

ALTA / NSPS LAND TITLE SURVEY 1508-1544 Cassady Avenue

Being in Quarter Township 3, Township 1, Range 17, United States Military Lands, and being part of an original 35.689 acre tract conveyed to Cassidy Retail Ventures, Ltd as recorded in Instrument Number 20020314006897, and being all of a 2.202 acre tract conveyed to Cassidy Retail Ventures, Ltd as recorded in Instrument Number 200708200146266, record references to those of the Recorder's Office, Franklin County, Ohio

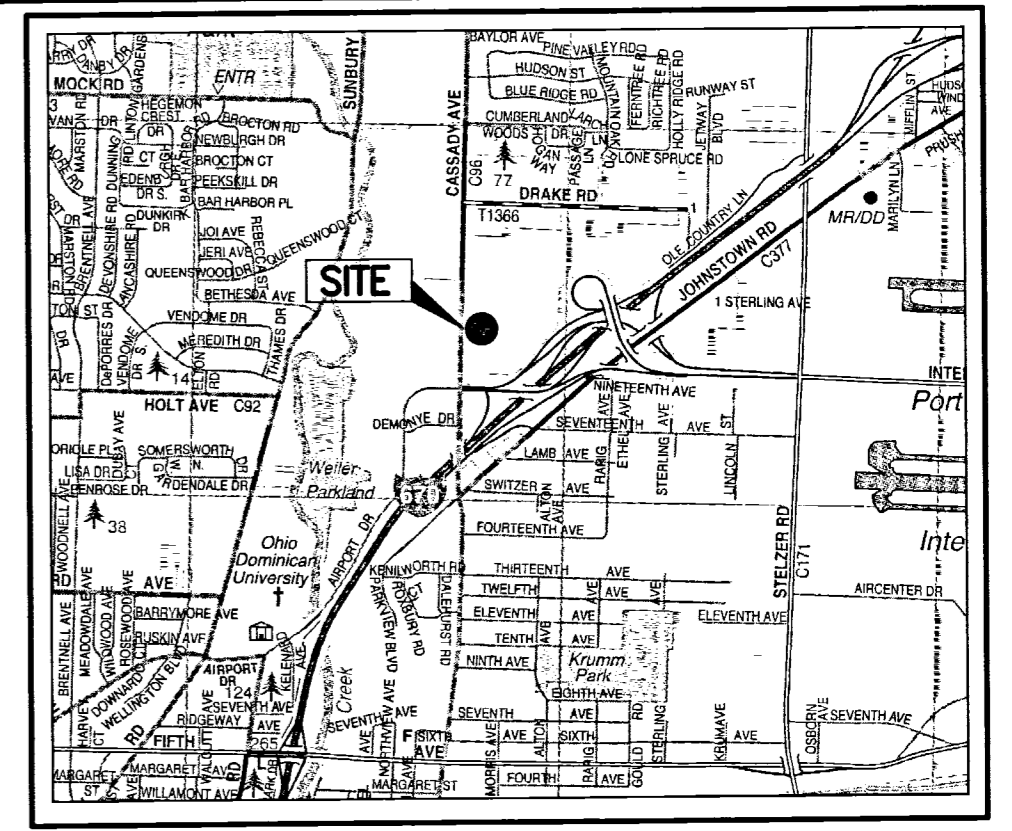
2.202 Ac.

City of Columbus, Franklin County, Ohio

RECEIVED

DEC 19 2016

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



Location Map
Not To Scale

PROPERTY DESCRIPTION 2.202 Acres

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being in Quarter Township 3, Township 1, Range 17, United States Military Lands, and being part of an original 35.689 acre tract conveyed to Cassidy Retail Ventures, Ltd as recorded in Instrument Number 20020314006897, and being all of a 2.202 acre tract conveyed to Cassidy Retail Ventures, Ltd as recorded in Instrument Number 200708200146266, record references to those of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

COMMENCING at a found 5/8" rebar capped "EP Ferris Surveyor 8230" at the southeast corner of a 1.385 acre tract conveyed to the City of Columbus, Ohio in Instrument Number 200407140163519, at the southwest corner of a 2.016 acre tract conveyed to Speedway SuperAmerica, LLC in Instrument Number 200612210252879 and in the north line of the limited access right of way of Ramp "H" of Interstate 670 (FRA-670-3.93); Thence along part of the southerly line of said 2.016 acre tract, across part of said 35.689 acre tract and along the north line of said limited access right of way, North 42 degrees 14 minutes 12 seconds West, 28.07 feet to a found 5/8" rebar capped "S-6812", said rebar also being on the easterly line of said 1.385 acre tract and easterly right-of-way line of Cassidy Avenue; Thence continuing along the easterly line of said 1.385 acre tract and easterly right-of-way line of Cassidy Avenue, and westerly line of said 2.016 acre tract, North 03° 12' 08" East, a distance of 133.62 feet to an angle point in the right-of-way; Thence continuing along the easterly line of said 1.385 acre tract and easterly right-of-way line of Cassidy Avenue, and westerly lines of said 2.016 acre tract, said 35.689 acre tract, and a 1.109 acre tract conveyed to Lanchcek, LLC by Instrument Number 200609150184693, North 03° 09' 56" East, a distance of 414.76 feet to a found 5/8" rebar capped "EP Ferris Surveyor 8230", also being the northwest corner of said 1.109 acre tract, the southwest corner of said 2.202 acre tract, and being the TRUE POINT OF BEGINNING; Thence along the said 2.202 acre tract property lines the following seven (7) courses: Thence North 03° 09' 56" East, along the easterly line of said 1.385 acre right-of-way drop, a distance of 300.47 feet to a found 5/8" rebar capped "EP Ferris Surveyor 8230"; Thence leaving the easterly line of said 1.385 acre right-of-way drop, and crossing said original 35.689 acre tract, the following six (6) courses:

- 1) Along a southeasterly line of the remainder of said 35.689 acre tract, North 37° 39' 46" East, 37.08 feet to a found 5/8" rebar capped "EP Ferris Surveyor 8230";
- 2) Along an easterly line of the remainder of said 35.689 acre tract, North 03° 09' 56" East, 20.98 feet to a mag nail set;
- 3) Along a southerly line of the remainder of said 35.689 acre tract, South 86° 50' 04" East, 239.01 feet to an mag nail set;
- 4) Along a southwesterly line of the remainder of said 35.689 acre tract, South 41° 47' 12" East, 21.21 feet to a found 5/8" rebar capped "EP Ferris Surveyor 8230";
- 5) Along a westerly line of the remainder of said 35.689 acre tract, South 03° 09' 56" West, 337.00 feet to a found 3/4" iron pipe with a red cap, said iron pipe being at the northeast corner of said 1.109 acre tract;
- 6) North 86° 50' 04" West, along the north line of said 1.109 acre tract, 275.00 feet to the PLACE OF BEGINNING, containing 2.202 acres, more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record. All set iron pins are 5/8" outside diameter rebar with a plastic cap stamped "EP FERRIS SURVEYOR 8230".

Basis of Bearing: East right-of-way line of Cassidy Ave. as described in Instrument Number 200407140163519, being North 03° 09' 56" East, and being the westerly line of said 2.202 acre tract.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on December 13, 2016.

CERTIFICATION:

To Cassidy Airpointe, LLC, Clean Title Agency, Inc. and Innovative Capital Advisor, LLC, an Illinois limited liability company, as agent of the lenders described in that certain Promissory Note dated on or about December, 2016 executed by Cassidy Airpointe, LLC, an Ohio limited liability company in favor of Innovative Capital Advisors, LLC, as agent for such Lenders, their successors and assigns, as it may be amended from time to time that: The undersigned certifies 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), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, and 19, of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

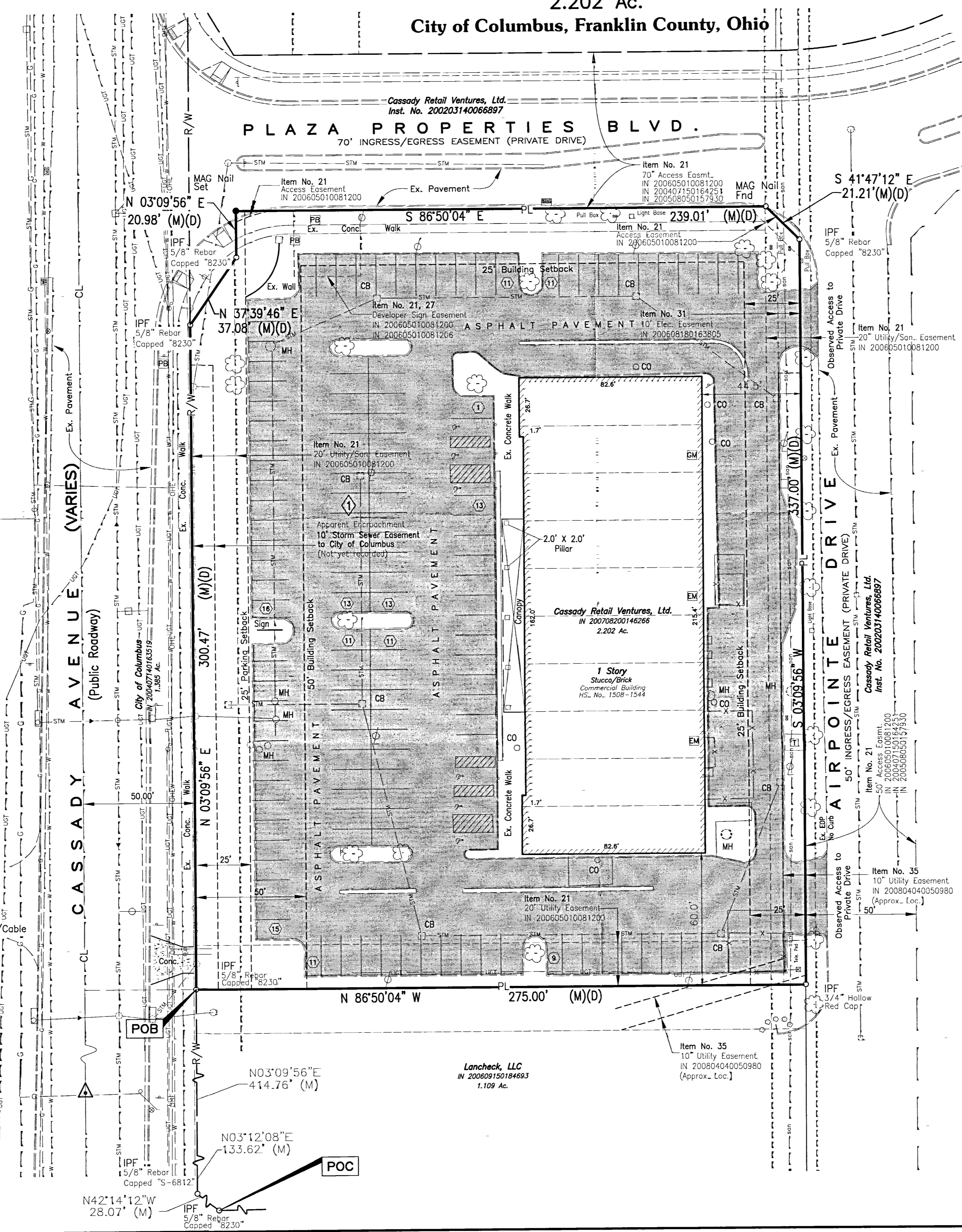
Field survey was conducted on 05-15-07, 12-06-16. All monuments found are in good condition unless otherwise noted. We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap with "EP FERRIS SURVEYOR 8230" inscribed on top.



By: *Matthew E. Ferris* 12-15-16
Matthew E. Ferris, P.E. P.S.
Registered Surveyor No. 8230

DRWN BY CRK CHK BY MEF DATE 12-15-16

Scale: 1" = 30'
0 30 60 120



- POSTED ADDRESS:**
1508-1544 N. Cassady Avenue
- GRANTOR / CURRENT OWNER:**
CASSADY RETAIL VENTURES, LTD.
- RECORDED DEED**
IN 200708200146266
- FLOOD ZONE:**
Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 39049C0193 K with a date of identification of June 17, 2008, in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- APPARENT ENCROACHMENTS:**
Public storm sewer along West property line. Easement not yet recorded.
- RESPONSE TO SCHEDULE B - SECTION II**
(First American Title Insurance Company Commitment No. 31638)
- 17. DB 1754 PG 68 Not on property.
 - 18. DB 1225 PG 155 Not on property.
 - 19. DB 826 PG 225 Not on property.
 - 20. DB 2412 PG 421 Not on property.
 - 21. IN 200407150164251 Not on property.
 - IN 200508050157930 Not on property.
 - IN 200605010081200 Not on property.
 - 22. IN 200410080235372 Avigation Easement, Affects surveyed property. Height restriction of 65'
 - 23. IN 200507270149318 Not on property.
 - 24. IN 200508050157932 Not on property.
 - 25. IN 200605010081203 Not on property.
 - 26. IN 200605010081205 Not on property.
 - 27. IN 200605010081206 Not on property.
 - 28. IN 200605040084696 Not on property.
 - 29. IN 200606230122585 Not on property.
 - IN 200803270046711 Not on property.
 - IN 201603040026430 Not on property.
 - 30. IN 200607060131492 Shown on survey.
 - 31. IN 200608180163805 Shown on survey.
 - 32. IN 200612210252880 Not on property.
 - 33. IN 200603310060646 Not on property.
 - 34. IN 200801180009501 Not on property.
 - 35. IN 200804040050980 Shown on survey.
 - 36. IN 200808060120266 No survey items to plot.

BASIS OF BEARING:
Centerline of Cassidy Ave. as described in Instrument Number 200407140163519, being North 03° 09' 56" East.

EXISTING ON-SITE PARKING:
Regular parking spaces 135
Handicap parking spaces 6

Total Spaces Available 141

CURRENT ZONING:
Base Zoning: Z00-084
Classification: LC4
General Zoning Category: Commercial
Height District: H-110

NOTES:

1. This property has direct access to Airpointe Drive (Private).
2. There is no observed evidence of current earthmoving, work, building construction or building additions.
3. There is no observed evidence of recent street or sidewalk construction or repairs.

The Property has direct and unencumbered vehicular and pedestrian access to a public street or roadway by way of a private street with legal access provided in Item 21; (ii) the Property is in compliance with all applicable zoning ordinances and requirements; (iii) the Property is taxed as a single tax parcel that does not include any additional property; and (iv) all utilities servicing the Property enter the Property through a public street or roadway or a recorded easement, and do not otherwise cross over adjacent property

SURVEYOR NOTE:

This survey has been completed using the provided documentation in Title Commitment File No. 31638 issued by First American Title Insurance Company effective date October 14, 2016.

The property described hereon is the same as the property described in First American Title Insurance Company Commitment File No. 31638 with an effective date of October 14, 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.

Legend	
	Electrical Transformer
	Air Conditioning Unit
	Ex. Telephone Pedestal
	Ex. Valve
	Property Line
	Right-of-Way
	Ex. Fire Hydrant
	Ex. Electric/Telephone Pole w/ Light
	Ex. Drop Pole / Traffic Signal Pole
	Ex. Ground Light
	Ex. Utility Pole
	Ex. Light Pole
	Ex. Catch Basin
	Ex. Manhole
	Ex. Parking Count
	Iron Pin Found (IPF)
	Iron Pin Set (IP Set) or MAG Nail Set
	Pony Spike Set
	Ex. Street Sign
	Ex. Parking Block
	Ex. Mailbox
	Ex. Storm Sewer
	Ex. Sanitary Sewer
	Ex. Overhead Electric/Telephone/Cable
	Ex. Underground Electric
	Ex. Underground Telephone
	Ex. Gas Line
	Ex. Water Line
	Ex. Fence
	Ex. Contours (1 foot interval)
	Deed bearing and distance
	Measured bearing and distance
	Point of Commencement
	Point of Beginning

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COLUMBUS, OHIO 43212
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(614) 299-2992 (Fax)
www.EPFERRIS.com

E. P. FERRIS AND ASSOCIATES INC.
Consulting Civil Engineers and Surveyors

Lanchcek, LLC
IN 200809150184693
1.109 Ac.