

ALTA/NSPS SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS SECTION 9, TOWNSHIP 11, RANGE 21, CONGRESS LANDS

EXHIBIT A - PROPERTY DESCRIPTION:-

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN AND STATE OF OHIO:

AND KNOWN AS BEING IN SECTION 9, TOWNSHIP 11, RANGE 21 CONGRESS LANDS AND BEING A PART OF A 9.283 ACRE TRACT CONVEYED TO MERRILL F. SCHULZ AS RECORDED IN DEED BOOK 3540, PAGE 859, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON BAR MONUMENT FOUND AT THE INTERSECTION OF THE CENTERLINE OF HAMILTON ROAD, ALSO KNOWN AS STATE ROUTE 317, SO CALLED AND THE NORTH LINE OF SECTION 9;

THENCE SOUTH 07 DEG. 52' 30" WEST ALONG THE CENTERLINE OF HAMILTON ROAD, A DISTANCE OF 343.99 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 07 DEG. 52' 30" WEST ALONG THE CENTERLINE OF HAMILTON ROAD, A DISTANCE OF 360.24 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE ORIGINAL CENTERLINE OF STATE ROUTE 33, SO CALLED;

THENCE NORTH 53 DEG. 10' 00" WEST, ALONG THE ORIGINAL CENTERLINE OF STATE ROUTE 33 AND ITS EASTERLY PROLONGATION, PASSING A 1/2-INCH GALVANIZED STEEL PIPE SET AT 224.98 FEET, AN OVERALL A DISTANCE OF 289.18 FEET TO A 1/2-INCH GALVANIZED STEEL PIPE SET AT A POINT OF CURVATURE ON THE NORTHERLY RIGHT-OF-WAY OF WINCHESTER PIKE, SO CALLED;

THENCE TRAVERSING A CURVE TO THE LEFT ALONG THE NORTHERLY RIGHT-OF-WAY OF WINCHESTER PIKE, SAID CURVE HAVING A CENTRAL ANGLE OF 04 DEG. 34' 06", A RADIUS OF 652.46 FEET, A CHORD BEARING OF NORTH 55 DEG. 30' 13" WEST, AND A CHORD LENGTH OF 52.01 FEET TO A POINT ON THE EAST LINE OF A 0.532 ACRE TRACT AS CONVEYED TO NORMAN B. AND CARMEN D. CONLEY IN MICROFICHE 07114110, FROM SAID POINT AN IRON PIPE CAN BE FOUND 0.11 FEET SOUTH AND 0.17 FEET WEST;

THENCE NORTH 07 DEG. 54' 40" EAST ALONG SAID LINE OF LAND AS CONVEYED TO CONLEY, A DISTANCE OF 197.50 FEET TO A POINT ON THE SOUTHERLY LINE OF A 0.687 ACRE TRACT AS CONVEYED TO MERRILL F. AND ANGELINE S. SCHULZ IN MICROFICHE 1837H08, SAID LINE ALSO BEING THE NORTH LINE OF A 1.912 ACRE TRACT AS CONVEYED TO SCHULZ BY DEED BOOK 3803, PAGE 242, FROM SAID POINT AN IRON PIPE CAN BE FOUND 0.15 FEET SOUTH AND 0.04 FEET WEST;

THENCE SOUTH 82 DEG. 00' 50" EAST ALONG SAID LINE AS CONVEYED TO SCHULZ, PASSING A 1/2-INCH GALVANIZED STEEL PIPE SET AT 214.40 FEET, AN OVERALL DISTANCE OF 299.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 83,190.14 SQUARE FEET OR 1.910 ACRES OF LAND, OF WHICH 32,132.93 SQUARE FEET OR 0.738 ACRES LIE WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.

BEARINGS USED HEREIN ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF SHOWING ANGULAR MEASUREMENT. ALL 1/2-INCH GALVANIZED STEEL PIPE SET ARE MARKED WITH A CAP BEARING COMPANY NAME AND P.S. 7476.

PPN: 010-221380-00

4490 WINCHESTER PIKE
COLUMBUS, OHIO 43232

PARCEL 2:-

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN AND STATE OF OHIO:

AND KNOWN AS BEING IN SECTION 9, TOWNSHIP 11, RANGE 21 CONGRESS LANDS AND BEING A PART OF A 9.283 ACRE TRACT CONVEYED TO MERRILL F. SCHULZ AND ANGELINE SCHULZ AS RECORDED IN DEED BOOK 3540, PAGE 855, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. BOUNDED AND DESCRIBED AS FOLLOWS:-

COMMENCING AT AN IRON BAR MONUMENT FOUND AT THE INTERSECTION OF THE CENTERLINE OF HAMILTON ROAD, ALSO KNOWN AS STATE ROUTE 317, SO CALLED AND THE NORTH LINE OF SECTION 9;

THENCE SOUTH 07 DEG. 52' 30" WEST ALONG THE CENTERLINE OF HAMILTON ROAD, A DISTANCE OF 243.99 FEET TO A POINT, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 07 DEG. 52' 30" WEST ALONG SAID LINE, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH LINE OF A 1.912 ACRE TRACT CONVEYED TO MERRILL F. SCHULZ AND ANGELINE A. SCHULZ IN DEED BOOK 3803, PAGE 242, SAID LINE ALSO BEING THE SOUTH LINE OF A 0.687 ACRE TRACT AS CONVEYED TO SCHULZ IN MICROFICHE 1837H08;

THENCE NORTH 82 DEG. 00' 50" WEST ALONG SAID LINE AS CONVEYED TO SCHULZ, PASSING A 1/2-INCH GALVANIZED STEEL PIPE SET AT A DISTANCE OF 85.00 FEET, AN OVERALL DISTANCE OF 299.40 FEET TO A POINT ON THE EAST LINE OF A 0.532 ACRE TRACT CONVEYED TO NORMAN B. CONLEY AND CARMEN D. CONLEY AS RECORDED IN MICROFICHE 07114110;

THENCE NORTH 07 DEG. 54' 40" EAST ALONG SAID LINE AS CONVEYED TO CONLEY PASSING THE NORTHEAST CORNER OF A PARCEL OF LAND AS CONVEYED TO CONLEY, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A 0.556 ACRE TRACT AS CONVEYED TO RECO INC. IN INSTRUMENT NO. 199910152828089, AT A DISTANCE OF 53.34 FEET, AN OVERALL DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF A 1.347 ACRE TRACT CONVEYED TO MERRILL F. SCHULZ AND ANGELINE A. SCHULZ IN INSTRUMENT NO. 200012292622274;

THENCE SOUTH 82 DEG. 00' 50" EAST ALONG SAID LINE AS CONVEYED TO SCHULZ, PASSING A 1/2-INCH GALVANIZED STEEL PIPE SET AT 214.34 FEET, AN OVERALL DISTANCE OF 299.34 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 28,936.82 SQUARE FEET OR 0.687 ACRES OF LAND, OF WHICH 8,500.99 SQUARE FEET OR 0.195 ACRES LIE WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.

BEARINGS USED HEREIN ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF SHOWING ANGULAR MEASUREMENT. ALL 1/2-INCH GALVANIZED STEEL PIPE SET ARE MARKED WITH A CAP BEARING COMPANY NAME AND P.S. 7476.

EXCEPTING THEREFROM THE FOLLOWING AND DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, SECTION 9, TOWNSHIP 11 NORTH, RANGE 21 WEST, CONGRESS LANDS, AND BEING A 1.046 ACRE PARCEL OUT OF A PARCEL CONVEYED TO AMPLER DEVELOPMENT LLC BY THE INSTRUMENT FILED AS INSTRUMENT NUMBER 201910220140409 (HEREAFTER REFERRED TO AS "GRANTOR", ALL DOCUMENT REFERENCES ARE TO THE RECORDS OF FRANKLIN COUNTY UNLESS OTHERWISE STATED), THE SAID 1.046 ACRE PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE GRANTOR'S SOUTHEASTERLY CORNER AND AT THE NORTHEASTERLY CORNER OF A PARCEL CONVEYED TO CITY OF COLUMBUS, OHIO BY THE INSTRUMENT FILED AS INSTRUMENT NUMBER 200603290057673, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 317 (HAMILTON ROAD) WITH THE OLD CENTERLINE OF STATE ROUTE 33 (WINCHESTER PIKE), THE SAID NAIL BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THENCE ALONG THE GRANTOR'S SOUTHERLY LINE, ALONG THE NORTHERLY LINE OF THE SAID CITY OF COLUMBUS, OHIO PARCEL, AND ALONG THE SAID OLD CENTERLINE, NORTH 56 DEGREES 47 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 289.25 FEET TO A 1/2" IRON PIPE WITH ILLEGIBLE CAP FOUND, PASSING A 1/2" IRON PIPE FOUND ON LINE AT 225.02 FEET;

THENCE CONTINUING ALONG THE GRANTOR'S SOUTHERLY, ALONG THE NORTHERLY LINE OF THE SAID CITY OF COLUMBUS, OHIO PARCEL, AND ALONG THE SAID OLD CENTERLINE, WITH A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 04 DEGREES 35 MINUTES 18 SECONDS, A RADIUS OF 652.46 FEET, AN ARC LENGTH OF 52.25 FEET, AND A LONG CHORD WHICH BEARS NORTH 59 DEGREES 05 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 52.24 FEET TO AN IRON PIN SET AT THE GRANTOR'S SOUTHWESTERLY CORNER AND AT THE SOUTHEASTERLY CORNER OF A PARCEL CONVEYED TO ROBERT J. DORSEY BY THE INSTRUMENT FILED AS INSTRUMENT NUMBER 201209210141601;

THENCE ALONG THE GRANTOR'S WESTERLY LINE AND ALONG THE EASTERLY LINE OF THE SAID DORSEY PARCEL, NORTH 04 DEGREES 16 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 32.78 FEET TO AN IRON PIN SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 33;

THENCE CROSSING THROUGH THE LANDS OF THE GRANTOR AND ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE AND WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 05 DEGREES 43 MINUTES 22 SECONDS, A RADIUS OF 682.46 FEET, AN ARC LENGTH OF 68.17 FEET, AND A LONG CHORD WHICH BEARS SOUTH 59 DEGREES 39 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 68.14 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH THE LANDS OF THE GRANTOR AND ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 58 DEGREES 47 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 143.60 FEET TO A MAG NAIL FOUND AND ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 317 CONVEYED IN EASEMENT TO STATE OF OHIO BY THE INSTRUMENT FILED AS DEED BOOK VOLUME 2538, PAGE 524;

THENCE CONTINUING THROUGH THE LANDS OF THE GRANTOR AND ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 27 DEGREES 47 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 69.83 FEET TO A MAG NAIL FOUND;

THENCE CONTINUING THROUGH THE LANDS OF THE GRANTOR AND ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 04 DEGREES 14 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 299.46 FEET TO A 3/4" IRON PIN WITH CAP STAMPED "ABERCROMBIE & ASSOC" FOUND ON THE GRANTOR'S NORTHERLY LINE, AT THE SOUTHEASTERLY CORNER OF A PARCEL CONVEYED TO FAMILY DOLLAR STORES OF OHIO, INC. BY THE INSTRUMENT FILED AS INSTRUMENT NUMBER 201605270067086, AND AT THE SOUTHWESTERLY CORNER OF A PARCEL CONVEYED TO CITY OF COLUMBUS, OHIO BY THE INSTRUMENT FILED AS INSTRUMENT

NUMBER 201409260127273, PASSING A RAILROAD SPIKE FOUND ON LINE AT 100.04 FEET;

THENCE ALONG THE GRANTOR'S NORTHERLY LINE AND ALONG THE SOUTHERLY LINE OF THE SAID CITY OF COLUMBUS, OHIO PARCEL, SOUTH 85 DEGREES 38 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 85.00 FEET TO A MAG NAIL SET AT THE GRANTOR'S NORTHEASTERLY CORNER, AT THE SOUTHEASTERLY CORNER OF THE SAID CITY OF COLUMBUS, OHIO PARCEL, AND ON THE CENTERLINE OF RIGHT-OF-WAY LINE OF STATE ROUTE 317;

THENCE ALONG THE GRANTOR'S EASTERLY LINE AND ALONG THE SAID CENTERLINE OF RIGHT-OF-WAY LINE, SOUTH 04 DEGREES 14 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 460.08 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.046 ACRES, MORE OR LESS.

ALL OF THE SAID 1.046 ACRES RESIDES IN THE EXISTING RIGHT-OF-WAY OF STATE ROUTE 33 AND STATE ROUTE 317.

PRIOR INSTRUMENT RECORD AS OF THIS WRITING RECORDED IN INSTRUMENT NUMBER 201910220140409 IN THE RECORDS OF FRANKLIN COUNTY.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND. THIS DESCRIPTION WAS PREPARED BY RUSSELL KOENIG, OHIO REGISTERED PROFESSIONAL SURVEYOR NUMBER 8358, AND IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED BY CESO, INC. IN JULY 2019 UNDER HIS DIRECT SUPERVISION.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983, WITH TIES TO FRANKLIN COUNTY ENGINEER MONUMENTS FCGS 8837 AND FCGS 8838 HAVING A RELATIVE BEARING OF NORTH 04 DEGREE MINUTES 09 SECONDS EAST.

ALL IRON PINS CALLED AS SET ARE 5/8" REBAR WITH YELLOW IDENTIFICATION CAP STAMPED "CESO".

SURVEYORS LEGAL DESCRIPTION:

1.552 ACRE DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, SECTION 9, TOWNSHIP 11 NORTH, RANGE 21 WEST, CONGRESS LANDS, AND BEING THE REMAINING 1.552 ACRE PARCEL OUT OF THAT ORIGINAL PARCEL CONVEYED TO AMPLER DEVELOPMENT LLC BY THE INSTRUMENT FILED AS INSTRUMENT NUMBER 201910220140409, ALL DOCUMENT REFERENCES ARE TO THE RECORDS OF FRANKLIN COUNTY, SAID 1.552 ACRE PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A MAG NAIL FOUND AT THE CENTERLINE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 317 (HAMILTON ROAD) FRA-317-0.19(B) WITH THE OLD CENTERLINE OF STATE ROUTE 33 (WINCHESTER PIKE) AND THE SOUTHEASTERLY CORNER OF THAT 1.046 ACRE TRACT AS CONVEYED TO THE CITY OF COLUMBUS, OHIO OF RECORD IN INSTRUMENT NUMBER 201911010145699;

THENCE NORTH 4°14'28" EAST WITH THE CENTERLINE OF SAID STATE ROUTE 317 (HAMILTON ROAD) A DISTANCE OF 460.08 FEET TO A MAG NAIL FOUND;

THENCE NORTH 85°38'52" WEST A DISTANCE OF 85.00 FEET TO A 3/4" REBAR WITH A CAP INSCRIBED "ABERCROMBIE & ASSOC" FOUND IN THE WESTERLY RIGHT OF WAY OF STATE ROUTE 317 (HAMILTON ROAD) AND BEING THE NORTHWEST CORNER OF SAID 1.046 ACRE TRACT AND BEING THE TRUE POINT OF BEGINNING;

THENCE WITH SAID WESTERLY RIGHT OF WAY THE FOLLOWING COURSES:

SOUTH 4°14'28" WEST, A DISTANCE OF 299.46 FEET TO A MAG NAIL FOUND;

SOUTH 27°47'29" WEST, A DISTANCE OF 69.83 FEET TO A MAG NAIL FOUND IN THE NORTHERLY RIGHT OF WAY LINE OF SAID WINCHESTER PIKE;

THENCE WITH SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES:

NORTH 56°47'38" WEST, A DISTANCE OF 143.60 FEET TO A FOUND MAG NAIL AT A POINT OF CURVATURE;

WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 5°43'22", A RADIUS OF 682.46 FEET, AN ARC LENGTH OF 68.17 FEET, A CHORD BEARING AND DISTANCE OF NORTH 59°39'19" WEST 68.14 FEET TO A 5/8" REBAR WITH A YELLOW CAP INSCRIBED "CESO" FOUND IN THE EASTERLY LINE OF A 0.523 ACRE TRACT OF LAND AS CONVEYED TO ROBERT J. DORSEY OF RECORD IN INSTRUMENT NUMBER 201209210141601;

THENCE NORTH 4°16'38" EAST PARTLY WITH SAID EASTERLY LINE, PARTLY WITH THE EASTERLY LINE A 0.009 ACRE TRACT AS CONVEYED TO COLUMBIA GAS OF OHIO OF RECORD IN DEED BOOK 2774 PAGE 387 AND PARTLY WITH THE EASTERLY LINE OF A 2.557 ACRE TRACT OF LAND AS CONVEYED TO WEBER HOLDINGS-SOUTH LLC OF RECORD IN INSTRUMENT NUMBER 201204060048327, A DISTANCE OF 284.36 FEET TO A 3/4" IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF A 0.960 ACRE TRACT OF LAND AS CONVEYED TO FAMILY DOLLAR STORES OF OHIO INC. OF RECORD IN INSTRUMENT NUMBER 201605270067086;

THENCE SOUTH 85°38'52" EAST WITH THE SOUTHERLY LINE OF SAID 0.960 ACRE TRACT, A DISTANCE OF 214.56 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 1.552 ACRES, MORE OR LESS.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

BEARINGS ARE BASED ON A BEARING OF SOUTH 4°14'28" WEST FOR A PORTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 317 (HAMILTON ROAD) AS DETERMINED BY GPS OBSERVATIONS USING ODOT VRS NETWORK, BASED ON NAD 83(2011), OHIO STATE PLANE SOUTH ZONE AND UPON AN ACTUAL FIELD SURVEY PERFORMED BY CESO INC. IN JUNE OF 2020.

ALL IRON PINS CALLED AS SET ARE 5/8" X 30" REBAR WITH YELLOW IDENTIFICATION CAP STAMPED "CESO".

SURVEYOR NOTES

- ALL SET PROPERTY CORNERS ARE MARKED WITH MAG NAILS W/ SHINERS OR 5/8" DIAMETER REBAR WITH A CESO CAP.
- THIS PROPERTY HAS DIRECT VEHICULAR ACCESS TO STATE ROUTE 317 (HAMILTON ROAD) AND WINCHESTER PIKE, BOTH DEDICATED PUBLIC RIGHT-OF-WAY.
- THERE WAS NO EVIDENCE OF EARTH MOVING ACTIVITIES AT THE TIME OF SURVEY ON THE SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF WETLANDS ON THIS PROPERTY.

ZONING INFORMATION

(OBTAINED FROM CITY OF COLUMBUS ZONING MAP)
CASE NO. Z-11-005

EFFECTIVE DATE: AUGUST 17, 2011

CLASSIFICATION: CPD

GENERAL ZONING CATEGORY: COMMERCIAL

HEIGHT DISTRICT: H-35

ORDINANCE: 1119-2011

BASIS OF BEARING

THE BASIS OF BEARING IS BASED ON A BEARING OF SOUTH 04°14'28" WEST FOR A PORTION OF THE WEST RIGHT OF WAY LINE OF STATE ROUTE 317 (HAMILTON ROAD) AS DETERMINED BY GPS OBSERVATIONS USING ODOT VRS NETWORK, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE.

VERTICAL DATUM

ELEVATIONS ARE BASED ON NAVD 88 DATUM AS DETERMINED BY FRANKLIN COUNTY VERTICAL MONUMENT "H43RESET"

FLOOD NOTE

ACCORDING TO FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILES AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) AS INDICATED BY FEMA MAP NUMBER 39049C03044K WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

UTILITY DISCLAIMER:

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

SCHEDULE B - SECTION II:

BASED UPON TITLE COMMITMENT FILE NO: 20610211, FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: AUGUST 21, 2020

ITEMS 1-11, 26 AND 27 ARE NOT SURVEY RELATED.

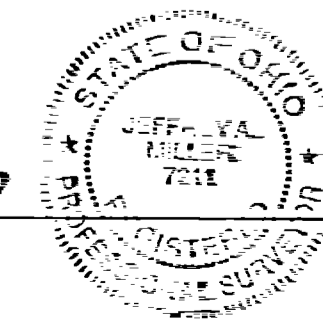
- EASEMENT FOR HIGHWAY PURPOSES FROM MARTIN E. LANNON & MYRTLE LANNON, TO THE STATE OF OHIO, FILED FOR RECORD OCTOBER 20, 1931 AND RECORDED IN VOLUME 998, PAGE 413 OF THE FRANKLIN COUNTY RECORDS.
NOT LOCATED ON SUBJECT PARCEL
- EASEMENT FOR AN 18" TILE DITCH, TO COUNTY OF FRANKLIN, RECORDED IN VOLUME 1287, PAGE 503 OF THE FRANKLIN COUNTY RECORDS AND SHOWN ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY JEFFREY MILLER, REGISTERED SURVEYOR NO. 7211 FOR CESO, DATED JUNE 10, 2020, LAST REVISED ____, 2020, HAVING JOB NO. 758028.
LOCATED ON SUBJECT PARCEL AS SHOWN HEREON
- CONSENT FOR ELECTRIC TRANSMISSION LINE, TO OHIO-MIDLAND LIGHT AND POWER COMPANY, FILED FOR RECORD NOVEMBER 7, 1947 AND RECORDED IN VOLUME 1225, PAGE 400 OF THE FRANKLIN COUNTY RECORDS.
- RELEASE OF EASEMENT AS TO A PART OF THE REAL ESTATE ONLY, FILED FOR RECORD MAY 10, 1961 AND RECORDED IN VOLUME 2320, PAGE 35 OF THE FRANKLIN COUNTY RECORDS.
SUBJECT PARCEL AREA IS DESCRIBED IN RELEASE AREA
- CONSENT FOR ELECTRIC TRANSMISSION LINE, TO OHIO-MIDLAND LIGHT AND POWER COMPANY, FILED FOR RECORD OCTOBER 20, 1954 AND RECORDED IN VOLUME 1842, PAGE 19 OF THE FRANKLIN COUNTY RECORDS.
UNABLE TO LOCATE ON SUBJECT PARCEL
- RELEASE OF EASEMENT AS TO A PART OF THE REAL ESTATE ONLY, FILED FOR RECORD MAY 10, 1961 AND RECORDED IN VOLUME 2320, PAGE 35 OF THE FRANKLIN COUNTY RECORDS.
- EASEMENT FOR THE PURPOSE OF MAINTAIN A POLE LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY, FROM ANGELINE S. SCHULZ AND MERRILL F. SCHULZ, HER HUSBAND, TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, FILED FOR RECORD NOVEMBER 27, 1963 AND RECORDED IN VOLUME 2525, PAGE 440 OF THE FRANKLIN COUNTY RECORDS.
UNABLE TO LOCATE ON SUBJECT PARCEL
- CONSENT FOR ELECTRIC TRANSMISSION LINE, FROM MERRILL F. SCHULZ AND ANGELINE S. SCHULZ, HUSBAND AND WIFE, TO OHIO-MIDLAND LIGHT AND POWER COMPANY, FILED FOR RECORD MAY 8, 1961 AND RECORDED IN VOLUME 2319, PAGE 288 OF THE FRANKLIN COUNTY RECORDS.
NOT LOCATED ON SUBJECT PARCEL
- EASEMENT FOR HIGHWAY PURPOSES, FROM MERRILL F. SCHULZ AND ANGELINE S. SCHULZ, HUSBAND AND WIFE, TO STATE OF OHIO, FILED FOR RECORD FEBRUARY 6, 1964 AND RECORDED IN VOLUME 2538, PAGE 524 OF THE FRANKLIN COUNTY RECORDS AND SHOWN ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY JEFFREY MILLER, REGISTERED SURVEYOR NO. 7211 FOR CESO, DATED JUNE 10, 2020, LAST REVISED ____, 2020, HAVING JOB NO. 758028.
LOCATED ON SUBJECT PARCEL AS SHOWN HEREON
- ROADSIDE RIGHT OF WAY FROM MERRILL SCHULZ AND ANGELINE SCHULZ, HUSBAND AND WIFE, TO COLUMBIA GAS OF OHIO, INC., FILED FOR RECORD DECEMBER 14, 1966 AND RECORDED IN VOLUME 2775, PAGE 577 OF THE FRANKLIN COUNTY RECORDS AND SHOWN ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY JEFFREY MILLER, REGISTERED SURVEYOR NO. 7211 FOR CESO, DATED JUNE 10, 2020, LAST REVISED ____, 2020, HAVING JOB NO. 758028.
LOCATED ON SUBJECT PARCEL AS SHOWN HEREON
- AGREEMENT OF RESTRICTIVE COVENANT BY AND BETWEEN MERRILL F. SCHULZ AND ANGELINE A. SCHULZ, AND BP PRODUCTS NORTH AMERICA, INC., AN OHIO CORPORATION, FILED FOR RECORD SEPTEMBER 27, 2002 AND RECORDED IN INSTRUMENT NO. 200209270242395 OF THE FRANKLIN COUNTY RECORDS AND SHOWN ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY JEFFREY MILLER, REGISTERED SURVEYOR NO. 7211 FOR CESO, DATED JUNE 10, 2020, LAST REVISED ____, 2020, HAVING JOB NO. 758028.
SUBJECT PARCEL IS LOCATED WITHIN AREA DESCRIBED
- CONDITIONS CONTAIN IN DEED FROM BP PRODUCTS NORTH AMERICA, INC., A MARYLAND CORPORATION, WINHAM INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY, FILED FOR RECORD DECEMBER 10, 2010 AND RECORDED IN INSTRUMENT NO. 201012100168497 OF THE FRANKLIN COUNTY RECORDS AND SHOWN ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY JEFFREY MILLER, REGISTERED SURVEYOR NO. 7211 FOR CESO, DATED JUNE 10, 2020, LAST REVISED ____, 2020, HAVING JOB NO. 758028.
SUBJECT PARCEL IS LOCATED WITHIN AREA DESCRIBED
- DEED OF EASEMENT FOR THE PURPOSE OF MAINTAIN AND OPERATE SEWER UTILITY LINES, FROM WINHAM INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY, TO CITY OF COLUMBUS, OHIO, AN OHIO MUNICIPAL CORPORATION, FILED FOR RECORD JANUARY 30, 2014 AND RECORDED IN INSTRUMENT NO. 201401300012302 OF THE FRANKLIN COUNTY RECORDS AND SHOWN ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY JEFFREY MILLER, REGISTERED SURVEYOR NO. 7211 FOR CESO, DATED JUNE 10, 2020, LAST REVISED ____, 2020, HAVING JOB NO. 758028.
SUBJECT PARCEL IS LOCATED WITHIN AREA DESCRIBED
- DEED OF EASEMENT FOR THE PURPOSE OF MAINTAIN AND OPERATE SEWER UTILITY LINES, FROM WINHAM INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY, TO CITY OF COLUMBUS, OHIO, AN OHIO MUNICIPAL CORPORATION, FILED FOR RECORD JANUARY 30, 2014 AND RECORDED IN INSTRUMENT NO. 201401300012303 OF THE FRANKLIN COUNTY RECORDS.
NOT LOCATED ON SUBJECT PARCEL
- ACCESS AND SIGN EASEMENT AGREEMENT WITH RESTRICTIVE COVENANTS, BY AND BETWEEN MORNING STAR PARTNERS, LLC, AN OHIO LIMITED LIABILITY COMPANY AND WINHAM INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY, FILED FOR RECORD MAY 22, 2014 AND RECORDED IN INSTRUMENT NO. 201405220064007 OF THE FRANKLIN COUNTY RECORDS AND SHOWN ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY JEFFREY MILLER, REGISTERED SURVEYOR NO. 7211 FOR CESO, DATED JUNE 10, 2020, LAST REVISED ____, 2020, HAVING JOB NO. 758028.
SUBJECT PARCEL IS LOCATED WITHIN AREA DESCRIBED
ACCESS EASEMENT IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON
- MEMORANDUM OF LEASE BY AND BETWEEN AMPLER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND AMPLER BURGERS OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR A TERM BEGINNING ON THE RENT COMMENCEMENT DATE, AS DEFINED IN THE LEASE, CONTINUING UNTIL TWENTY (20) YEARS, LESSEE HAS RIGHT AND OPTION TO RENEW THE LEASE FOR FOUR (4) ADDITIONAL RENEWAL TERMS OF FIVE (5) YEARS EACH, FILED FOR RECORD OCTOBER 22, 2019 AND RECORDED IN INSTRUMENT NO. 201910220140413 OF THE FRANKLIN COUNTY RECORDS. THIS EXCEPTION CONTAINS A RIGHT OF FIRST REFUSAL THAT HAS BEEN WAIVED FOR THIS TRANSACTION.
SUBJECT PARCEL IS LOCATED WITHIN AREA DESCRIBED

TO: (i) FIDELITY NATIONAL TITLE INSURANCE COMPANY (ii) AMPLER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY (iii) JACK CHANGE

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, 5, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 10, 2020

JEFFREY MILLER, P.S. OHIO PS NO 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231



DATE

RECEIVED

SEP 15 2020

Franklin County Engineer
Correll R. Rubenstein, P.E., P.S.

NSPS/ALTA LAND TITLE SURVEY

BURGER KING

WINCHESTER PIKE/S. HAMILTON ROAD GROVEPORT FRANKLIN COUNTY, OHIO

SCALE: N/A DATE: 9/14/2020

DESIGN:		JOB NO.:	758028
DRAWN:	ALB	SHEET NO.:	
CHECKED:	JAM		1 OF 2

