 a distance of 229.93 feet to an iron pipe found said iron pipe being the Grantor's Southeastern property corner and the Southeastern property corner of the aforementioned Prescott Place, LLC parcel;

Thence along the Grantor's Westerly property line and the Easterly property line of the aforementioned Prescott Place, LLC parcel the following (2) courses and distances:

- 1) N 03°12'01" E a distance of 55.35 feet to an iron pipe found;
- 2) N 41°28'12" W a distance of 110.51 feet to the point of beginning, containing 2.886 Acres, more or less and subject to all legal easements and rights of way of record;

The bearing system for this description is based on a portion of the centerline of Hutchinson Avenue as recorded in Plat Book 64, Page 100 and bears S 86°49'53" E and is for the determination of angles only.

This description was prepared on August 18, 2016 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on a previous plat and description as recorded in Instrument No. 201003170013199.

**PREVIOUS SURVEY OF RECORD**

Situate in the State of Ohio, County of Franklin, City of Columbus, being part of Lots 63 and 64 of Section 2, Township 2, Range 18, United States Military Lands and being part of the original 52.697 and 2.058 acre tracts conveyed to East Ponce Land Development Company by the deeds of record in O.R. 6939, 60 and O.R. 12278, 016, respectively records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a point in the southerly right-of-way line of Hutchinson Avenue (being 60.00 feet in width) at the northwesterly corner of said 2.058 acre tract and the 4.210 acre tract conveyed to Sheraton Suites Investment Limited Partnership by the deed of record in O.R. 20213, 401, and being a common corner of Crossroads Center Section Three and Section Five as shown of record in Plat Book 64, Page 52 and Plat Book 64, Page 100;

Thence S 86°49'53" E or distance of 294.93 feet along said southerly right-of-way line of Hutchinson Avenue and the northerly line of said 4.210 acre tract and the 2.058 acre tract to an iron pipe at the northwesterly corner of said 4.210 acre tract said iron pipe being the point of true beginning of the herein described tract;

Thence the following (2) courses and distances along the southerly right-of-way line of Hutchinson Avenue and the northerly line of said original 2.058 acre tract:

- 1) Thence S 86°49'53" E or distance of 459.75 feet to an iron pipe at a point of curvature;
- 2) Thence along a curve to the left having a radius of 380.00 feet, a central angle of 38°21'44" the chord to which bears N 73°33'13" E or chord distance of 254.03 feet to an iron pipe found on the northwesterly corner of the 7.859 acre tract conveyed to EOP-Community Corporate Center Limited by deed of record in O.R. 23195-119;

Thence the following (3) courses and distances along the easterly line of the said original 2.058 acre tract and the westerly line of said 7.859 acre tract:

- 1) Thence S 41°56'31" E or distance of 185.10 feet to an iron pipe on a curve;
- 2) Thence along a curve to the left having a radius of 147.00 feet, a central angle of 38°49'28" the chord to which bears S 18°46'22" E or chord distance of 223.22 feet to an iron pipe;
- 3) Thence S 03°10'02" W or distance of 347.32 feet to an iron pipe in the southerly line of the said original 2.058 acre tract and the northerly limited access right-of-way line of Interstate 270 said point also being the southwesterly corner of the said 7.859 acre tract;

Thence the following (2) courses and distances along said northerly limited access right-of-way line of Interstate 270 and the southerly line of said original 2.058 acre tract:

- 1) Thence N 86°31'51" W or distance of 744.17 feet to an iron pipe at an angle point;
- 2) Thence N 88°40'35" W or distance of 156.60 feet to an iron pipe at the southeasterly corner of said 4.210 acre tract;

Thence the following (3) courses and distances along the easterly line of said 4.210 acre tract:

- 1) Thence N 03°10'02" E or distance of 345.03 feet to an iron pipe;
- 2) Thence N 86°49'53" W or distance of 10.00 feet to an iron pipe;
- 3) Thence N 03°10'02" E or distance of 260.00 feet to the point of true beginning of the herein-described tract containing 12.217 acres, more or less, and being subject to easements, restrictions and rights of way of record;

The bearing datum is based on the bearings delineated upon said plat of record in Plat Book 64, page 100.

**EXCEPTIONS THEREFROM THE FOLLOWING:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 2, Range 18, United States Military District, being part of a 12.217 acre tract conveyed to Pontilico College Josephinum of record in Official Record 25224, 514 and described as follows:

Beginning for reference at the east terminus of the south right-of-way line for Hutchinson Avenue as recorded in Plat Book 64, Page 52 (Crossroads Center Section Three), the same being in the west terminus of the south right-of-way line for Hutchinson Avenue as recorded in Plat Book 64, Page 100 (Crossroads Center Section Five);

Thence S 86°49'53" E with said south right-of-way line as recorded in said Plat Book 64, Page 100, 294.93 feet to a 3/4" iron pipe found marking the northwest corner of said 12.217 acre tract, the same being the northeast corner of the 4.210 acre tract conveyed to POC, LLC of record in Instrument Number 200708110101722 the True Point of Beginning;

Thence continuing with said south right-of-way line, the same being the north perimeter of said 12.217 acre tract, the following courses:

- 1) N 86°49'53" E 459.75 feet to a 3/4" iron pipe found at a point of curvature with a curve to the left having a central angle of 22°12'44" a radius of 380.00 feet and an arc length of 147.32 feet, a chord bearing and chord distance of N 62°03'43" E 146.40 feet to an iron pipe set;
- 2) Thence along said 12.217 acre tract the following courses: S 41°28'12" W 110.51 feet to a 3/4" iron pipe found (hookaden); S 03°12'01" W 55.35 feet to an iron pipe set in a south line of said 12.217 acre tract, the same being the north limited access right-of-way line for I-270 as shown on ODD Plan FRA-270-14.83N;
- 3) Thence with said north limited access right-of-way line, the same being the south perimeter of said 12.217 acre tract, the following courses: N 86°31'51" W 514.24 feet to an angle point; N 88°40'35" W (passing a 3/4" iron pipe found at 6.89 feet) 156.60 feet to an iron pipe set marking the southwest corner of said 12.217 acre tract, the same being the southeast corner of said 4.210 acre tract;
- 4) Thence with the west perimeter of said 12.217 acre tract, the same being east perimeter of said 4.210 acre tract, the following courses: N 03°10'02" E 345.03 feet to a 3/4" iron pipe found (Bird or Bull); N 86°49'53" W 10.00 feet to a 3/4" iron pipe found (Bird and Bull); N 03°10'02" E 260.00 feet to the True Point of Beginning, containing 9.333 acres, more or less, subject to however, to all legal easements, restrictions, and rights of way of record;

The above description was prepared by Jerry L. Cassell, Ohio Professional Surveyor No. 6378, and is based on existing records and on actual field survey performed in August 2009. A drawing has been prepared and is a part hereof. All references used in this description found of the Recorder's Office, Franklin County, Ohio.

Iron pipe set are 3/4" diameter iron pipe, 30" long with plastic cap inscribed "Advanced 7661".

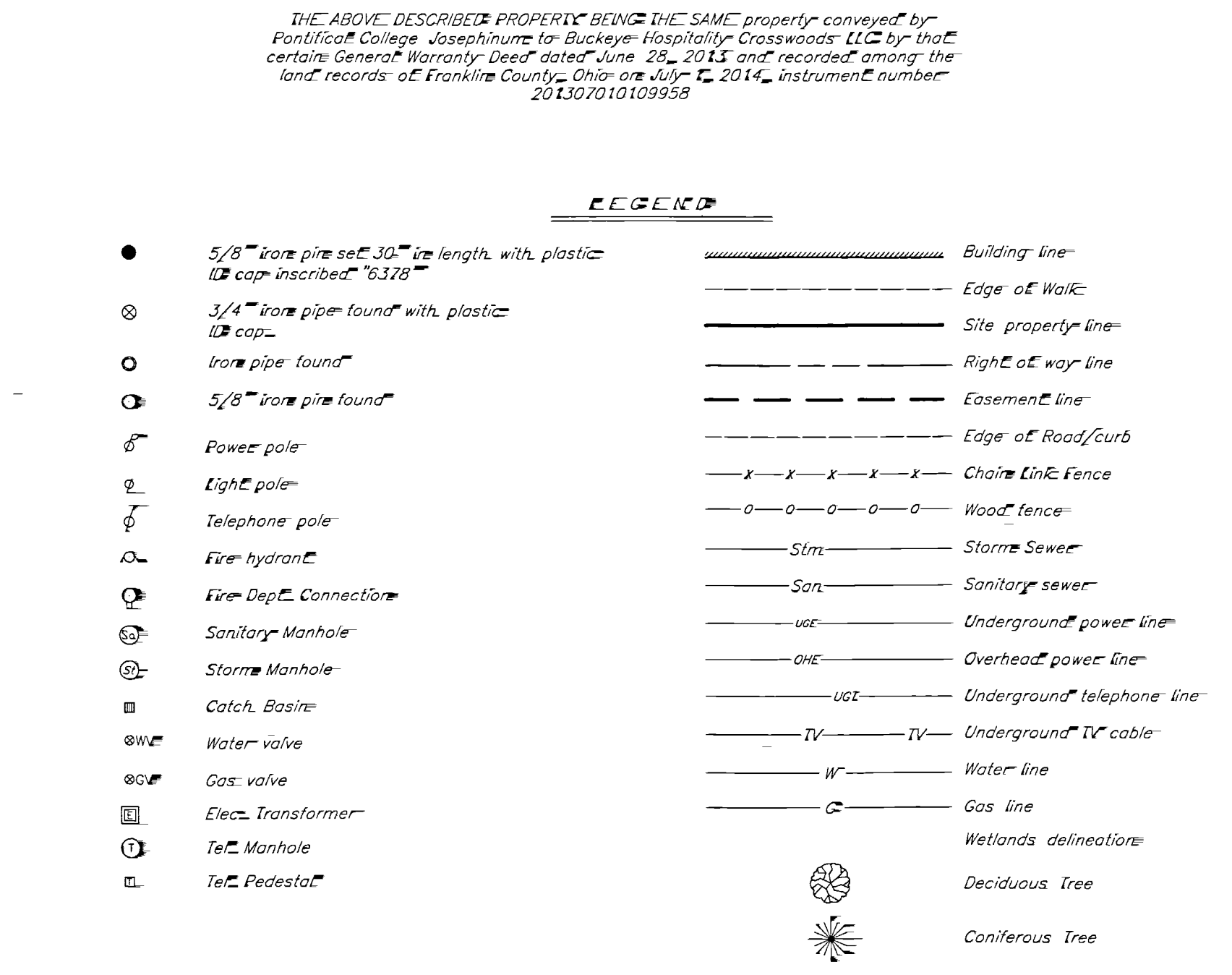
Bearings are based on S 86°49'53" E for a portion of the centerline of Hutchinson Avenue as shown on Plat Book 64, Page 100.

For informational purposes only:  
Property address: 375 North Hutchinson Avenue, 2.897 acres Columbus, Ohio  
Parcel No. 610-201410-007

The property described herein is the same as the property described in Old Republic National Life Insurance Company Commitment No. 160600007 with an effective date of May 21, 2016 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.

**INTERSTATE 270**  
ODOT Plan FRA-270-14.83 N  
JACK NICKLAUS FREEWAY

State of Ohio by Court of Common Pleas Case #222879



**FLOOD NOTE:**  
The subject site lies within the limits of Flood Zone "X" as depicted on Flood Insurance Rate Map for Franklin County, Ohio, Map Number 39049C0157K, effective date June 17, 2008.

**BEARING NOTE:**  
The bearing system for this plat is based on a portion of the centerline of Hutchinson Avenue as shown on Plat Book 64, Page 100 and bears S 86°49'53" E and is for the determination of angles only.

To Walker & Dunlap Commercial Property Funding, LLC, BVE Lender, LLC, Blue Vista Finance, LLC and BVE II, LLC, and the successors and/or assigns of any of the foregoing. The Planning & Zoning Resource Company, Sandpiper Hospitality V, LLC and Old Republic National Life 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 2016 Minimum Standard Data Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), (b) (applicable), 13, 14, 15, 17, 18, 19, and 20 of Table A, thereof. The field work was completed on August 18, 2016.

Date of Plat or Map August 24, 2016.

*Jerry L. Cassell*  
Jerry L. Cassell, P.S., Ohio Professional Surveyor, S-6378

- NOTES:**
- 1) There is no visible evidence of construction, building additions, or earth moving work.
  - 2) There is no visible evidence of use of premises as a solid waste dump, septic or sanitary landfill.
  - 3) There is no visible evidence of cemeteries or burial grounds found.
  - 4) The surveyor has no knowledge of any proposed street widening.
  - 5) The street address of the subject property is 375 Hutchinson Avenue Columbus, Ohio 43235.
  - 6) Underground IV cable has not been field located by cable company. Location shown hereon is approximate.
  - 7) There is no evidence of encroachments on the parcel.
  - 8) The parcel contains no designated wetland areas.
  - 9) The parcel is classified as existing zoning designation LC-4, H60 Limited Regional Scale Commercial, Height District 60.
  - 10) The Tax Identification Number is as shown on the parcel (Parcel No. 610-2014-10-007).
  - 11) The access for the parcel is off of Hutchinson Avenue.
  - 12) The parcel contains 128 regular parking spots and 5 handicapped parking spots.
  - 13) Utilities located hereon include:  
Electric (American Electric Power Company)  
Gas (Columbus Gas Columbus)  
Telephone (AT&T)  
TV Cable (CableOne)  
Storm, Sanitary and Water (City of Columbus)
  - 14) As per zoning and sight triangle requirements summary the parcel has the following building setback lines:  
Front 25 feet for all buildings and parking.  
East and West Side 10 feet for all buildings and parking.  
Rear 25 feet for all buildings and parking.

**ALTA/NSPS Survey**

Situated in the State of Ohio, County of Franklin, City of Columbus, being parts of Lots 62, 63 and 64 of the Partition of the Sotola Land Company as recorded in Deed Book A, Page 194 (destroyed by fire) and restored in Deed Book A, Page 217, Section 2, Township 2, Range 18, United States Military Lands and being all of the parcel of land conveyed to Buckeye Hospitality Crossroads, LLC in Instrument No. 201307010109958 (Parcel No. 610-201410-007).

FOR: Sandpiper Hospitality V, LLC BY: Jerry Cassell  
DATE: August 24, 2016 PROJ. NO.: FR1219-A

REV: \_\_\_\_\_  
REV: \_\_\_\_\_

**CASSELL & ASSOCIATES, LLC**  
PROFESSIONAL LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149  
(740) 969-0024

**RECEIVED**  
AUG 23 2016  
Franklin County Engineer  
Dean C. Rangle, P.E., P.S.