

SURVEY NOTES:

- 1. PLANIMETRIC FEATURES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY SURVEYING AND MAPPING, LLC IN DECEMBER 2016 AND WILL NOT REFLECT ANY CHANGES TO THE PHYSICAL SITE THROUGH MANMADE OR NATURAL OCCURRENCES BEYOND SAID DATE.
2. THE LOCATION OF UTILITY LINES SHOWN HEREON ARE BASED UPON FIELD LOCATION OF PHYSICAL STRUCTURES. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
3. NO EXCAVATIONS WERE MADE TO VERIFY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND EXCAVATION WILL NEED TO BE COORDINATED WITH OUPS - "OHIO ONE CALL SYSTEM" AT THE TIME OF EXCAVATION.
4. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
5. PROPERTY CORNERS SET ARE 5/8" REBAR 30" IN LENGTH, WITH A PLASTIC CAP INSCRIBED "SAM" PLACED ON TOP UNLESS OTHERWISE NOTED HEREON.
6. PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
7. SUBJECT PARCEL IS CURRENTLY DEVELOPED LAND AS DEPICTED ON THIS SURVEY DRAWING.
8. BUILDINGS EXIST ON THE SUBJECT PARCEL AS DEPICTED ON THIS SURVEY DRAWING.
9. NO OBSERVED EVIDENCE OF EARTH MOVING WORK WAS OBSERVED ON THE SUBJECT PARCEL DURING THE COURSE OF THE FIELD SURVEY.
10. ONSITE PARKING EXISTS ON THE SUBJECT PARCEL AS DEPICTED ON THIS SURVEY DRAWING.
11. NO OBSERVED EVIDENCE OF SOLID WASTE DUMP WAS OBSERVED ON THE SUBJECT PARCEL DURING THE COURSE OF THE FIELD SURVEY.
12. NO CEMETERIES WERE OBSERVED ON THE SUBJECT PARCEL DURING THE COURSE OF THE FIELD SURVEY.
13. NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF STREET OF SIDEWALK CONSTRUCTION OR REPAIR.
14. NO WETLAND DELINEATION MARKERS WERE OBSERVED ON THE SUBJECT PARCEL DURING THE COURSE OF THE FIELD SURVEY.
15. TITLE INFORMATION PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 01032-22710-Amended No. REV 1/05/2017, WITH EFFECTIVE DATE OF DECEMBER 21, 2016. THE LANDS DEPICTED HEREON CAN BE SUBJECT TO OTHER EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, NOT CAPTURED UNDER THIS TITLE COMMITMENT.
16. LINES OF OCCUPATION (WHERE EXISTING) GENERALLY AGREE WITH PROPERTY LINES, ENCROACHMENTS AS SHOWN ON THE SURVEY.
17. SURVEY IS NOT VALID UNLESS SIGNED IN BLUE INK AND ORIGINAL STAMPED SEAL OF A OHIO PROFESSIONAL LAND SURVEYOR. NOT ORIGINAL DRAWING CANNOT BE GUARANTEED TO BE UNCHANGED. ADDITIONS OR DELETIONS TO THIS SURVEY BY ANY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
18. ANY USE OF THIS DRAWING BY PARTIES NOT CONTRACTED DIRECTLY WITH SAM, LLC OR CERTIFIED TO ON THIS DRAWING IS PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.
19. THE USER OF THIS SURVEY WILL NEED TO REVIEW ALL ZONING INFORMATION AVAILABLE, SINCE ALL ZONING REQUIREMENTS CAN NOT BE DEPICTED GRAPHICALLY, TO DETERMINE THE SUITABILITY OF THE SITE FOR A SPECIFIC INTENDED USE.
20. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL AND EXPRESSED IN U.S. SURVEY FEET AND TENTHS OF IT.
21. ADJOINERS' INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITOR WEBSITE: HTTP://WWW.FRANKLINCOUNTYAUDITOR.COM/YOUR-PROPERTY. NO CERTIFICATION IS MADE TO THE ACCURACY OF CORRECTNESS.
22. THE PROPERTY IS THE "SAME AS" WHAT IS BEING INSURED IN SCHEDULE A OF THE TITLE COMMITMENT FILE NO. 01032-22710-Amended No. REV 1/05/2017 PROVIDED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: DECEMBER 21, 2016.

SURVEY DATA:

HORIZONTAL DATUM -- BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (3402), NAD83. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

BASIS OF BEARINGS

THE CENTERLINE OF WESTWARD AVENUE, HAVING A BEARING OF S78°51'33"E AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE IS THE BASIS OF BEARINGS OF THIS SURVEY.

LAND AREA

LOT AREA = ± 7.797 AC.

BUILDING AREA

BUILDING 1 ± 34,100 SQUARE FEET
BUILDING 2 ± 31,732 SQUARE FEET
BUILDING 3 ± 28,917 SQUARE FEET
BUILDING 4 ± 23,521 SQUARE FEET

BUILDING HEIGHT

BUILDING 1 = 19.0 FEET
BUILDING 2 = 18.9 FEET
BUILDING 3 = 19.1 FEET
BUILDING 4 = 18.9 FEET

PARKING INFORMATION

EXISTING PARKING SPACES:
STANDARD PARKING SPACES 159
HANDICAP PARKING SPACES 0
GRAND TOTAL 159

INDEX

1..... TITLE PAGE
2..... BOUNDARY, EASEMENTS, & DETAILS

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR FULLY COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTENCE PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

OHIO One Call System Inc. Call Before You Dig! 811 (1-800-362-2764)

ALL THE IMPROVEMENTS & FACILITIES AND UTILITIES, ABOVE GROUND AND UNDERGROUND SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, ELEVATION, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER IMPROVEMENTS, FACILITIES, OR UTILITIES. THE GENERAL CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION & ELEVATION OF ALL IMPROVEMENTS, FACILITIES, & UTILITIES, SHOWN OR NOT SHOWN, AND SAID IMPROVEMENTS, FACILITIES, & UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF ANY IMPROVEMENTS.

CALL OHIO ONE-CALL, 811 OR 1-800-362-2764

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, WITH A DATE OF IDENTIFICATION OF JUNE 17, 2008, FOR COMMUNITY PANEL NO. 39049C0301K, IN FRANKLIN COUNTY, STATE OF OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING INFORMATION

ZONED: "M" MANUFACTURING: GENERAL INDUSTRIAL & COMMERCIAL (CASE NO 701)

BUILDING HEIGHT: 35' MAXIMUM

TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: STEWART TITLE GUARANTY COMPANY, FILE NUMBER: 01032-22710-Amended No. REV 1/05/2017, EFFECTIVE DATE: DECEMBER 21, 2016

PROPERTY ADDRESS

801-819 PHILLIPI RD, 4121-4135 WESTWARD AVE, 4162-4176 FISHER RD, 4180-4190 FISHER RD, ALL IN COLUMBUS, OH 43228

RECORD PROPERTY DESCRIPTION OF SUBJECT PARCEL OFFICIAL RECORD 20873E15 INSTRUMENT NO. 200711060192999

SITUATED IN THE STATE OF OHIO, IN COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS, BEING PART OF VIRGINIA MILITARY SURVEY'S NUMBERS 7325 AND 3316, CONTAINING 7.959 ACRES OF LAND, MORE OR LESS, PART OF SAID 7.959 ACRE TRACT BEING PART OF THAT 50 ACRE TRACT OF LAND KNOWN AS "FIRST TRACT", PART OF SAID 7.959 ACRE TRACT BEING PART OF THAT 102.26 ACRE TRACT OF LAND KNOWN AS "SECOND TRACT" BOTH DESCRIBED IN A DEED TO MOUND REALTY CO., OF RECORD IN DEED BOOK 2466, PAGE 595, (ALL REFERENCES IN DEED BOOKS AND PLAT BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), SAID 7.959 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT THE CENTERLINE INTERSECTION OF FISHER ROAD AND PHILLIPI ROAD (60 FEET IN WIDTH); THENCE N 14 DEG. 42' 57" E, WITH THE CENTERLINE OF SAID PHILLIPI ROAD, A DISTANCE OF 38.52 FEET TO A POINT IN A NORTHERLY RIGHT-OF-WAY LINE OF SAID FISHER ROAD, A SOUTHERLY LINE OF "FISHER ROAD INDUSTRIAL PARK (PERIMETER DRIVE, WESTWARD AVENUE, PHILLIP ROAD, FONDORF DRIVE AND FISHER ROAD DEDICATION)" AS THE SAME IS SHOWN AND DELINEATED UPON THE RECORDED PLAT OF RECORD IN PLAT BOOK 42, PAGE 46; THENCE N 66 DEG. 48' 30" W, WITH A NORTHERLY RIGHT-OF-WAY LINE OF SAID FISHER ROAD, A SOUTHERLY LINE OF SAID "FISHER ROAD INDUSTRIAL PARK (PERIMETER DRIVE, WESTWARD AVENUE, PHILLIP ROAD, FONDORF DRIVE AND FISHER ROAD DEDICATION)" A DISTANCE OF 65.13 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, FROM SAID TRUE POINT OF BEGINNING, N 66 DEG. 48' 30" W, CONTINUING WITH A NORTHERLY RIGHT-OF-WAY LINE OF SAID FISHER ROAD, A DISTANCE OF 13.21 FEET TO AN IRON PIN;

THENCE N 75 DEG. 10' 10" W, WITH A NORTHERLY RIGHT-OF-WAY LINE OF SAID FISHER ROAD, A DISTANCE OF 722.63 FEET TO AN IRON PIN;

THENCE N 75 DEG. 06' 03" W, WITH A NORTHERLY RIGHT-OF-WAY LINE OF SAID FISHER ROAD, A DISTANCE OF 112.54 FEET TO AN IRON PIN;

THENCE N 12 DEG. 42' 32" E, A DISTANCE OF 374.68 FEET TO AN IRON PIN IN THE SOUTHERLY LINE OF WESTWARD AVENUE AS THE SAME IS SHOWN AND DELINEATED UPON SAID RECORDED PLAT OF "FISHER ROAD INDUSTRIAL PARK (PERIMETER DRIVE, WESTWARD AVENUE, PHILLIP ROAD, FONDORF DRIVE AND FISHER ROAD DEDICATION)";

THENCE S 77 DEG. 17' 28" E, WITH THE SOUTHERLY LINE OF SAID WESTWARD AVENUE, A DISTANCE OF 823.83 FEET TO AN IRON PIN, A POINT OF CURVATURE;

THENCE SOUTHEASTERLY, WITH THE SOUTHWESTERLY LINE OF SAID WESTWARD AVENUE, THE SAME BEING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, THE CHORD OF WHICH BEARS S 31 DEG. 17' 16" E, A CHORD DISTANCE OF 100.72 FEET TO AN IRON PIN, A POINT OF TANGENCY;

THENCE S 14 DEG. 42' 57" W, WITH A WESTERLY LINE OF SAID PHILLIPI ROAD, A DISTANCE OF 307.42 FEET TO AN IRON PIN, A POINT OF CURVATURE;

THENCE SOUTHWESTWARDLY WITH A NORTHWESTERLY LINE OF SAID PHILLIPI ROAD, THE SAME BEING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THE CHORD OF WHICH BEARS S 63 DEG. 57' 13" W, A CHORD DISTANCE OF 45.45 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 7.959 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY BY HOOKADEN-LIPES-ROUSCULP, INC. CONSULTING ENGINEERS, COLUMBUS, OHIO.

EXCEPT FOR THE FOLLOWING REAL PROPERTY:

PARCEL NO. 25WD

BEING A PARCEL OF LAND LYING ON THE LEFT SIDE OF THE CENTERLINE OF A SURVEY, MADE BY THE FRANKLIN COUNTY ENGINEER, AND BEING LOCATED WITHIN THE FOLLOWING DESCRIBED POINTS IN THE BOUNDARY THEREOF;

BEGINNING AT A POINT IN THE GRANTOR'S SOUTHWESTERLY PROPERTY CORNER AND IN THE CENTERLINE OF EXISTING FISHER ROAD;

THENCE FOLLOWING THE GRANTOR'S WESTERLY PROPERTY LINE NORTH 12 DEG. 42' 32" EAST 50.28 FEET TO A POINT IN THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF FISHER ROAD;

THENCE FOLLOWING SAID PROPOSED RIGHT-OF-WAY LINE SOUTH 78 DEG. 15' 58" EAST 352.54 FEET TO A POINT;

THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY LINE SOUTH 76 DEG. 41' 14" EAST 532.67 FEET TO A POINT 60.00 FEET LEFT OF STATION 135+19.01;

THENCE ALONG THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF PHILLIPI ROAD SOUTH 13 DEG. 08' 43" WEST 17.02 FEET TO A POINT 42.98 FEET LEFT OF STATION 135+19.08;

THENCE WITHIN THE EXISTING RIGHT-OF-WAY, THE FOLLOWING TWO COURSES;

SOUTH 88 DEG. 15' 51" EAST 55.10 FEET TO A POINT; THENCE SOUTH 13 DEG. 34' 53" WEST 35.00 FEET TO A POINT IN THE GRANTOR'S SOUTHERLY PROPERTY LINE AND THE PROPOSED CENTERLINE OF FISHER ROAD AT STATION 135+73.47;

THENCE ALONG SAID SOUTHERLY PROPERTY LINE AND THE EXISTING CENTERLINE OF FISHER ROAD, THE FOLLOWING TWO COURSES;

NORTH 76 DEG. 28' 11" WEST 24.22 FEET TO A POINT; THENCE NORTH 76 DEG. 41' 14" WEST 914.71 FEET TO THE POINT OF BEGINNING CONTAINING 0.164 ACRES, MORE OR LESS EXCLUSIVE OF THE PRESENT ROAD WHICH OCCUPIES 1.100 ACRES, MORE OR LESS.

THE GRANTOR RETAINS THE RIGHT OF INGRESS AND EGRESS TO AND FROM ANY RESIDUAL AREA.

THIS DESCRIPTION IS BASED ON A SURVEY MADE BY E.S. PRESTON ASSOCIATED INC., R.J. LEHMAN, REGISTERED SURVEYOR NO. 1520.

NOTES FOR SCHEDULE B - II PER COMMITMENT FILE NO.: 01032-22710-Amended

- 13. RIGHT OF WAY EASEMENT GRANTED TO COLUMBIA GAS OF OHIO, INC., OF RECORD IN DEED BOOK 3239 PAGE 288. (GAS EASEMENT IS LOCATED ON THE SUBJECT PARCEL AS SHOWN ON THE SURVEY)
14. EASEMENT GRANTED TO THE OHIO BELL TELEPHONE COMPANY, OF RECORD IN OFFICIAL RECORD 10868J01, (EASEMENT IS LOCATED ON THE SUBJECT PARCEL AS SHOWN ON THE SURVEY)
15. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONDITIONS AS SHOWN ON RECORDED PLAT, PLAT BOOK 42 PAGE 46, OF THE COUNTY RECORDS. (15' UTILITY EASEMENT IS LOCATED ON THE SUBJECT PARCEL AS SHOWN ON THE SURVEY)

SUBJECT PARCEL PROPERTY DESCRIPTION 7.797 AC. TRACT

7.797 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN PART OF VIRGINIA MILITARY SURVEY'S NUMBERS 7325 AND 3316 AND BEING PART OF THAT 7.959 ACRE TRACT OF LAND CONVEYED TO MARDON MAXTON CHEVROLET, INC. BY DEED OF RECORD IN OFFICIAL RECORD 20873E15 (ALL REFERENCES IN DEED BOOKS AND PLAT BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX FOUND AT THE CENTERLINE INTERSECTION OF FISHER ROAD AND PHILLIPI ROAD (REFERENCE A DISK IN CONCRETE FOUND IN A MONUMENT BOX (FCGS 5245) FOUND, SOUTH 76 DEGREES 35 MINUTES 35 SECONDS EAST, 1,485.98 FEET);

THENCE NORTH 13 DEGREES 08 MINUTES 52 SECONDS EAST, ALONG THE CENTERLINE OF PHILLIPI ROAD AS SHOWN IN "FISHER ROAD INDUSTRIAL PARK (PERIMETER DRIVE, WESTWARD AVENUE, PHILLIP ROAD, FONDORF DRIVE AND FISHER ROAD DEDICATION)" RECORDED IN PLAT BOOK 42, PAGE 46, A DISTANCE OF 385.21 FEET TO THE POINT OF CURVATURE;

THENCE LEAVING SAID CENTERLINE OF PHILLIPI ROAD, NORTH 76 DEGREES 51 MINUTES 11 SECONDS WEST, ALONG A LINE PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 30.00 FEET TO A MAGNETIC NAIL SET AT A POINT OF CURVATURE. OF THE WESTERLY RIGHT OF WAY LINE OF SAID PHILLIPI ROAD AS SHOWN IN SAID "FISHER ROAD INDUSTRIAL PARK" PLAT, AND BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF PHILLIPI ROAD, SOUTH 13 DEGREES 08 MINUTES 52 SECONDS WEST, A DISTANCE OF 307.42 FEET TO A MAGNETIC NAIL SET AT A POINT OF CURVATURE;

THENCE SOUTHWESTERLY 18.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 38 DEGREES 14 MINUTES 20 SECONDS, A CHORD DISTANCE OF 18.66 FEET THAT BEARS SOUTH 31 DEGREES 16 MINUTES 03 SECONDS WEST TO A PIN SET ON THE NORTHERLY RIGHT OF WAY OF FISHER ROAD AND THE NORTHERLY LINE OF A 1.100 ACRE TRACT CONVEYED TO COUNTY OF FRANKLIN BY DEED OF RECORD IN DEED VOLUME 3362, PAGE 568;

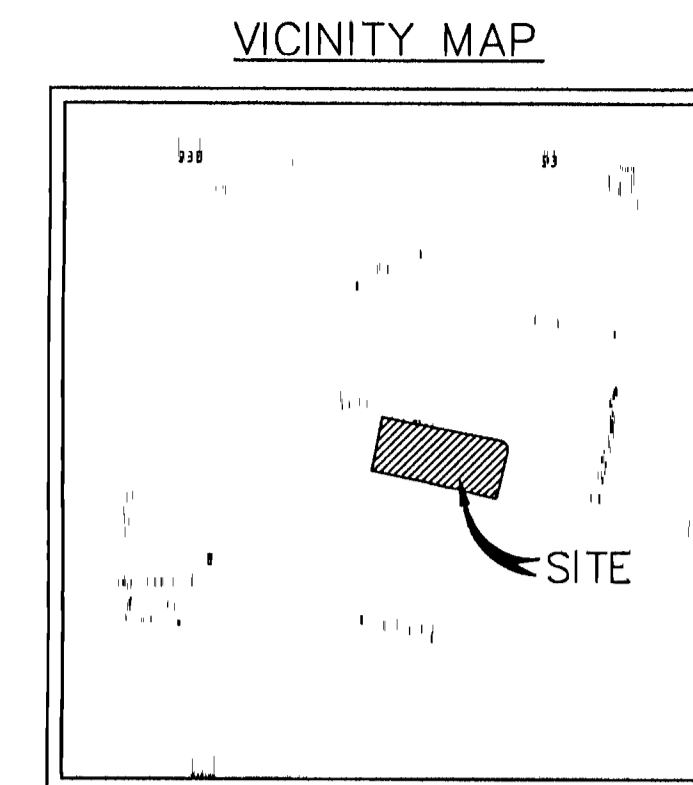
THENCE NORTH 76 DEGREES 45 MINUTES 47 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY OF FISHER ROAD AND THE NORTHERLY LINE OF SAID 1.100 ACRE TRACT, A DISTANCE OF 526.95 FEET TO A PIN SET;

THENCE NORTH 78 DEGREES 20 MINUTES 26 SECONDS WEST, CONTINUING ALONG THE NORTHERLY RIGHT OF WAY OF FISHER ROAD AND THE NORTHERLY LINE OF SAID 1.100 ACRE TRACT, A DISTANCE OF 349.58 FEET TO A 1 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A 1.682 ACRE TRACT CONVEYED TO KNIGHT TRANSPORTATION, INC. BY DEED OF RECORD IN INSTRUMENT NUMBER 200804030050585, AND A NORTHEASTERLY CORNER OF A RESIDUAL TRACT CONVEYED TO MOUND REALTY COMPANY BY DEED OF RECORD IN DEED VOLUME 2466, PAGE 595;

THENCE NORTH 11 DEGREES 04 MINUTES 23 SECONDS EAST, WITH THE EASTERLY LINE OF SAID 1.682 ACRE TRACT, A DISTANCE OF 374.77 FEET TO A PIN SET ON THE SOUTHERLY RIGHT OF WAY LINE OF WESTWARD AVENUE AS SHOWN IN SAID "FISHER ROAD INDUSTRIAL PARK" PLAT AND THE NORTHEAST CORNER OF SAID 1.682 ACRE TRACT;

THENCE SOUTH 78 DEGREES 51 MINUTES 33 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF WESTWARD AVENUE, A DISTANCE OF 823.83 FEET TO A PIN SET AT A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 112.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 82 DEGREES 00 MINUTES 25 SECONDS, A CHORD DISTANCE OF 100.71 FEET THAT BEARS SOUTH 32 DEGREES 51 MINUTES 20 SECONDS EAST, TO THE POINT OF BEGINNING, CONTAINING 7.797 ACRES, MORE OR LESS.

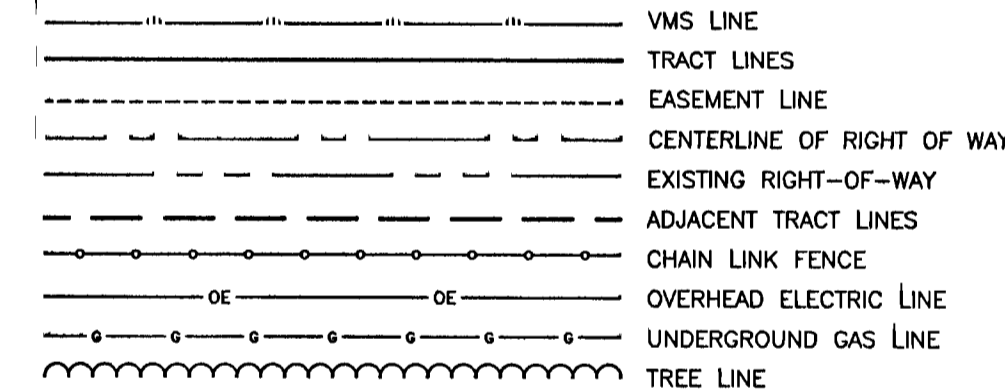


LEGEND:

- TRAFFIC CONTROL BOX
TELEPHONE MANHOLE
TELEPHONE SERVICE BOX
TRAFFIC ARM
UTILITY PULL BOX
UTILITY POLE
GUY WIRE ANCHOR
ELECTRIC SERVICE BOX
ELECTRIC TRANSFORMER
ELECTRIC METER
ELECTRIC VAULT
LIGHT POLE
STORM MANHOLE
CATCH BASIN
CURB INLET
GRADED INLET
WASTE WATER MANHOLE
WASTE WATER CLEANOUT
FIRE HYDRANT
WATER VALVE
GAS METER
GAS MARKER
BOLLARD
SIGN
BAY DOOR
DECIDUOUS TREE
MONUMENT BOX FOUND
IRON PIPE FOUND
REBAR FOUND
REBAR SET
MAG NAIL SET
CONCRETE MONUMENT FOUND
DISABLED PARKING

ABBREVIATIONS

- EX. EXISTING
ESMT. EASEMENT
O.R. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
SQ.FT. SQUARE FEET
AC. ACRES
} NUMBER
NO. }
N.T.S. NOT TO SCALE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
VMS VIRGINIA MILITARY SURVEY
(R) RECORD
(M) MEASURED
ROW RIGHT-OF-WAY
R/W RIGHT-OF-WAY
L/A LIMITED ACCESS
(XX) TITLE EXCEPTION NUMBER



RECEIVED

JAN 19 2016

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

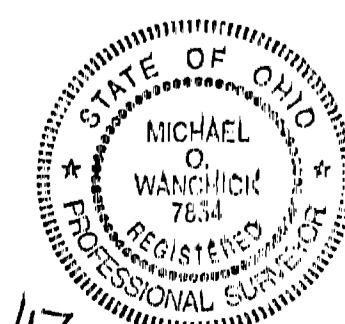
CERTIFICATION:

TO: STEWART TITLE GUARANTY COMPANY, AMERICAN EQUITY INVESTMENT LIFE INSURANCE COMPANY, WALKER & DUNLOP AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

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), AND 10(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 21, 2016.

SURVEYING AND MAPPING, LLC.

MICHAEL O. WANCHICK, OHIO PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 7854



TITLE PAGE SHEET 1 OF 2
ALTA/NSPS SURVEY SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN PART OF VIRGINIA MILITARY SURVEY'S NUMBERS 7325 AND 3316 FISHER PLAZA

PROJECT: WALKER & DUNLOP FISHER PLAZA
JOB NUMBER: 37750
DATE: 12/22/16
SCALE: N/A
SURVEYOR: M. WANCHICK
TECHNICIAN: B. ADAMS
TRACT ID: 010-005132-00
PARTY/CHEF: J. IKERO
FIELDBOOKS: COL-0065, P. 6-8 & FB 23340, P. 76-78

828 Eastwind Drive, Columbus, Ohio 43081
Tel: 614.899.0079
Email: info@sam.biz



PATH:\A\101603750\1001\SURVEY\02BASE\37750ALTA.DWG

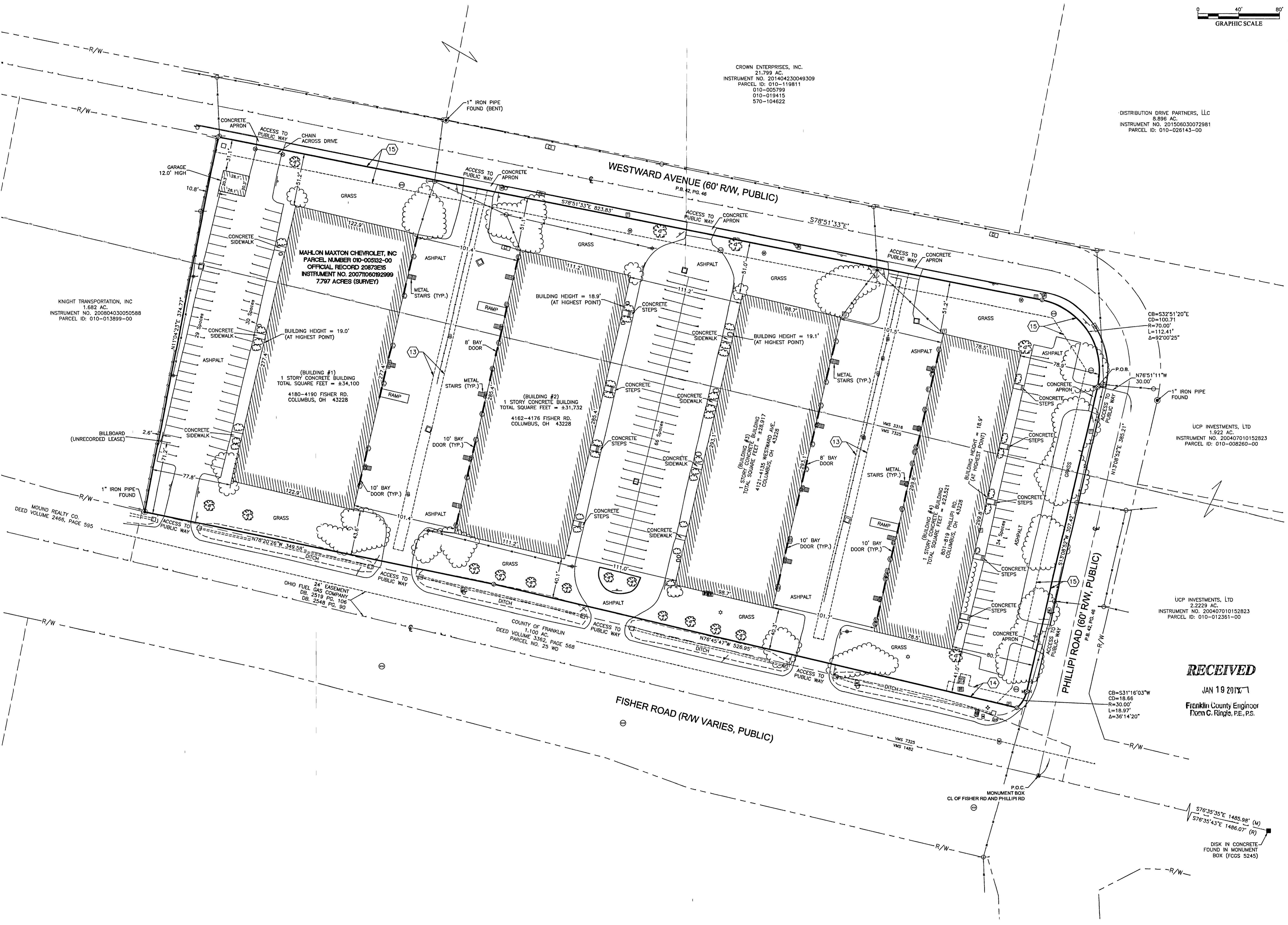


CROWN ENTERPRISES, INC.
21.799 AC.
INSTRUMENT NO. 201404230049309
PARCEL ID: 010-119811
010-005799
010-019415
570-104622

DISTRIBUTION DRIVE PARTNERS, LLC
8.896 AC.
INSTRUMENT NO. 201506030072981
PARCEL ID: 010-026143-00

BOUNDARY, EASEMENTS,
& DETAIL
SHEET 2
OF 2

ALTA/NSPS SURVEY
SITUATED IN THE STATE OF OHIO, COUNTY
OF FRANKLIN, CITY OF COLUMBUS, LYING
IN PART OF VIRGINIA MILITARY SURVEY'S
NUMBERS 7325 AND 3316
FISHER PLAZA



KNIGHT TRANSPORTATION, INC
1.682 AC.
INSTRUMENT NO. 200804030050588
PARCEL ID: 010-013899-00

MAHLON MAXTON CHEVROLET, INC
PARCEL NUMBER 010-005182-00
OFFICIAL RECORD 20873E1S
INSTRUMENT NO. 20071060192999
7.797 ACRES (SURVEY)

(BUILDING #1)
1 STORY CONCRETE BUILDING
TOTAL SQUARE FEET = ±34,100
4180-4190 FISHER RD.
COLUMBUS, OH 43228

(BUILDING #2)
1 STORY CONCRETE BUILDING
TOTAL SQUARE FEET = ±31,732
4162-4176 FISHER RD.
COLUMBUS, OH 43228

(BUILDING #3)
1 STORY CONCRETE BUILDING
TOTAL SQUARE FEET = ±22,651
4121-4135 WESTWARD AVE.
COLUMBUS, OH 43228

(BUILDING #4)
1 STORY CONCRETE BUILDING
TOTAL SQUARE FEET = ±24,651
801-815 PHILLIPI RD.
COLUMBUS, OH 43228

UCP INVESTMENTS, LTD
1.922 AC.
INSTRUMENT NO. 200407010152823
PARCEL ID: 010-008260-00

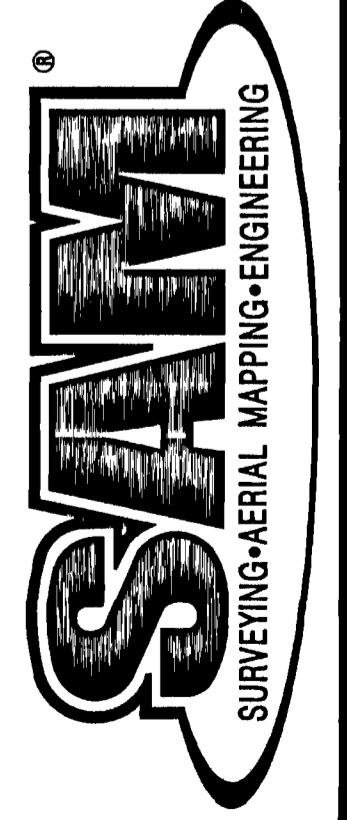
UCP INVESTMENTS, LTD
2.2229 AC.
INSTRUMENT NO. 200407010152823
PARCEL ID: 010-012361-00

RECEIVED
JAN 19 2014
Franklin County Engineer
TOM C. RINGE, P.E., P.S.

PROJECT: WALKER & DUNLOP
FISHER PLAZA
JOB NUMBER: 37750
DATE: 12/22/16
SCALE: 1" = 40'

SURVEYOR: M. WANCHICK
TECHNICIAN: J. ADAMS
TRAIT ID: 010-005132-00
PARTY CHIEF: J. KEED
FIELDBOOKS: COL-0065, P. 6-8 & FB 23340, P. 76-78

929 Eastwind Drive,
Westerville, Ohio 43081
Tel: 614.899.0079
email: info@sam.biz



PATH:\WA\1016037750\1000\SURVEY\02\BASE\37750ALTA.DWG

S76°35'35"E 1485.98' (M)
S76°35'43"E 1486.07' (R)
DISK IN CONCRETE
FOUND IN MONUMENT
BOX (FCGS 5245)

P.O.C.
MONUMENT BOX
CL OF FISHER RD AND PHILLIPI RD