

- LEGEND**
- RFB REBAR FOUND
 - FRANKLIN COUNTY ENGINEER CONTROL MONUMENT FOUND
 - RBS REBAR SET
 - MNS MAG NAIL SET
 - POWER POLE
 - LIGHT POLE
 - GUY WIRE
 - ELECTRIC BOX
 - ELECTRIC TRANSFORMER
 - ELECTRIC MANHOLE
 - YARD LIGHT
 - CATCH BASIN
 - CURB INLET
 - STORM MANHOLE
 - SANITARY MANHOLE
 - SANITARY CLEAN OUT
 - TRAFFIC MANHOLE
 - TRAFFIC POLE
 - GAS MARKER
 - GAS VALVE
 - TELEPHONE PEDISTAL
 - TELEPHONE MANHOLE
 - CABLE TV PEDISTAL
 - SIGN
 - MAILBOX
 - WATER VALVE
 - FIRE HYDRANT
 - UNDERGROUND GAS LINE PER OUPS MARKING
 - WATER LINE PER OUPS MARKING
 - TV UNDERGROUND CABLE LINE PER OUPS MARKING
 - UNDERGROUND ELECTRIC LINE PER OUPS MARKING
 - OVERHEAD WIRES
 - EXISTING FENCE LINE

SURVEYOR'S DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF HILLIARD, LYING IN VIRGINIA MILITARY SURVEY NUMBERS 3000 AND 4854, BEING PART OF AN ORIGINAL 27.742 ACRE TRACT CONVEYED TO RRIHQ LLC (BY DEED OF RECORD IN INSTRUMENT NUMBER 200305190148625 AND ALL OF A 5.993 ACRE TRACT CONVEYED TO RRIHQ LLC, BY DEED OF RECORD IN INSTRUMENT NUMBER 20130709114776, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT FRANKLIN COUNTY ENGINEER CONTROL MONUMENT NO. 1534 FOUND AT A P.I. IN THE CENTERLINE OF DAVIDSON ROAD (RIGHT-OF-WAY VARIES), ON THE NORTHERLY LINE OF SAID 27.742 ACRE TRACT, SAID POINT BEING REFERENCED BY FRANKLIN COUNTY ENGINEER CONTROL MONUMENT NO. 1535, LOCATED SOUTH 78°23'30" WEST A DISTANCE OF 1461.08 FEET;

THENCE NORTH 65°37'40" EAST, A DISTANCE OF 101.97 FEET, ALONG THE CENTERLINE OF SAID DAVIDSON ROAD AND THE NORTHERLY LINE OF SAID 27.742 ACRE TRACT, TO A MAG NAIL SET, AT THE NORTHERLY COMMON CORNER OF SAID 27.742 ACRE TRACT AND A 0.831 ACRE TRACT (PARCEL 7-W) CONVEYED TO THE CITY OF HILLIARD IN INSTRUMENT NUMBER 19971200156530 AND INSTRUMENT NUMBER 19980130021650 SAID POINT BEING REFERENCED BY FRANKLIN COUNTY ENGINEER CONTROL MONUMENT NO. 1531, LOCATED NORTH 66°33'19" EAST A DISTANCE OF 810.17 FEET;

THENCE SOUTH 22°24'43" EAST, A DISTANCE OF 50.01 FEET, ALONG THE LINE COMMON TO SAID 27.742 ACRE TRACT AND 0.831 ACRE TRACT, TO A MAG NAIL SET, AT THE SOUTHWESTERLY CORNER OF SAID 0.831 ACRE TRACT AND ON SOUTHERLY LINE OF SAID DAVIDSON ROAD AND ON THE NORTHERLY LINE OF TRUEMAN BOULEVARD (R/W VARIES), AS SHOWN ON THE DEDICATION PLAT AND EASEMENTS TRUEMAN BOULEVARD PHASE II AND ADDITIONAL RIGHT-OF-WAY FOR DAVIDSON ROAD, AS SHOWN AND DELINEATED IN PLAT BOOK 106, PAGE 54;

THENCE SOUTH 71°50'58" WEST, A DISTANCE OF 42.28 FEET, ACROSS SAID 27.742 ACRE TRACT AND ALONG THE NORTHERLY LINE OF SAID TRUEMAN BOULEVARD, TO A 5/8 INCH REBAR FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID TRUEMAN BOULEVARD;

THENCE WITH THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE WESTERLY LINES OF SAID TRUEMAN BOULEVARD:

- SOUTH 85°23'08" EAST, A DISTANCE OF 29.23 FEET, TO A 5/8 INCH REBAR FOUND (CAPPED "BRH");
- SOUTH 22°20'15" EAST, A DISTANCE OF 177.69 FEET, TO A 5/8 INCH REBAR FOUND AT A POINT OF CURVATURE;
- WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1702.95 FEET, AND ARC LENGTH OF 584.91 FEET, A CENTRAL ANGLE OF 19°02'23", A CHORD WHICH BEARS SOUTH 12°04'04" EAST AND A CHORD DISTANCE OF 562.32 FEET, TO A MAG NAIL SET AT A POINT OF TANGENCY;
- SOUTH 02°19'32" EAST, A DISTANCE OF 84.10 FEET, TO A REBAR SET AT THE EASTERLY COMMON CORNER OF SAID 5.993 ACRE TRACT AND A 2.647 ACRE TRACT CONVEYED TO MERCO IV, LLC, BY DEED OF RECORD IN INSTRUMENT NUMBER 201509170131490;

THENCE WITH THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE LINE COMMON TO SAID 5.993 ACRE AND 2.647 ACRE TRACTS:

- SOUTH 00°11'50" WEST, A DISTANCE OF 07.62 FEET, TO A MAG NAIL SET;
- SOUTH 67°42'24" WEST, A DISTANCE OF 55.36 FEET, TO A REBAR SET;
- WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 718.18 FEET, AN ARC LENGTH OF 583.78 FEET, A CENTRAL ANGLE OF 46°24'24", A CHORD WHICH BEARS SOUTH 12°04'04" WEST AND A CHORD DISTANCE OF 567.84 FEET, TO A MAG NAIL SET;
- SOUTH 51°34'08" WEST, A DISTANCE OF 69.88 FEET, TO A REBAR SET AT THE SOUTHERLY COMMON CORNER OF SAID 5.993 ACRE AND 2.647 ACRE TRACTS AND ON THE NORTHERLY LINE OF A 3.312 ACRE TRACT CONVEYED TO MADISON TRI-STATE PROPERTIES, LLC, BY DEED OF RECORD IN INSTRUMENT NUMBER 20110525006948;

THENCE WITH THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE LINES COMMON TO SAID 5.993 ACRE AND 24.119 ACRE TRACTS:

- NORTH 52°46'06" WEST, A DISTANCE OF 205.33 FEET, TO A 5/8 INCH REBAR FOUND (CAPPED "THOMAS");
- SOUTH 88°54'39" WEST, A DISTANCE OF 268.35 FEET, TO A 5/8 INCH REBAR FOUND (CAPPED "THOMAS"), AT THE WESTERLY COMMON CORNER OF SAID 5.993 ACRE AND 24.119 ACRE TRACTS AND ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE 270 (RIGHT-OF-WAY VARIES);

THENCE NORTH 11°36'36" WEST, A DISTANCE OF 1133.62 FEET, ALONG THE WESTERLY LINE OF SAID 5.993 ACRE AND 27.742 ACRE TRACTS AND THE EASTERLY LINE OF SAID INTERSTATE 270, TO A REBAR SET AT THE NORTHWESTERLY CORNER OF SAID 27.742 ACRE TRACT;

THENCE WITH THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE NORTHERLY LINES OF SAID 27.742 ACRE TRACT:

- NORTH 84°08'24" EAST, A DISTANCE OF 266.73 FEET, TO A 5/8 INCH REBAR FOUND (CAPPED "THOMAS") ON THE SOUTHERLY LINE OF SAID DAVIDSON ROAD;
- NORTH 65°37'40" EAST, A DISTANCE OF 480.67 FEET, TO THE POINT OF BEGINNING CONTAINING 22.745 ACRES, MORE OR LESS, OF WHICH 0.489 ACRES LYING WITHIN THE RIGHT-OF-WAY OF DAVIDSON ROAD, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF NORTH 65°37'40" EAST, FOR THE CENTERLINE OF DAVIDSON ROAD, BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

ALL REBAR SET ARE 5/8 INCH DIA. 30 INCHES IN LENGTH, WITH A RED PLASTIC CAP STAMPED WITH THE NAME "LANDMARK SURVEY".

THE ABOVE DESCRIPTION IS BASED ON RECORD INFORMATION AND AN ACTUAL FIELD SURVEY PERFORMED IN MARCH OF 2017.

- NOTES PER TITLE COMMITMENT:**
- THE FOLLOWING ITEMS ARE PER SCHEDULE B OF TITLE COMMITMENT NUMBER 7-8777 ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF JANUARY 10, 2017, AT 7:00 A.M.
- ITEM 19 EASEMENT AND RIGHT-OF-WAY APPEARING IN PLAT BOOK 106, PAGE 54, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 20 EASEMENT APPEARING IN INSTRUMENT NUMBER 201205170069266, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 21 EASEMENT APPEARING IN DEED BOOK 2681, PAGE 532, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 22 EASEMENT APPEARING IN DEED BOOK 2716, PAGE 533, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 23 EASEMENT APPEARING IN DEED BOOK 3070, PAGE 176, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT, UNABLE TO PLOT, LOCATION AND WIDTH NOT STATED.
- ITEM 24 EASEMENT APPEARING IN DEED BOOK 3634, PAGE 862, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES NOT AFFECT THE SUBJECT TRACT.
- ITEM 25 EASEMENT APPEARING IN DEED BOOK 3634, PAGE 862, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 26 EASEMENT APPEARING IN OFFICIAL RECORD 4492405, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 27 EASEMENT APPEARING IN OFFICIAL RECORD 498112, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT, UNABLE TO PLOT DUE TO DOCUMENT BEING ILLEGIBLE.
- ITEM 28 EASEMENT APPEARING IN OFFICIAL RECORD 3102408, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 29 EASEMENT APPEARING IN DEED BOOK 1235, PAGE 12, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, MAY AFFECT THE SUBJECT TRACT, EXACT LOCATION IS NOT STATED IN THE DOCUMENT.
- ITEM 30 EASEMENT APPEARING IN DEED BOOK 3101, PAGE 171, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 31 EASEMENT APPEARING IN OFFICIAL RECORD 4881803, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 32 EASEMENT APPEARING IN OFFICIAL RECORD 5121807, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 33 EASEMENT APPEARING IN OFFICIAL RECORD 4492119, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES NOT AFFECT THE SUBJECT TRACT AS SHOWN HEREON.
- ITEM 35 EASEMENT APPEARING IN OFFICIAL RECORD 3102408, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 36 EASEMENT APPEARING IN OFFICIAL RECORD 4492414, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 37 EASEMENT APPEARING IN OFFICIAL RECORD 3102403, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS BLANKET IN NATURE.
- ITEM 38 EASEMENT APPEARING IN OFFICIAL RECORD 3102405, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 39 EASEMENT APPEARING IN OFFICIAL RECORD 3131615, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 41 EASEMENT APPEARING IN OFFICIAL RECORD 674101, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES NOT AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 42 TEMPORARY EASEMENT APPEARING IN INSTRUMENT NUMBER 20010306004480, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, EASEMENT HAS EXPIRED AND NO LONGER AFFECTS.
- ITEM 43 EASEMENT APPEARING IN INSTRUMENT NUMBER 20021101278537, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES NOT AFFECT THE SUBJECT TRACT.
- THE FOLLOWING AFFECT THE SUBJECT TRACT BUT ARE EXCLUDED FROM SAID TITLE COMMITMENT:
- 20' ACCESS AND UTILITY EASEMENTS "A", "B" AND A TEMPORARY CONSTRUCTION EASEMENT APPEARING IN INSTRUMENT NUMBER 201701050002710, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AFFECTS THE SUBJECT TRACT AND ARE ALL SHOWN HEREON.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CERTIFICATION:

TO: RRIHQ LLC, NORTHWEST TITLE FAMILY OF COMPANIES, INC., STEWART TITLE GUARANTY COMPANY, FIRST COMMONWEALTH BANK THEIR SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES FIGS. 1, 2, 3, 4, 7(A), 8, 9, 11 AND 13 OF TABLE THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDISCLOSED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS." THE FIELD WORK WAS COMPLETED IN MARCH OF 2017.

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DATE: 3/29/17

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

22.745 ACRES (TOTAL)

RRIHQ LLC
ORIGINAL 27.742 ACRES
I.N. 200305190148625
(PARCEL ONE)

RRIHQ LLC
5.993 ACRES
I.N. 20130709114776
(PARCEL TWO)

MADISON TRI-STATE PROPERTIES, LLC
ORIGINAL 34.119 ACRES
I.N. 20110525006948

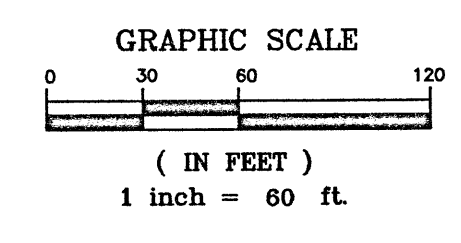
ALTA/NSPS LAND TITLE SURVEY OF
4635-4653 TRUEMAN BOULEVARD
LYING IN
VIRGINIA MILITARY SURVEY NUMBERS
3000 AND 4854
CITY OF HILLIARD, COUNTY OF FRANKLIN
STATE OF OHIO

LINE TABLE:

LINE	BEARING	DISTANCE
1	S 22°24'43" E	50.01'
2	S 71°50'58" W	42.28'
3	S 65°23'08" E	62.32'
4	S 02°19'32" E	84.10'
5	S 84°10'08" W	87.20'
6	S 67°42'24" W	55.36'
7	S 51°34'08" W	69.88'

CURVATURE TABLE:

CURVATURE	LENGTH IN US	DELTA ANGLE (CHORD BEARING) CHORD LENGTH
01	583.78'	1702.95' 1870.73' S 12°50'04" E 565.34'
02	583.78'	718.18' 45°34'24" S 19°50'21" W 567.84'



NOTES:

1) THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 65°37'40" EAST, FOR THE CENTERLINE OF DAVIDSON ROAD, BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

FLOOD ZONE NOTE:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 39048C 0161K, WITH AN EFFECTIVE DATE OF 6/17/2008, THE SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PARKING NOTE:

THERE ARE A TOTAL OF 270 PARKING SPACES ON THE SUBJECT TRACT, OF WHICH 5 ARE DESIGNATED FOR HANDICAPPED USE.

MAY 19 2017

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION
1		
1		