

SUNBURY LAKE
Plat Book 73, Page 1

STRAWBERRY FIELDS
Plat Book 65, Page 75

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

AERC BRADFORD EASTON, LLC
Inst. No. 201305220085442
Parcel No. 010-32940-00
27.087 Acres

SUNBURY LAKE
Plat Book 73, Page 1

25' Building Setback
(As per Zoning Report)

50'-FT. Building Setback
(As per Zoning Report)

BUCKEYE HOSPITALITY, EASTON LLC
Inst. No. 201401310013269
Parcel No. 600-150027-00
Easement 2
5.443 Acres

BUCKEYE HOSPITALITY, EASTON LLC
Inst. No. 201401310013269
Parcel No. 600-150027-00
13.530 Acres

50'-FT. Building Setback
(As per Zoning Report)

BUCKEYE HOSPITALITY, EASTON LLC
Inst. No. 201401310013269
Parcel No. 600-150027-00
Easement 1
Corridor-Morse 138KV Line
Easement
Corridor-Morse 18KV Line
0.821 Acres

LEGEND

●	5/8" iron pin set 30" in length with plastic ID cap inscribed "6378"
⊙	3/4" iron pipe found with plastic ID cap
○	Iron pipe found
○	5/8" iron pin found
•	Point
---	Site property line
- - - -	Right of way line
- - - -	Easement line
---	Edge of Road or Drive
- x - x - x - x -	Chain Link Fence
- o - o - o - o -	Wood fence
Stm	Storm Sewer
SAN	Sanitary sewer
UGT	Underground power line
OHE	Overhead power line
T	Overhead telephone line
UGT	Underground tele. and Elec. conduit
W	Water line
G	Gas line
---	Building line
⊕	Power pole
⊕	Light pole
⊕	Telephone pole
⊕	Fire hydrant
⊕	Fire Dept. Connection
⊕	Sanitary Manhole
⊕	Storm Manhole
⊕	Catch Basin
⊕	Water valve
⊕	Gas valve
⊕	Electric Manhole
⊕	Telephone Pedestal
⊕	Curb Inlet

CURRENT PROPERTY DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 4, Township 2 N, Range 17 W of the United States Military Lands, also being part of the same lands conveyed to Buckeye Hospitality Easton, LLC as recorded in Instrument No. 201401310013269, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a 5/8 inch Iron Pin and Cap found 200 feet right of Interstate 270 Centerline Station 1337+38.35, said centerline being shown on FRA-270-22.99N plans and being filed in Book 41, page 14, said iron Pin and Cap also being the northeasterly corner of a 5.519 acre tract of land conveyed to D&K Limited, as recorded in Instrument Number 200111020253979;

Thence, N 86° 09' 57" W, 134.12 feet with the northerly line of said D&K Limited lands to a 1/2 inch Iron Pin found on the northwesterly corner of said D&K Limited lands, and on the northeasterly corner of a 4.017 acre tract of land conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Volume 1811, page 482;

Thence, N 86° 12' 37" W, 350.19 feet with the northerly line of said 4.017 acre Columbus and Southern Ohio Electric Company lands, to a 3/4 inch iron pipe found on the northwesterly corner of said 4.017 acre tract and the northeasterly corner of a 3.02 acre tract of land (Parcel 1) conveyed to Columbus and Southern Ohio Electric Company, as recorded in Deed Volume 1811, page 478;

Thence, N 85° 42' 19" W, 149.93 feet running with the northerly line of said Columbus and Southern Ohio Electric Company Parcel to a 5/8 inch Iron Pin found on the northwesterly corner of said Parcel 1 said 5/8 inch Iron Pin also being in the easterly line of a 27.097 acre tract of land conveyed to AERC Bradford Easton LLC and recorded in Instrument Number 201305220085442;

Thence, N 03° 27' 08" E, 1433.24 feet running with the westerly line of said Columbus and Southern Ohio Electric Company lands, the easterly line of said AERC Bradford Easton lands, the easterly line of Strawberry Fields subdivision as recorded in Plat Book 65, page 75 and the easterly line of Sunbury Lake subdivision as recorded in Plat Book 73, page 1 to a 3/4 inch iron pipe found, said 3/4 inch iron pipe being on the southwesterly corner of Lot No. 17 of said Sunbury Lake subdivision;

Thence, S 85° 10' 51" E, 197.86 feet running with the northerly line of said Columbus and Southern Ohio Electric Company lands and the southerly line of said Lot No. 17 of said Sunbury Lake subdivision to a 5/8 inch Iron Pin and Cap found on the southeasterly corner of said Lot No. 17 and on the westerly Limited Access Right-of-Way line of said Interstate 270;

Thence, running with the easterly line of said Columbus and Southern Ohio Electric Company lands and the westerly Limited Access Right-of-Way line of said Interstate 270 as conveyed to the State of Ohio in Deed Book 3076, Page 289, Official Rec. 29643 E02, Official Rec. 29643 E07 and Instrument No. 199703280061950, the following 6 consecutive courses:

- 1) S 12° 12' 23" E, 460.41 feet to a 5/8 inch Iron Pin and Cap set;
- 2) S 05° 30' 39" E, 101.15 feet to a 5/8 inch Iron Pin Cap and set;
- 3) S 24° 36' 11" E, 101.56 feet to a 5/8 inch Iron Pin and Cap set;
- 4) S 15° 28' 38" E, 150.29 feet to a 5/8 inch Iron Pin and Cap set;
- 5) S 12° 12' 13" E, 250.03 feet to a 5/8 inch Iron Pin and Cap set;
- 6) S 13° 58' 07" E, 438.34 feet to the point of beginning and containing 13.530 acres more or less, subject to all legal streets, highways, right-at-ways, alleys, easements, agreements and/or conditions of record, if any.

This description was prepared on August 20, 2016 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in November of 2014 and existing public records.

Bearings are based on the Northerly line of said Columbus and Southern Ohio Electric Company lands as being N 86° 12' 37" E, as shown of record in Deed Volume 1811, Page 482.

All Iron Pin and Caps found are 5/8" x 30" rebar with yellow cap stamped "Central Survey Co."

Also including a grant of easement over the area described herein for the purpose of ingress and egress, and the right to construct, install, reconstruct, replace, remove, repair, maintain and operate a sanitary sewer line, water line, storm sewer line, drainage line, gas line, telephone line and other utilities and appurtenances necessary. Grantee shall have the right to make improvements to the below described easement area including but not limited to paving for the access drive and grading for access drive drainage ingress/egress and customary private road purpose and shall have the right to make all ordinary and necessary repairs, maintenance and replacements now or in the future across the property being more particularly described below provided Grantee does not disturb Grantor's existing facilities located within the described easement area.

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 4, Township 2 N, Range 17 W of the United States Military Lands, also being part of the same lands conveyed as Parcel 1 to Columbus and Southern Ohio Electric Company as recorded in Deed Book 1811, page 478, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, and being a 0.839 acre tract of land for ingress/egress easement purposes and being more particularly described as follows:

Beginning at a 5/8 inch Iron Pin found being the northwesterly corner of said Columbus and Southern Ohio Electric Company Parcel said iron Pin also being the southeasterly corner of a parcel of land conveyed to Buckeye Hospitality Easton, LLC as recorded in Instrument No. 201401310013269;

Thence, S 85° 42' 19" E, 50.00 feet along the northerly line of said Columbus and Southern Ohio Electric Company Parcel 1 to a point;

Thence, S 04° 13' 41" W, 878.37 feet running across said Columbus and Southern Ohio Electric Company Parcel 1 to a point, said point being in the southerly line of said Columbus and Southern Ohio Electric Company Parcel 1 and a line of the City of Columbus a 0.216 acre parcel as conveyed in Instrument No. 199708210075518;

Thence, N 85° 17' 19" W, 5.68 feet along the southerly line of said Columbus and Southern Ohio Electric Company Parcel 1 and the line of the aforementioned City of Columbus parcel to a point; Thence, running with the westerly line of said Columbus and Southern Ohio Electric Company Parcel and the easterly line of a 0.216 acre tract of land conveyed to the City of Columbus as recorded in Instrument No. 199708210075518 the following (3) consecutive courses:

- 1) following a curve to the right having a radius of 20.00 feet, a delta angle of 89° 00' 52", an arc length of 31.07 feet and a chord which bears N 40° 17' 50" W, 2804 feet to a point;
- 2) N 04° 12' 23" E, 207.90 feet to a point;
- 3) following a curve to the left having a radius of 225.00 feet, a delta angle of 27° 00' 28", an arc length of 106.06 feet and a chord which bears N 09° 17' 52" W, 105.08 feet to a point;

Thence, N 04° 13' 41" E, 548.33 feet along the westerly line of said Columbus and Southern Ohio Electric Company Parcel to the point of beginning, containing 0.839 acres, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions at record, if any.

Bearings are based on the Northerly line of said Columbus and Southern Ohio Electric Company lands as being N 86° 12' 37" E, as shown of record in Deed Volume 1811, Page 482.

THE ABOVE DESCRIBED PROPERTY BEING THE SAME property conveyed by Faith Christian Center of Columbus, Inc. to Buckeye Hospitality Easton LLC by that certain General Warranty Deed by a Corporation dated January 31, 2014 and recorded among the land records of Franklin County, Ohio on January 31, 2014, instrument number 201401310013269.

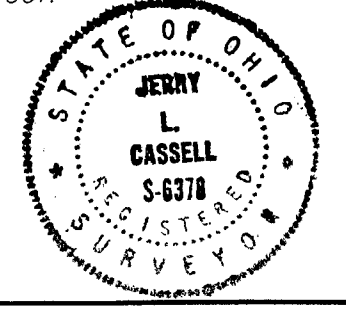
To Walker & Dunlop Commercial Property Funding, LLC, BVF Lender I, LLC, Blue Vista Finance, LLC and BVF Lender I, LLC, and the successors and/or assigns of any of the foregoing, The Planning & Zoning Resource Company, Sandpiper Hospitality VI, LLC and Old Republic National Title Insurance Company.

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 Detail 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)(1), 7(c), 8, 9, 10(a), (if applicable), 13, 14, 16, 17, 18, 19, and 20 of Table A thereof.

The field work was completed on August 11, 2016.

Date of Plat or Map: August 22, 2016.

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



ALTA/NSPS Survey

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 4, Township 2 N, Range 17 W of the United States Military Lands as conveyed to Buckeye Hospitality, Easton LLC in Instrument No. 201401310013269 (Parcel No. 150027)

FOR: Sandpiper Hospitality VI, LLC BY: Jerry L. Cassell, P.S.
DATE: Aug. 24, 2016 PROJ. NO.: FR0416-A
REV: 1/3
REV:

CASSELL & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
20525 Buena Vista Road Rockbridge, Ohio 43149
(740) 969-0024

MATCH LINE

SEE SHEET 2

4202 Transit Drive
Columbus, Ohio

POINT OF BEGINNING
1337+38.35, 200.00' Rt.
Interstate 270 centerline Station

MATCH LINE

SEE SHEET 1

COLUMBUS & SOUTHERN ELECTRIC COMPANY
Deed Vol. 1811, Page 482
Parcel No. 600-150028-00
4.017 Acres

D & K LIMITED
Inst. No. 200111020253979
Parcel No. 600-113347-00
5.519 Acres

Scale: 1" = 50'

ALBEC BRADFORD EASTON, LLC
Inst. No. 201305220085442
Parcel No. 600-130940-00
27.027 Acres

BUCKEYE HOSPITALITY, EASTON LLC
Inst. No. 201401310013269
Parcel No. 600-150027-00
Ingress and Egress Easement
0.839 Acres

Central Ohio Transit
Inst. No. 199901210016617
Parcel No. 600-113347-00

City of Columbus
Inst. No. 199708210075518

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

Easement 1
Corridor-Morse 138kv Line

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 4, Township 2 N, Range 17 W of the United States Military Lands; also being part of the same lands conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Book 2550, page 577, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, being shown an Exhibit "A" attached hereto and made a part thereof and being more particularly bounded and described as follows:

Beginning for a point of reference at a 5/8 inch Iron Pin and Cap found 200 feet right of Interstate 270 Centerline Station 1337+38.35, said centerline being shown on FRA-270-22.99N plans and being filed in Book 41, page 14, said Iron Pin and Cap also being the Northeast corner of a 5.519 acre tract of land conveyed to D&K Limited, as recorded in Instrument Number 200144020253979;

Thence, N 86° 09' 57" W, 134.12 feet with the Northerly line of said D&K Limited lands to a 1/2 inch Iron Pin found on the Northwest corner of said D&K Limited lands, and on the Northeast corner of a 4.017 acre tract of land conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Volume 1811, page 482;

Thence, N 86° 12' 37" W, 138.93 feet continuing along the Southerly line of said Columbus and Southern Ohio Electric Company lands to a point, said point also being the true point of beginning of the herein described easement;

Thence, N 86° 12' 37" W, 130.41 feet continuing along the Southerly line of said Columbus and Southern Ohio Electric Company lands to a point;

Thence, running within said Columbus and Southern Ohio Electric Company lands the following two (2) consecutive courses:

- 1) N 03° 15' 41" E, 69.74 feet to a point;
- 2) N 79° 27' 41" E, 364.19 feet to a point in the Westerly right-of-way of said Interstate 270 and the Easterly line of said Columbus and Southern Ohio Electric Company lands; Thence, S 13° 58' 07" E, 100.18 feet along the Westerly right-of-way of said Interstate 270 and the Easterly line of said Columbus and Southern Ohio Electric Company lands to a point;

Thence, S 79° 27' 41" E, 260.47 feet to the point of beginning and containing 0.821 acres, more or less, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any.

Bearings are based on a portion of the Easterly line of said Columbus and Southern Ohio Electric Company lands as being S 13° 58' 07" E, as shown of record in Official Record 29643 B 10 (Parcel No. 7W1-).

Easement 2
Morse-Clinton 138 kv Line

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 4, Township 2 N, Range 17 W of the United States Military Lands; also being part of the same lands conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Book 2550, page 577, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, being shown an Exhibit "A" attached hereto and made a part thereof and being more particularly bounded and described as follows:

Beginning for a point of reference at a 5/8 inch Iron Pin and Cap found 200 feet right of Interstate 270 Centerline Station 1337+38.35, said centerline being shown on FRA-270-22.99N plans and being filed in Book 41, page 14, said Iron Pin and Cap also being the Northeast corner of a 5.519 acre tract of land conveyed to D&K Limited, as recorded in Instrument Number 200144020253979, also being the Southeast corner of a 13.530 acre tract of land (by survey) conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Volume 2550, page 577;

Thence, N 86° 09' 57" W, 134.12 feet with the Northerly line of said D&K Limited lands and the Southerly line of said Columbus and Southern Ohio Electric Company lands to a 1/2 inch Iron Pin found on the Northwest corner of said D&K Limited lands, and on the Northeast corner of a 4.017 acre tract of land conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Volume 1811, page 482;

Thence, N 86° 12' 37" W, 207.46 feet continuing with the Southerly line of said 13.530 acre Columbus and Southern Ohio Electric Company tract to a point, said point also being the true point of beginning of the herein described easement;

Thence, N 86° 12' 37" W, 142.73 feet to a 3/4 inch I.D.I.P. found;

Thence, N 85° 42' 19" W, 22.79 feet to a point;

Thence, N 00° 40' 39" W, 1438.28 feet running across and to a point on the Northerly line of said Columbus and Southern Ohio Electric Company 13.530 acre tract;

Thence, S 85° 10' 51" E, 165.77 feet running with the Northerly line of said Columbus and Southern Ohio Electric Company 13.530 acre tract to a point; Thence, S 22° 40' 39" E, 1438.28 feet running across said Columbus and Southern Ohio Electric Company 13.530 acre tract to the point of beginning and containing 5.443 acres more or less, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any.

Bearings are based on a portion of the Easterly line of said Columbus and Southern Ohio Electric Company lands as being S 13° 58' 07" E, as shown of record in Official Record 29643 E-10 (Parcel No. 1W1-).

Easement 3
Morse-Genoa 138 kv Line

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 4, Township 2 N, Range 17 W of the United States Military Lands; also being part of the same lands conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Book 2550, page 577, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, being shown an Exhibit "A" attached hereto and made a part thereof and being more particularly bounded and described as follows:

Beginning for a point of reference at a 5/8 inch Iron Pin and Cap found at the Northeast corner of said Columbus and Southern Ohio Electric Company lands, said Iron Pin and Cap also being the Southeast corner of Sunbury Lake Subdivision, as recorded in Plat Book 73, page 1;

Thence, S 12° 21' 23" E, 263.07 feet along the Easterly line of said Columbus and Southern Ohio Electric Company lands and the Westerly right-of-way of Interstate 270 to a point, said point also being the true point of beginning of the herein described easement;

Thence, S 12° 21' 23" E, 111.62 feet running with the Easterly line of said Columbus and Southern Ohio Electric Company lands and the Westerly right-of-way of said Interstate 270 to a point; Thence, running within said Columbus and Southern Ohio Electric Company lands the following three (3) consecutive courses:

- 1) S 51° 16' 12" W, 253.15 feet to a point;
- 2) N 00° 40' 39" W, 126.99 feet to a point;
- 3) N 51° 16' 12" E, 224.46 feet to the point of beginning and containing 0.548 acres more or less, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any.

Bearings are based on a portion of the Easterly line of said Columbus and Southern Ohio Electric Company lands as being S 13° 58' 07" E, as shown of record in Official Record 29643 E-10 (Parcel No. 7W1-).

Continued on Sheet 3/3

4202 Transit Drive
Columbus, Ohio

RECEIVED
AUG 23 2016

NOTE:
The flood zone for this parcel is Zone x as depicted on the Flood Insurance Rate Map, Panel No. 39049C0183K and 39049C0191K, effective date June 17, 2008.

The property described herein is the same as the property described in Old Republic National Title Insurance Company Commitment No. 160500036 with an effective date of May 31, 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 hereon or otherwise noted as to their effect on the subject property.

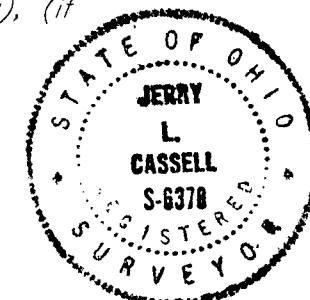
To Walker & Dunlop Commercial Property Funding, LLC, BVF Lender I LLC, Blue Visto Finance, LLC and BVFL I FI LLC, and the successors and/or assigns of any of the foregoing, The Planning & Zoning Resource Company, Sandpiper Hospitality VI, LLC and Old Republic National Title Insurance Company.

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 Detail 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)(1), 7(c), 8, 9, 10(a), (if applicable), 13, 14, 16, 17, 18, 19, and 20 of Table A thereof.

The field work was completed on August 11, 2016.

Date of Plat or Map August 22, 2016.

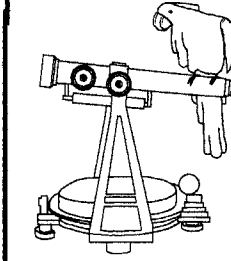
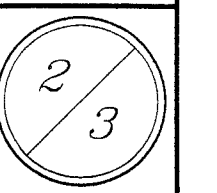
Jerry L. Cassell, P.S., Ohio Professional Surveyor, S-6378



ALTA/NSPS Survey

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 4, Township 2 N, Range 17 W of the United States Military Lands as conveyed to Buckeye Hospitality, Easton LLC in Instrument No. 201401310013269 (Parcel No. 150027)

FOR: Sandpiper Hospitality VI, LLC BY: Jerry L. Cassell, P.S.
DATE: Aug. 24, 2016 PROJ. NO.: FR0416-A
REV: _____
REV: _____



CASSELL & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING

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

Easement 1 Corridor-Morse 138kv Line

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 4, Township 2 N, Range 17 W of the United States Military Lands; also being part of the same lands conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Book 2550, page 577, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, being shown on Exhibit "A" attached hereto and made a part thereof and being more particularly bounded and described as follows:

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Thence, N 86° 09' 57" W, 134.12 feet with the Northernly line of said D&K Limited lands to a 1/2 inch iron pin found on the Northwest corner of said D&K Limited lands, and on the Northeast corner of a 4.017 acre tract of land conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Volume 1811, page 482;

Thence, N 86° 12' 37" W, 138.93 continuing along the Southerly line of said Columbus and Southern Ohio Electric Company lands to a point, said point also being the true point of beginning of the herein described easement;

Thence, N 86° 12' 37" W, 130.41 feet continuing along the Southerly line of said Columbus and Southern Ohio Electric Company lands to a point;

Thence, running within said Columbus and Southern Ohio Electric Company lands the following two (2) consecutive courses:

1) N 03° 15' 41" E, 69.74 feet to a point;

2) N 79° 27' 41" E, 364.19 feet to a point in the Westerly right-of-way of said Interstate 270 and the Easterly line of said Columbus and Southern Ohio Electric Company lands; Thence, S 13° 58' 07" E, 100.18 feet along the Westerly right-of-way of said Interstate 270 and the Easterly line of said Columbus and Southern Ohio Electric Company lands to a point;

Thence, S 79° 27' 41" W, 260.47 feet to the point of beginning and containing 0.821 acres, more or less, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any.

Bearings are based on a portion of the Easterly line of said Columbus and Southern Ohio Electric Company lands as being S 13° 58' 07" E, as shown of record in Official Record 29643 B 10 (Parcel No. 7WL-1).

Easement 2

Morse-Clinton 138 kv Line Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 4, Township 2 N, Range 17 W of the United States Military Lands; also being part of the same lands conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Book 2550, page 577, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, being shown on Exhibit "A" attached hereto and made a part thereof and being more particularly bounded and described as follows:

Beginning for a point of reference at a 5/8 inch iron pin and cap found 200 feet right of Interstate 270 Centerline Station 1337+38.35, said centerline being shown on FR-270-22.99N plans and being filed in Book 41, page 14, said iron pin and cap also being the Northeastern corner of a 5.519 acre tract of land conveyed to D&K Limited, as recorded in Instrument Number 200144020253979, also being the Southeast corner of a 13.530 acre tract of land (by survey) conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Volume 2550, page 577;

Thence, N 86° 09' 57" W, 134.12 feet with the Northernly line of said D&K Limited lands and the Southerly line of said Columbus and Southern Ohio Electric Company lands to a 1/2 inch iron pin found on the Northwest corner of said D&K Limited lands, and on the Northeast corner of a 4.017 acre tract of land conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Volume 1811, page 482;

Thence, N 86° 12' 37" W, 207.46 feet continuing with the Southerly line of said 13.530 acre Columbus and Southern Ohio Electric Company tract to a point, said point also being the true point of beginning of the herein described easement;

Thence, N 86° 12' 37" W, 142.73 feet to a 3/4 inch I.D.I.P. found;

Thence, N 85° 42' 19" W, 22.79 feet to a point;

Thence, N 00° 40' 39" W, 1438.28 feet running across and to a point on the Northernly line of said Columbus and Southern Ohio Electric Company 13.530 acre tract;

Thence, S 85° 10' 51" E, 165.77 feet running with the Northernly line of said Columbus and Southern Ohio Electric Company 13.530 acre tract to a point; Thence, S 00° 40' 39" E, 1435.49 feet running across said Columbus and Southern Ohio Electric Company 13.530 acre tract to the point of beginning and containing 5.443 acres more or less, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any.

Bearings are based on a portion of the Easterly line of said Columbus and Southern Ohio Electric Company lands as being S 13° 58' 07" E, as shown of record in Official Record 29643 E-10 (Parcel No. 7WL-1).

Easement 3

Morse-Genoa 138 kv Line

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 4, Township 2 N, Range 17 W of the United States Military Lands; also being part of the same lands conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Book 2550, page 577, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, being shown on Exhibit "A" attached hereto and made a part thereof and being more particularly bounded and described as follows:

Beginning for a point of reference at a 5/8 inch iron pin and cap found at the Northeast corner of said Columbus and Southern Ohio Electric Company lands, said iron pin and cap also being the Southeast corner of Sunbury Lake Subdivision, as recorded in Plat Book 73, page 1;

Thence, S 12° 21' 23" E, 263.07 feet along the Easterly line of said Columbus and Southern Ohio Electric Company lands and the Westerly right-of-way of Interstate 270 to a point, said point also being the true point of beginning of the herein described easement;

Thence, S 12° 21' 23" E, 111.62 feet running with the Easterly line of said Columbus and Southern Ohio Electric Company lands and the Westerly right-of-way of said Interstate 270 to a point;

Thence, running within said Columbus and Southern Ohio Electric Company lands the following three (3) consecutive courses:

1) S 51° 16' 12" W, 253.15 feet to a point;

2) N 00° 40' 39" W, 126.99 feet to a point;

3) N 51° 16' 12" E, 224.46 feet to the point of beginning and containing 0.548 acres more or less, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any.

Bearings are based on a portion of the Easterly line of said Columbus and Southern Ohio Electric Company lands as being S 13° 58' 07" E, as shown of record in Official Record 29643 E-10 (Parcel No. 7WL-1).

Grantor further reserves:

1. The right to construct, reconstruct, operate, maintain, inspect, protect, repair, replace, renew, relocate and remove poles, supporting structures, and towers with crossarms, guys, anchors, grounding systems and fixtures, and all other facilities and associated equipment, and string conductors, wires, and cables adding thereto from time to time; and

2. The right to cut, trim, and/or otherwise control, and at Grantor's option, to remove from the right-of-way and easement herein reserved, or from the lands of the Grantee adjoining the same on either side, any trees, overhanging branches, brush, buildings, structures, or other obstructions which may endanger the safety of or interfere with the construction, operation, or maintenance of said poles, towers, supporting structures, crossarms, guys, anchors, grounding systems, fixtures, conductors, wires and cables; and

3. The right of ingress and egress from the easement reserved herein to public roads in and over existing or future roads and lanes and other reasonable routes on the above described real estate; and

4. The rights, easements, privileges, and appurtenances which may be required or desirable for the full exercise of the rights herein reserved; and

By acceptance of this deed, the Grantee agrees, on behalf of itself and its successors and assigns, not to place any building or other structure or obstruction within the rights-of-way and easements herein reserved. This conveyance is hereby made subject to the following:

1. The lien of real estate taxes and assessments for the year 2005, which shall be prorated as of the date of closing. Grantor shall pay all real estate taxes and assessments due prior to the date of closing, and Grantee shall pay all real estate taxes and assessments due from and after the date of closing. 2. All existing public highways, streets, easements, leases, and to all covenants, conditions, exceptions, and reservations, if any, now of record, and to all zoning ordinances and assessments, if any, now in force and effect, and such state of facts as an examination of the Premises and/or an accurate survey would disclose.

Description of a 0.839 Acre Ingress/Egress Easement for Ohio Power Company;

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 4, Township 2 N, Range 17W of the United States Military Lands; also being part of the same lands conveyed as Parcel 1 to Columbus and Southern Ohio Electric Company as recorded in Deed Book 1811, page 473, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, and being a 0.839 acre tract of land for ingress/egress easement purposes and being shown on Exhibit "A" attached hereto and made a part thereof and being more particularly described as follows:

Beginning at a 5/8 inch iron pin found being the Northwest corner of said Columbus and Southern Ohio Electric Company Parcel 1, said iron pin also being the Southwest corner of a 13.530 acre tract of land conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Book 2550, page 577;

Thence, S 85° 42' 19" E, 50.00 feet along the Northernly line of said Columbus and Southern Ohio Electric Company Parcel 1 to a point;

Thence, S 04° 13' 41" W, 878.37 feet running across said Columbus and Southern Ohio Electric Company Parcel 1 to a point, said point being in the Southerly line of said Columbus and Southern Ohio Electric Company Parcel 1;

Thence, N 85° 17' 19" W, 5.68 feet along the Southerly line of said Columbus and Southern Ohio Electric Company Parcel 1 to a point;

Thence, running with the Westerly line of said Columbus and Southern Ohio Electric Company Parcel 1 and the Easterly line of a 0.216 acre tract of land conveyed to the City of Columbus as recorded in NO.19970821007051R, the following (3) consecutive courses:

1) following a curve to the right having a radius of 20.00 feet, a delta angle of 89° 00' 48", an arc length of 31.07 feet and a chord which bears N 40° 17' 50" W, 28.04 feet to a point;

2) N 04° 12' 23" E, 207.90 feet to a point;

3) following a curve to the left having a radius of 225.00 feet, a delta angle of 27° 00' 28", an arc length of 106.06 feet and a chord which bears N 09° 17' 52" W, 105.08 feet to a point;

Thence, N 04° 13' 41" E, 548.33 feet along the Westerly line of said Columbus and Southern Ohio Electric Company Parcel 1 to the point of beginning, containing 0.839 acres, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any.

Bearings are based on a portion of the Easterly line of said Columbus and Southern Ohio Electric Company lands as being S 13° 58' 07" E, as shown of record in Official Record 29643 E-10 (Parcel No. 7WL-1).

DESCRIPTION OF A 0.821 ACRE EASEMENT

Corridor-Morse 18kv Line for COLUMBUS Southern POWER COMPANY;

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 4, Township 2 N, Range 17 W of the United States Military Lands; also being part of the same lands conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Book 2550, page 577, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, being shown on Exhibit "A" attached hereto and made a part thereof and being more particularly bounded and described as follows:

Beginning for a point of reference at a 5/8 inch iron pin and cap found 200 feet right of Interstate 270 Centerline Station 1337+38.35, said centerline being shown on FR-270-22.99N plans and being filed in Book 41, page 14, said iron pin and cap also being the Northeastern corner of a 5.519 acre tract of land conveyed to D&K Limited, as recorded in Instrument Number 200144020253979;

Thence, N 86° 09' 57" W, 134.12 feet with the Northernly line of said D&K Limited lands to a 1/2 inch iron pin found on the Northwest corner of said D&K Limited lands, and on the Northeast corner of a 4.017 acre tract of land conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Volume 1811, page 482;

Thence, N 86° 12' 37" W, 138.93 continuing along the Southerly line of said Columbus and Southern Ohio Electric Company lands to a point, said point also being the true point of beginning of the herein described easement;

Thence, N 86° 12' 37" W, 130.41 feet continuing along the Southerly line of said Columbus and Southern Ohio Electric Company lands to a point;

Thence, running within said Columbus and Southern Ohio Electric Company lands the following two (2) consecutive courses:

1) N 03° 15' 41" E, 69.74 feet to a point;

2) N 79° 27' 41" E, 364.19 feet to a point in the Westerly right-of-way of said Interstate 270 and the Easterly line of said Columbus and Southern Ohio Electric Company lands; Thence, S 13° 58' 07" E, 100.18 feet along the Westerly right-of-way of said Interstate 270 and the Easterly line of said Columbus and Southern Ohio Electric Company lands to a point;

Thence, S 79° 27' 41" W, 260.47 feet to the point of beginning and containing 0.821 acres, more or less, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any.

Bearings are based on a portion of the Easterly line of said Columbus and Southern Ohio Electric Company lands as being S 13° 58' 07" E, as shown of record in Official Record 29643 B 10 (Parcel No. 7WL-1).

DESCRIPTION OF A 5.443 ACRE EASEMENT

Morse-Clinton 138 kv Line

For COLUMBUS Southern POWER COMPANY

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 4, Township 2 N, Range 17 W of the United States Military Lands; also being part of the same lands conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Book 2550, page 577, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, being shown on Exhibit "A" attached hereto and made a part thereof and being more particularly bounded and described as follows:

Beginning for a point of reference at a 5/8 inch iron pin and cap found 200 feet right of Interstate 270 Centerline Station 1337+38.35, said centerline being shown on FR-270-22.99N plans and being filed in Book 41, page 14, said iron pin and cap also being the Northeastern corner of a 5.519 acre tract of land conveyed to D&K Limited, as recorded in Instrument Number 200144020253979, also being the Southeast corner of a 13.530 acre tract of land (by survey) conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Volume 2550, page 577;

Thence, N 86° 09' 57" W, 134.12 feet with the Northernly line of said D&K Limited lands and the Southerly line of said Columbus and Southern Ohio Electric Company lands to a 1/2 inch iron pin found on the Northwest corner of said D&K Limited lands, and on the Northeast corner of a 4.017 acre tract of land conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Volume 1211, page 482;

Thence, N 86° 12' 37" W, 207.46 feet continuing with the Southerly line of said 13.530 acre Columbus and Southern Ohio Electric Company tract to a point; said point also being the true point of beginning of the herein described easement;

Thence, N 86° 12' 37" W, 142.73 feet to a 3/4 inch I.D.I.P. found;

Thence, N 85° 42' 19" W, 22.79 feet to a point;

Thence, N 00° 40' 39" W, 1438.28 feet running across and to a point on the Northernly line at said Columbus and Southern Ohio Electric Company 13.530 acre tract;

Thence, S 85° 10' 51" E, 165.77 feet running with the Northernly line of said Columbus and Southern Ohio Electric Company 13.530 acre tract to a point; Thence, S 00° 40' 39" E, 1435.49 feet running across said Columbus and Southern Ohio Electric Company 13.530 acre tract to the point of beginning and containing 5.443 acres more or less, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any.

Bearings are based on a portion of the Easterly line of said Columbus and Southern Ohio Electric Company lands as being S 13° 58' 07" E, as shown of record in Official Record 29643 E-10 (Parcel No. 7WL-1).

DESCRIPTION OF A 0.548 ACRE EASEMENT

Morse-Genoa 138 kv Line

For COLUMBUS Southern POWER COMPANY

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 4, Township 2 N, Range 17 W of the United States Military Lands; also being part of the same lands conveyed to Columbus and Southern Ohio Electric Company as recorded in Deed Book 2550, page 577, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, being shown on Exhibit "A" attached hereto and made a part thereof and being more particularly bounded and described as follows:

Beginning for a point of reference at a 5/8 inch iron pin and cap found at the Northeast corner of said Columbus and Southern Ohio Electric Company lands, said iron pin and cap also being the Southeast corner of Sunbury Lake Subdivision, as recorded in Plat Book 73, page 1;

Thence, S 12° 21' 23" E, 263.07 feet along the Easterly line of said Columbus and Southern Ohio Electric Company lands and the Westerly right-of-way of Interstate 270 to a point, said point also being the true point of beginning of the herein described easement;

Thence, S 12° 21' 23" E, 111.62 feet running with the Easterly line of said Columbus and Southern Ohio Electric Company lands and the Westerly right-of-way of said Interstate 270 to a point;

Thence, running within said Columbus and Southern Ohio Electric Company lands the following three (3) consecutive courses:

1) S 51° 16' 12" W, 253.15 feet to a point;

2) N 00° 40' 39" W, 126.99 feet to a point;

3) N 51° 16' 12" E, 224.46 feet to the point of beginning and containing 0.548 acres more or less, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any.

Bearings are based on a portion of the Easterly line of said Columbus and Southern Ohio Electric Company lands as being S 13° 58' 07" E, as shown of record in Official Record 29643 E-10 (Parcel No. 7WL-1).

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, 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 4202 Transit Drive, Columbus, Ohio.

6) There is no evidence of encroachments on the parcel.

7) Any designated wetland areas are shown accordingly.

8) The parcel is classified as existing zoning designation LCA, H60 Limited Regional Scale Commercial, Height District 60.

9) The Tax Identification Number is as shown on the parcel (Parcel No. 600-150027-00).

10) The access for the parcel is off of Transit Drive.

11) The parcel contains 143 regular parking spots and 5 handicapped parking spots.

12) Utilities located hereon include: Electric (American Electric Power Company) Gas (Columbia Gas Columbus) Telephone (AT&T) Storm, Sanitary, and Water (City of Columbus)

To Walker & Dunlop Commercial Property Funding, LLC, BVF Lender I LLC, Blue Vista Finance, LLC and BVFL I FI LLC, and the successors and/or assigns of any of the foregoing, The Planning & Zoning Resource Company, Sandpiper Hospitality VI, LLC and Old Republic National Title 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 Detail 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)(1), 7(c), 8, 9, 10(a), (if applicable), 13, 14, 16, 17, 18, 19, and 20 of Table A thereof.

The field work was completed on August 11, 2016.

Date of Plat or Map: August 22, 2016.

Jerry L. Cassell

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

RECEIVED

AUG 23 2016

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

ALTA/NSPS Survey

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 4, Township 2 N, Range 17 W of the United States Military Lands as conveyed to Buckeye Hospitality, Easton LLC in Instrument No. 201401310013269 (Parcel No. 150027)

FOR: Sandpiper Hospitality VI, LLC BY: Jerry L. Cassell, P.S. DATE: Aug. 24, 2016 PROJ. NO.: FR0416-A

REV: 3/3

CASSELL & ASSOCIATES, LLC

PROFESSIONAL LAND SURVEYING

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

