

LEGAL DESCRIPTIONS OF RECORD:

SITUATED IN THE CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO, DESCRIBED AS FOLLOWS:

SITUATED IN THE COUNTY OF FRANKLIN, THE STATE OF OHIO, CITY OF REYNOLDSBURG, AND BEING A PART OF HALF SECTION 20, SECTION 13, TOWNSHIP 12, RANGE 21, REFUGEE LANDS, AND BEING ALL OF A 0.8614 ACRE TRACT CONVEYED TO GEORGE E. PARKER AND VIVIAN M. PARKER ON MAY 16, 1984 AND RECORDED IN FRANKLIN COUNTY OFFICIAL RECORDS O.R. VOLUME 4242, PAGES 115 AND 117 TOGETHER WITH 0.5888 ACRES OUT OF A 10.768 ACRE TRACT CONVEYED TO GEORGE E. PARKER AND VIVIAN M. PARKER BY DEED OF RECORD IN DEED BOOK 3582, PAGE 90 IN THE FRANKLIN COUNTY RECORDER'S OFFICE TOTAL ACREAGE OF THE HEREIN DESCRIBED PARCEL BEING 1.4502 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET AND THE EAST PROPERTY LINE OF A CERTAIN 0.677 ACRE TRACT CONVEYED TO PATI A. ANDERS BY A DEED OF RECORD IN DEED VOLUME 3558, PAGE 1 IN THE FRANKLIN COUNTY RECORDER'S OFFICE, SAID PIN ALSO BEING LOCATED 47.00 FEET SOUTHERLY AT RIGHT ANGLES FROM THE CENTERLINE OF MAIN STREET.

THENCE NORTH 3 DEGREES 58' 41" EAST A DISTANCE OF 47.12 FEET TO A POINT IN THE CENTERLINE OF EAST MAIN STREET AND ALSO BEING THE NORTHEAST CORNER OF THE ABOVE MENTIONED 0.667 ACRE TRACT.

THENCE ALONG THE CENTERLINE OF EAST MAIN STREET, NORTH 89 DEGREES 23' 00" EAST A DISTANCE OF 119.60 FEET TO A POINT.

THENCE SOUTH 0 DEGREES 37' 00" EAST A DISTANCE OF 396.20 FEET TO AN IRON PIN PASSING AN IRON PIN AT 50.00 FEET AND PASSING ANOTHER IRON PIN AT 286.20 FEET, THE LATTER PIN BEING THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 0.8614 ACRE TRACT.

THENCE SOUTH 4 DEGREES 45' 40" WEST, A DISTANCE OF 68.85 FEET TO AN IRON PIN.

THENCE NORTH 85 DEGREES 41' 20" WEST, A DISTANCE OF 152.28 FEET TO AN IRON PIN, SAID PIN BEING IN THE WEST LINE OF THE ABOVE MENTIONED 10.768 ACRE TRACT.

THENCE WITH THE WEST LINE OF THE 10.768 ACRE TRACT, NORTH 4 DEGREES 45' 40" EAST A DISTANCE OF 165.00 FEET TO A FOUND IRON PIN, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 0.8164 ACRE TRACT.

THENCE NORTH 3 DEGREES 58' 41" EAST WITH THE WEST LINE OF THE ABOVE MENTIONED 0.8614 ACRE TRACT, A DISTANCE OF 240.00 FEET TO THE PLACE OF BEGINNING, THE HEREIN DESCRIBED PARCEL CONTAINING 1.4502 ACRES MORE OR LESS, SUBJECT HOWEVER, TO ALL RECORDED EASEMENTS AND RIGHT-OF-WAYS.

NOTES:

- THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF AND CHANGES IN STREET RIGHT-OF-WAY LINES DURING THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF ANY RECENT STREET OR SIDEWALK REPAIRS IN PROCESS DURING THE TIME OF THIS SURVEY.
- THERE WAS NO VISIBLE EVIDENCE OF ANY WETLAND AREA DEMARCATION OBSERVED ON THE SUBJECT TRACT DURING THE TIME OF THIS SURVEY.
- THE BUILDING ON THE SUBJECT TRACT ENCLOSES INTO THE SANITARY EASEMENTS APPEARING IN ITEM NUMBERS 14 AND 15, RELEASE IF ANY IS UNKNOWN TO THE UNDERSIGNED, THE ASPHALT PAVEMENT ALONG THE SOUTH LINE ENCLOSES OVER THE SOUTH PROPERTY LINE AS SHOWN HEREON.
- THERE WAS NO EVIDENCE OF ANY CEMETERIES, BURIAL GROUNDS OR ISOLATED GRAVE SITES LOCATED ON THE SUBJECT TRACT DURING THE TIME OF THIS SURVEY.
- THERE WAS NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL OBSERVED AT THE TIME OF THIS SURVEY.
- THE PROPERTY SURVEYED HEREON IS ONE IN THE SAME AS SHOWN ON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER NCS-915639.
- THE SUBJECT TRACT HAS DIRECT ACCESS TO EAST MAIN STREET, A PUBLIC STREET, VIA BEELER DRIVE, A PRIVATE ACCESS ROAD.
- ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY".

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 89°23'00" E FOR THE CENTERLINE, OF EAST MAIN STREET, RECORD IN I.N. 201810100137131, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

FLOOD ZONE NOTE:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 3904900354K, 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).

ZONING NOTE:

PER ZONING REPORT NO. 122644-1, COMPLETED BY THE PLANNING AND ZONING RESOURCE COMPANY ON 9/17/2018, THE SUBJECT TRACT IS CURRENTLY ZONED "CC" COMMUNITY COMMERCIAL DISTRICT.

BUILDING SETBACKS:

FRONT - NONE REQUIRED
SIDE - 10 FEET
REAR - 30 FEET

BUILDING SIZE:
MAXIMUM HEIGHT - 8 STORIES OR 90 FEET
EXISTING BUILDING HEIGHT - 1 STORY
BUILDING SITE AREA REQUIREMENTS - NONE REQUIRED

DENSITY:
MAXIMUM BUILDING LOT COVERAGE - 40%
EXISTING BUILDING COVERAGE - 22%

PARKING:
REQUIRED PARKING SPACES - 7
EXISTING PARKING SPACES - 41

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND 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.

NOTES PER TITLE COMMITMENT:

THE FOLLOWING ITEMS ARE PER SCHEDULE B OF TITLE COMMITMENT NUMBER NCS-915639-ORL ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JULY 12, AT 8:00 A.M.

- ITEM 10 INTENTIONALLY DELETED.
- ITEM 11 INTENTIONALLY DELETED.
- ITEM 12 EASEMENT APPEARING IN DEED BOOK 2758, PAGE 43, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 13 EASEMENT APPEARING IN DEED BOOK 2787, PAGE 641, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 14 EASEMENT APPEARING IN DEED BOOK 3503, PAGE 761, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 15 EASEMENT APPEARING IN DEED BOOK 3505, PAGE 457, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 16 EASEMENTS APPEARING IN OFFICIAL RECORD 4873612, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, BENEFITS THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 17 EASEMENT APPEARING IN OFFICIAL RECORD 5387H18, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
- ITEM 18 EASEMENT APPEARING IN OFFICIAL RECORD 5406E17, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

CERTIFICATION:

TO: NOBLE NET LEASE INVESTMENTS, 6411 E MAIN REYNOLDSBURG OH, LLC, HAYNES HOLDING, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS:

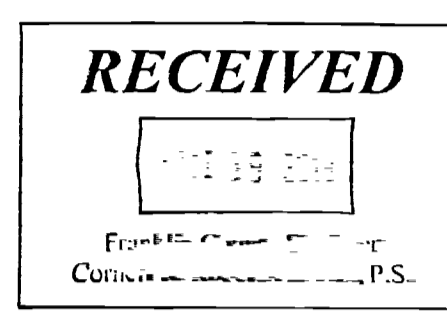
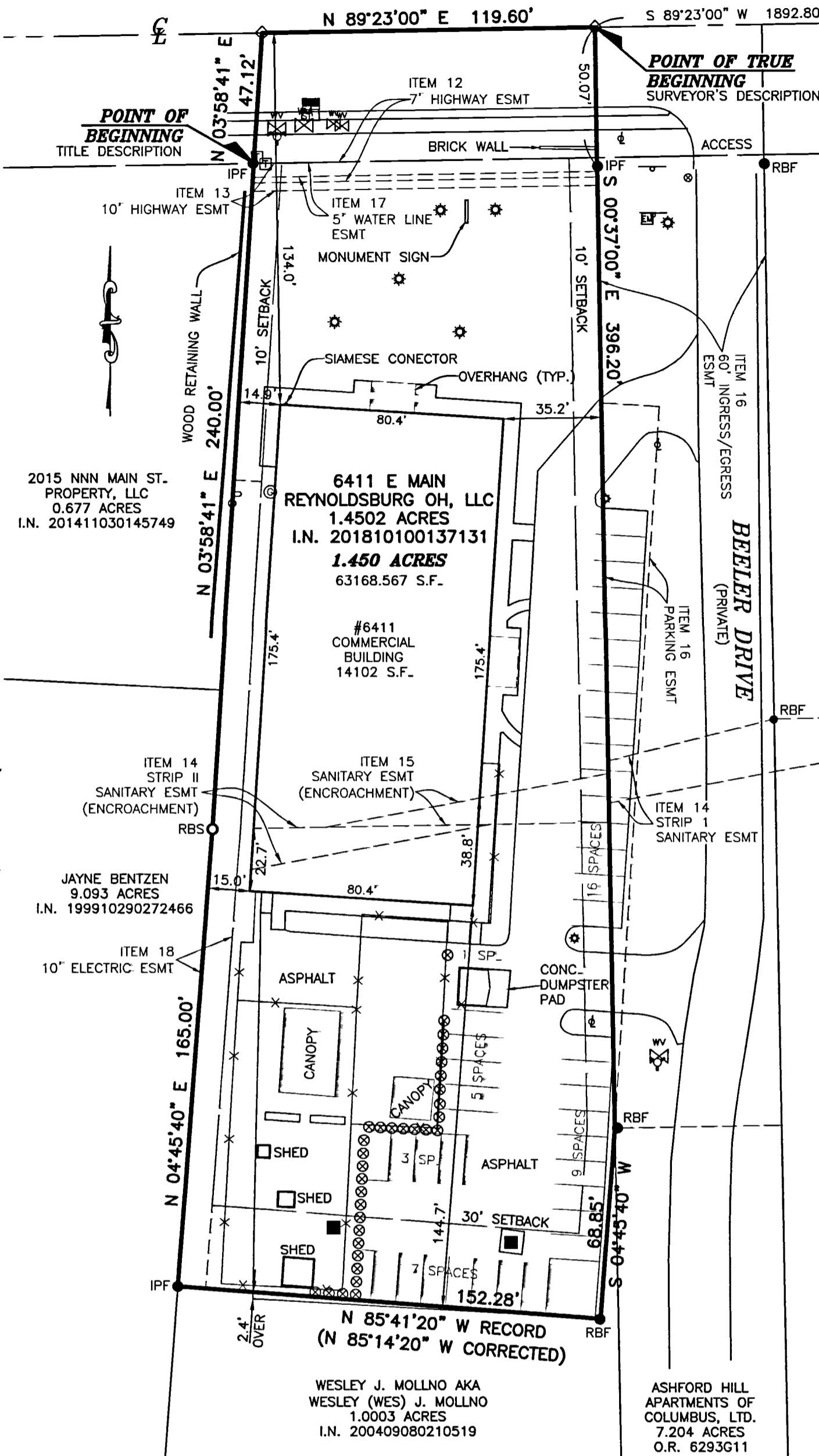
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 8, 9, 11, 13, 16, 17, 18, 19, & 20(A) 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 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 AUGUST OF 2018.

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

1/8/19
DATE



EAST MAIN STREET R/W VARIES
(PUBLIC)



SURVEYOR'S DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, LYING IN HALF SECTION 20, SECTION 13, TOWNSHIP 12, RANGE 21 REFUGEE LANDS, AND BEING ALL OF THE 1.4502 ACRE TRACT CONVEYED TO 6411 E MAIN REYNOLDSBURG, LLC, BY DEED OF RECORD IN INSTRUMENT NUMBER 201810100137131, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE, AT A FRANKLIN COUNTY ENGINEER CONTROL MONUMENT FC65 5425 FOUND IN THE CENTERLINE INTERSECTION OF EAST MAIN STREET (WIDTH VARIES) AND ROSEHILL ROAD (60 FEET WIDE);

THENCE SOUTH 89°23'00" WEST, A DISTANCE OF 1892.80 FEET, ALONG THE CENTERLINE OF SAID EAST MAIN STREET, TO A MAG NAIL SET, AT THE NORTHEASTERLY CORNER OF SAID 1.4502 ACRE TRACT AND THE NORTHWESTERLY CORNER OF A 7.204 ACRE TRACT CONVEYED TO ASHFORD HILL APARTMENTS OF COLUMBUS, LTD., BY DEED OF RECORD IN OFFICIAL RECORD 6293G11 AND THE POINT OF TRUE BEGINNING;

THENCE SOUTH 0°37'00" EAST, A DISTANCE OF 396.20 FEET, PASSING A 3/4 INCH IRON PIN FOUND AT A DISTANCE OF 50.07 FEET, ALONG THE LINE COMMON TO SAID 1.4502 ACRE TRACT AND SAID 7.204 ACRE TRACT, TO A 5/8 INCH REBAR FOUND, AT AN EASTERLY ANGLE POINT OF SAID 1.4502 ACRE TRACT AND THE NORTHERLY CORNER OF A 1.0003 ACRE TRACT CONVEYED TO WESLEY J. MOLLINO AKA WESLEY (WES) J. MOLLINO, BY DEED OF RECORD IN INSTRUMENT NUMBER 200409080210519;

THENCE WITH THE FOLLOWING TWO (2) COURSES AND DISTANCES, ALONG THE LINES COMMON TO SAID 1.4502 ACRE TRACT AND SAID 1.0003 ACRE TRACT:

- 1) SOUTH 0°45'40" WEST, A DISTANCE OF 68.85 FEET, TO A 5/8 INCH REBAR FOUND;
- 2) NORTH 85°14'20" WEST, A DISTANCE OF 152.28 FEET, TO A 3/4 INCH IRON PIN FOUND, AT THE SOUTHWESTERLY CORNER OF SAID 1.4502 ACRE TRACT AND ON EASTERLY LINE OF SAID 0.677 ACRE TRACT CONVEYED TO JAYNE BENTZEN, BY DEED OF RECORD IN INSTRUMENT NUMBER 199910290272466;

THENCE NORTH 0°45'40" EAST, A DISTANCE OF 165.00 FEET, ALONG THE LINE COMMON TO SAID 1.4502 ACRE AND 9.093 ACRES TRACTS, TO A REBAR SET, AT AN ANGLE POINT IN THE LINE COMMON TO SAID 1.4502 ACRE TRACT AND SAID 9.093 ACRE TRACT;

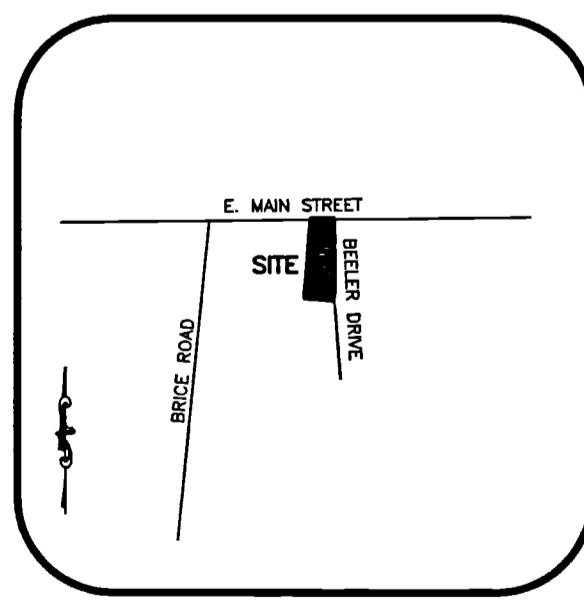
THENCE NORTH 0°37'00" EAST, A DISTANCE OF 287.12 FEET, PASSING A 3/4 INCH IRON PIN FOUND AT A DISTANCE OF 240.00 FEET, AT THE NORTHEASTERLY CORNER OF A 0.677 ACRE TRACT CONVEYED TO 2015 NNN MAIN ST. PROPERTY, LLC, BY DEED OF RECORD IN INSTRUMENT NUMBER 201411030145749, ALONG THE WESTERLY LINE OF SAID 1.4502 ACRE TRACT, THE EASTERLY LINE OF SAID 9.093 ACRE TRACT AND THE EASTERLY LINE OF SAID 0.677 ACRE TRACT, TO A MAG NAIL SET, AT THE NORTHWESTERLY CORNER OF SAID 1.4502 ACRE TRACT AND IN THE CENTERLINE OF SAID EAST MAIN STREET;

THENCE NORTH 89°23'00" EAST, A DISTANCE OF 119.60 FEET, ALONG THE LINE COMMON TO SAID 1.4502 ACRE TRACT AND SAID CENTERLINE OF EAST MAIN STREET, TO THE POINT OF TRUE BEGINNING, CONTAINING 1.450 ACRES, MORE OR LESS, 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 89°23'00" EAST FOR THE CENTERLINE OF EAST MAIN STREET, OF RECORD IN INSTRUMENT NUMBER 201810100137131, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

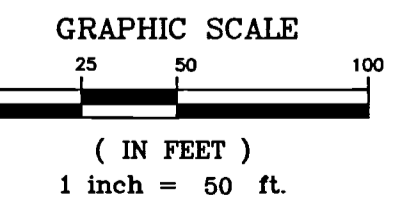
ALL REBAR SET ARE 5/8 INCH DIA. 30 INCHES IN LENGTH, WITH A RED PLASTIC CAP STAMPED WITH THE NAME "LANDMARK SURVEY".

THE ABOVE DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED IN AUGUST TO DECEMBER OF 2018.



LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- ⊕ POWER POLE
- ⊙ LIGHT POLE
- ⊛ YARD LIGHT
- ⊞ ELECTRIC METER
- ⊠ CATCH BASIN
- ⊡ CURB INLET
- ⊚ STORM MANHOLE
- ⊙ GAS MARKER
- ⊙ GAS METER
- ⊞ TELEPHONE PEDESTAL
- ⊞ SIGN
- ⊞ WATER VALVE
- ⊞ FIRE HYDRANT
- ⊞ CONCRETE BOLLARD
- ⊞ EXISTING FENCE LINE



ALTA/NSPS LAND TITLE SURVEY OF
6411 EAST MAIN STREET
LYING IN
HALF SECTION 20
SECTION 13, TOWNSHIP 12, RANGE 21
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN
STATE OF OHIO

LS GI LANDMARK SURVEY GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003
DATE: 8/28/18 FILE NO. 1298128

REV. DATE	DESCRIPTION
9/21/18	REVISE PER COMMENTS
9/27/18	REVISE PER COMMENTS
1/4/19	UPDATE OWNERSHIP

DRAWN BY: DJH