

GENERAL NOTES:

- THIS SURVEY REPRESENTS ALL THE EASEMENTS LISTED IN THE TITLE COMMITMENT UNDER (NOTES PER TITLE COMMITMENT) THAT MAY AFFECT THE SUBJECT PARCEL.
- THIS SURVEY MAY NOT SHOW ALL THE UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.
- NO PARTY WALLS WITH THE RESPECT TO ADJOINING PROPERTIES.
- THERE IS NO OBSERVED EVIDENCE OF ANY DELINEATION OF WETLANDS ON THE SITE
- SUBJECT PREMISES ABUTS UP TO RIVERVIEW DRIVE.
- THERE IS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM RIVERVIEW DRIVE.
- ALL RECORD INFORMATION OBTAINED FROM THE FRANKLIN COUNTY ENGINEERS OFFICE AND FRANKLIN COUNTY RECORDERS OFFICE.
- PREVIOUS SURVEYS AND RECORDED DEEDS ARE SHOWN ON SURVEY

ALTA/NSPS LAND TITLE SURVEY

808-810 RIVERVIEW DRIVE , COLUMBUS, OHIO 43202

3167-3191 & 3199-3203 NORTHWOOD DRIVE, COLUMBUS, OHIO 43202

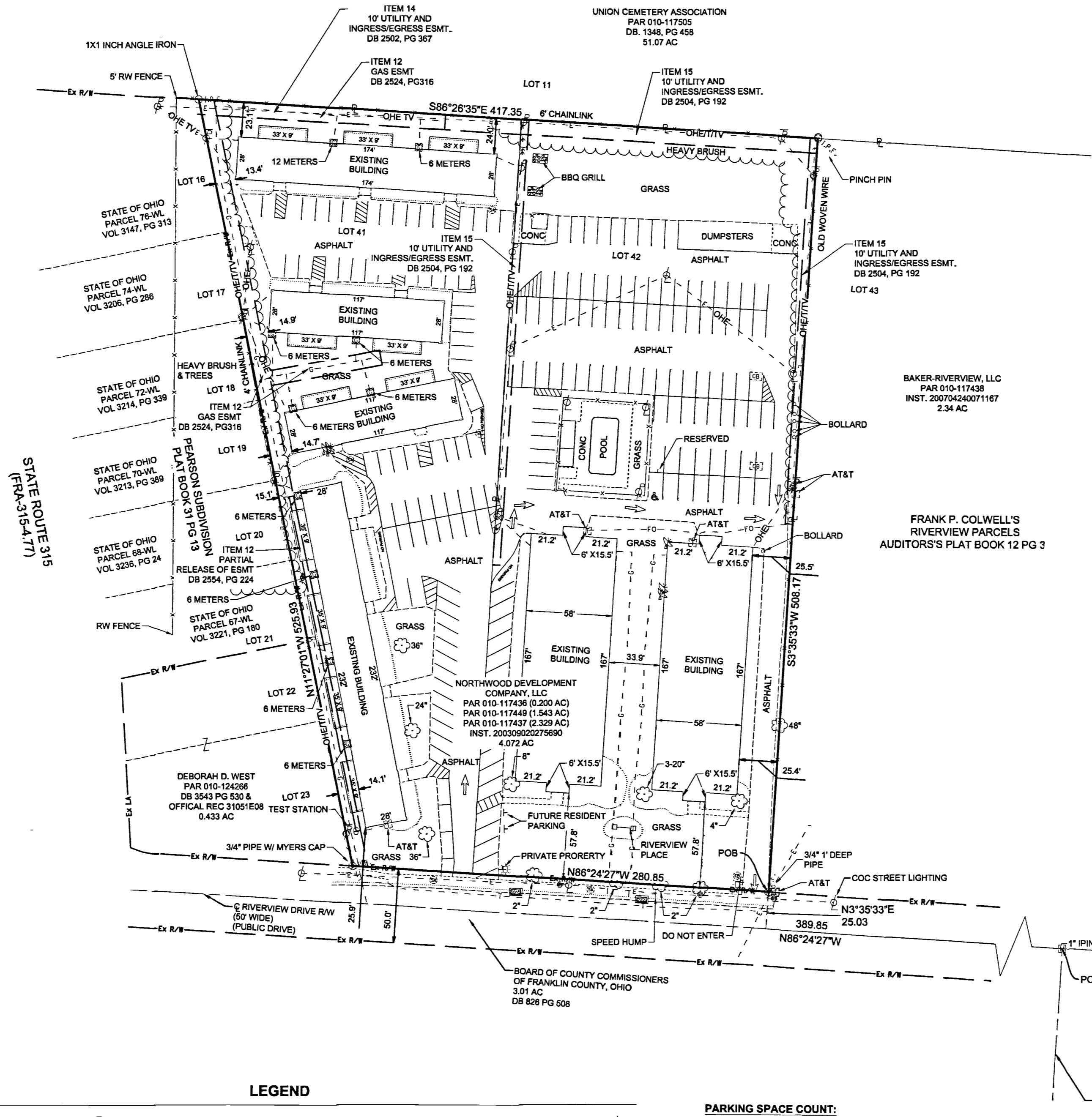
4.072 ACRES

SITUATED IN THE STATE OF OHIO, FRANKLIN COUNTY, CITY OF COLUMBUS SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 1, RANGE 18, U.S. MILITARY DISTRICT

NOTES PER TITLE:

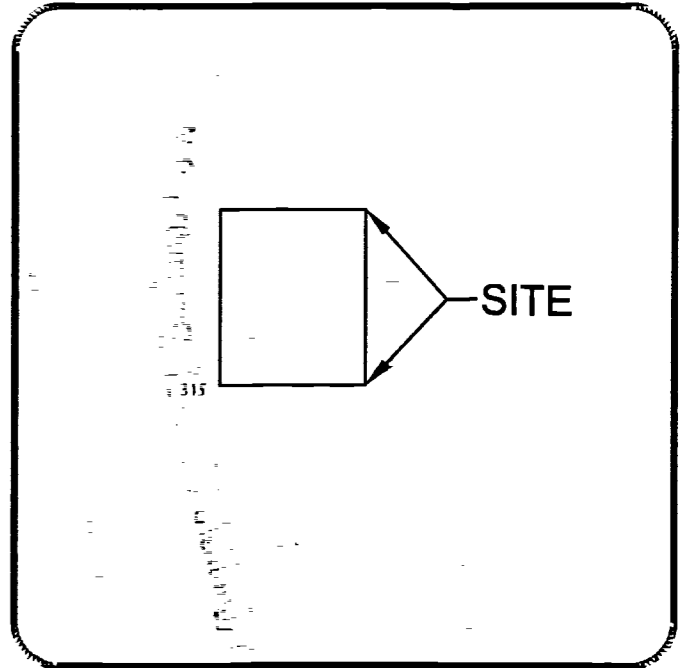
THE FOLLOWING EASEMENTS ARE FROM THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY AS COMMITMENT NUMBER 1192931, WITH AN EFFECTIVE DATE OF APRIL 2, 2021 AT 8:00 AM.

- DEED OF EASEMENT GRANTED TO THE OHIO FUEL GAS COMPANY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 2524 PAGE 318. AS MODIFIED IN DEED BOOK 2594 PAGE 224. AS ASSIGNED IN DEED BOOK 2548 PAGE 90. EASEMENT AFFECTS THE SUBJECT PARCEL AND IS SHOWN IN THE GENERAL LOCATION, NO WIDTH SPECIFIED.
- EASEMENT GRANTED TO THE COLUMBUS RAILWAY POWER AND LIGHT COMPANY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 905 PAGE 343. DOES NOT AFFECT SUBJECT PARCEL.
- EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 2502 PAGE 367. AFFECTS SUBJECT PARCEL AND IS SHOWN.
- EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS DEED BOOK 2504 PAGE 192. AFFECTS SUBJECT PARCEL AND IS SHOWN.
- MEMORANDUM OF EASEMENT, RIGHT OF ENTRY AGREEMENT GRANTED TO TIME WARNER COMMUNICATIONS, A DIVISION OF TIME WARNER ENTERTAINMENT COMPANY, L.P. OF RECORD IN INSTRUMENT 200412100280989. AFFECTS SUBJECT PARCEL BUT IS BLANKET IN NATURE AND NOT SHOWN.
- RIGHT OF ENTRY AGREEMENT GRANTED TO WARNER AMEX CABLE COMMUNICATIONS, INC. (DBA "QUBE") OF RECORD IN OFFICIAL RECORD 2352 PAGE 814. AFFECTS SUBJECT PARCEL BUT IS BLANKET IN NATURE AND NOT SHOWN.

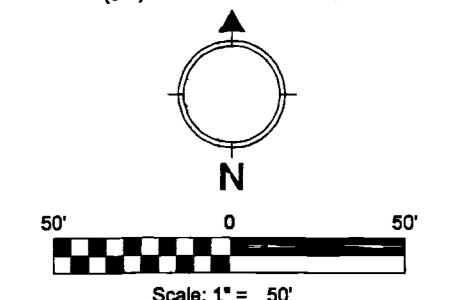


SCHEDULE "A" LEGAL DESCRIPTION:

TRACT I: (PARCEL NOS. 010-117449-00 AND 010-117438-00)
 SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO, AND IN THE CITY OF COLUMBUS:
 BEING LOT NUMBER FORTY-ONE (41) IN FRANK P. COLWELL'S RIVERVIEW PARCELS, AS THE SAME IS NUMBERED AND DELINEATED UPON THE PLAT OF RECORD IN AUDITOR'S PLAT BOOK 12, PAGE 36, AUDITOR'S OFFICE, FRANKLIN COUNTY, OHIO AND FURTHER DESCRIBED AS FOLLOWS:
 STARTING AT A POINT IN THE NORTH LINE OF RIVERVIEW DRIVE TWENTY-FIVE HUNDRED TWENTY-FOUR AND SIXTY-FOUR ONE HUNDREDTHS (2524.64) FEET WEST OF THE CENTER OF THE COLUMBUS DELAWARE FREE PIKE; THENCE AT RIGHT ANGLES IN A NORTHERLY DIRECTION FIVE HUNDRED EIGHT AND NINETY-THREE ONE HUNDREDTHS (508.93) FEET TO A POINT; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT #41 TWO HUNDRED SEVENTEEN AND EIGHTY-ONE HUNDREDTHS (217.81) FEET TO A POINT THENCE IN A SOUTHERLY DIRECTION FIVE HUNDRED TWENTY-SIX AND TWENTY-THREE ONE HUNDREDTHS (526.23) FEET TO A POINT IN THE NORTH LINE OF RIVERVIEW DRIVE, WHICH POINT IS TWENTY-SIX HUNDRED FIVE AND SEVENTY-SIX ONE HUNDREDTHS (2605.76) FEET WEST OF THE CENTER OF THE COLUMBUS-DELAWARE FREE PIKE; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF RIVERVIEW DRIVE EIGHTY-ONE AND TWELVE ONE HUNDREDTHS (81.12) FEET TO THE PLACE OF BEGINNING.
 TRACT II: (010-117437-00)
 SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, AND STATE OF OHIO:
 AND KNOWN AS BEING ALL OF LOT 42 OF F. P. COLWELL'S RIVERVIEW PARCELS, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORD OF RECORD IN PLAT BOOK 12, PAGE 36, AUDITOR'S OFFICE, FRANKLIN COUNTY, OHIO, SAID LOT 42 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON PIN IN THE NORTHERLY LINE OF RIVERVIEW DRIVE (50 FEET IN WIDTH) AT THE SOUTHWESTERLY CORNER OF SAID LOT 42, THE SOUTHEASTERLY CORNER OF LOT 41 OF SAID COLWELL'S RIVERVIEW PARCELS; THENCE NORTHERLY WITH THE WESTERLY LINE OF SAID LOT 42, THE EASTERLY LINE OF SAID LOT 41, A DISTANCE OF 508.07 FEET TO AN IRON PIN IN THE NORTHWESTERLY CORNER OF SAID LOT 42; THE NORTHEASTERLY CORNER OF SAID LOT 41, THE NORTHERLY LINE OF SAID COLWELL'S RIVERVIEW PARCELS; THENCE SOUTHERLY, WITH THE NORTHEASTERLY CORNER OF SAID LOT 42, THE NORTHWESTERLY CORNER OF LOT 43 OF SAID COLWELL'S RIVERVIEW PARCELS; THENCE SOUTHERLY, WITH THE EASTERLY LINE OF SAID LOT 42, THE WESTERLY LINE OF SAID LOT 43, A DISTANCE OF 508.11 FEET TO AN IRON PIN IN THE SOUTHEASTERLY CORNER OF SAID LOT 42, THE SOUTHWESTERLY CORNER OF SAID LOT 43, THE NORTHERLY LINE OF SAID RIVERVIEW DRIVE; THENCE WESTERLY WITH THE SOUTHERLY LINE OF SAID LOT 42, THE NORTHERLY LINE OF SAID RIVERVIEW DRIVE, A DISTANCE OF 200 FEET TO THE PLACE OF BEGINNING.
 BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.



VICINITY MAP
Not to Scale



FLOOD NOTE:
 THE SITE LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AND ZONE "A" AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER: 39049C0168K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

NOTE: NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR AT THIS TIME.

UTILITY STATEMENT:
 SUBSURFACE UTILITIES SHOWN ARE BASED UPON PHYSICAL MARKINGS PROVIDED BY INDIVIDUAL UTILITY OWNERS PURSUANT TO A LOCATE REQUEST MADE TO THE OHIO UTILITIES PROTECTION SERVICE (OUPS) ON APRIL 28, 2021, AND FILED AS TICKET NUMBER B111800852-008.

WHERE LINES WERE NOT PHYSICALLY MARKED, PLAN INFORMATION RECEIVED FROM UTILITY OWNERS IN RESPONSE TO OUPS DESIGN TICKET NUMBER B111800852-008 WAS USED TO SUPPLEMENT FIELD EVIDENCE.
 ALL SUBSURFACE INFORMATION SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE UTILITY DATA AS SHOWN, BUT DOES CERTIFY THAT THE INFORMATION SHOWN IS CORRECT TO THE BEST OF THEIR KNOWLEDGE BASED ON FIELD EVIDENCE AND THE INFORMATION AVAILABLE AT THE TIME OF SUBMISSION OF THIS DRAWING.

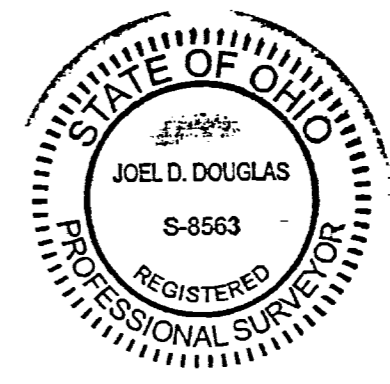
BASIS OF BEARINGS:
 THE BEARINGS IN THE ABOVE DESCRIPTIONS ARE BASED ON THE GRID BEARING OF NORTH 89°24'27" WEST FOR THE CENTERLINE OF RIVERVIEW DRIVE AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN MAY, 2021 AND ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(2011).

DESCRIPTION OF 4.072 ACRES (THIS SURVEY):
 SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1, RANGE 18, U.S. MILITARY DISTRICT, BEING ALL OF LOTS 41 AND 42 OF FRANK P. COLWELL'S RIVERVIEW PARCELS, AS NUMBERED ON THE PLAT IN AUDITOR'S PLAT BOOK 12, PAGE 36, ON FILE IN THE FRANKLIN COUNTY AUDITOR'S OFFICE, AS CONVEYED TO NORTHWOOD DEVELOPMENT COMPANY, LLC, BY DEED OF RECORD IN INSTRUMENT NUMBER 20030902275899. (ALL RECORDS HEREIN ARE FROM THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A 1 INCH IRON PIN FOUND IN A MONUMENT BOX AT THE INTERSECTION OF WILCE AVE. AND RIVERVIEW DRIVE (RW 50') AS CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO, IN DEED BOOK 828 PAGE 508 AND THE EXTENSION OF CENTERLINE OF WILCE AVENUE AS DEDICATED IN PLAT BOOK 28 PAGE 14;
 THENCE NORTH 86° 24' 27" WEST, A DISTANCE OF 389.85 FEET, ALONG THE CENTER LINE OF RIVERVIEW DRIVE TO A POINT;
 THENCE NORTH 3° 35' 33" EAST, A DISTANCE OF 25.03 FEET, LEAVING THE CENTERLINE OF RIVERVIEW DRIVE TO A 3/4 INCH IRON PIPE FOUND ON THE NORTHERLY RIGHT OF WAY LINE OF RIVERVIEW DRIVE AT THE SOUTHWESTERLY CORNER OF SAID LOT 43 AND THE SOUTH EASTERLY CORNER OF LOT 42 OF THE SAID FRANK P. COLWELL'S RIVERVIEW PARCELS AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
 THENCE NORTH 89° 24' 27" WEST, A DISTANCE OF 289.85 FEET, ALONG THE SOUTHERLY LINE OF LOTS 41 AND 42 AND THE NORTHERLY RIGHT OR WAY LINE OF RIVERVIEW DRIVE TO A 3/4 INCH PIPE FOUND WITH A MYERS CAP AT THE SOUTHWESTERLY CORNER OF LOT 41 AND THE SOUTHEASTERLY CORNER OF LOT 23 AS NUMBERED ON THE PEARSON SUBDIVISION AS RECORDED IN PLAT BOOK 31, PAGE 13, BEING THE SOUTHEASTERLY CORNER OF A 0.433 ACRE TRACT CONVEYED TO DEBORAH D. WEST IN DEED BOOK 3543 PAGE 530 & OFFICIAL RECORD 31051E08;
 THENCE NORTH 11° 27' 01" WEST, A DISTANCE OF 525.93 FEET, ALONG THE COMMON LINE OF LOT 41 AND THE 0.433 ACRE DEBORAH D. WEST TRACT, AND THE PARTIAL EASTERLY RIGHT OF WAY LINE OF S.R. 315 AND LOTS 17 THROUGH 23 OF SAID PEARSON SUBDIVISION, TO A 1 INCH BY 1 INCH ANGLE IRON FOUND AT AN ANGLE POINT IN THE EXISTING RIGHT OF WAY OF S.R. 315, THE NORTHWESTERLY CORNER OF LOT 41, A NORTHEASTERLY CORNER OF LOT 18 AS NUMBERED ON THE PEARSON SUBDIVISION, DESIGNATED AS PARCEL 76 WL, FRA-315-4.77, AS CONVEYED TO THE STATE OF OHIO IN DEED BOOK 3147 PAGE 313 AND ON THE SOUTHERLY LINE OF A 51.07 ACRE TRACT CONVEYED TO THE UNION CEMETERY ASSOCIATION IN DEED VOLUME 1348, PAGE 458;
 THENCE SOUTH 86° 26' 35" EAST, A DISTANCE OF 417.35 FEET, ALONG THE NORTHERLY LINE OF LOT 42 AND LOT 41 AND THE SAID SOUTHERLY LINE OF THE 51.07 ACRE UNION CEMETERY ASSOCIATION TRACT TO A PINCH PIN FOUND AT THE NORTHEASTERLY CORNER OF LOT 42 AND THE NORTHWESTERLY CORNER OF LOT 43 ON THE SOUTHERLY LINE OF A 51.07 ACRE UNION CEMETERY ASSOCIATION TRACT;
 THENCE SOUTH 3° 35' 33" WEST, A DISTANCE OF 508.17 FEET, LEAVING SOUTHERLY LINE OF THE 51.07 ACRE UNION CEMETERY ASSOCIATION TRACT ALONG A LINE COMMON TO LOTS 41 AND 43 TO THE TRUE POINT OF BEGINNING, CONTAINING 4.072 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD, ALSO BEING ALL OF FRANKLIN COUNTY AUDITOR'S PARCEL NUMBERS 010-117449-00 (1.543 AC), 010-117438-00 (0.200 AC), AND 010-117437-00 (2.329 AC)

LEGEND	
PROPERTY LINE	EDGE OF PAVEMENT
EX. RIGHT OF WAY	EX. CONCRETE
EX. LIMITED ACCESS RIGHT OF WAY	EX. WALL
EX. EASEMENT	EX. FLOWER BED
EX. CENTERLINE	EX. TREELINE
LOT LINE	LIGHT POLE
EX. SIDEWALK	POWER POLE
EX. CURB	TELEPHONE POLE
EX. ELECTRIC	TELEPHONE PULL BOX
EX. TELEPHONE	ELECTRIC PULL BOX
EX. GAS	GAS PULL BOX
EX. FENCE	
SANITARY MANHOLE	YARD LIGHT
SQUARE CATCH BASIN	SIGN
ROUND CATCH BASIN	POST
CURB INLET	MAG NAIL SET
SATELLITE DISH	IRON PIN FOUND WITH CAP
TREE	IRON PIPE FOUND WITH CAP
WATER SERVICE VALVE	IRON PIN SET "DLZ OHIO, INC."
GAS LINE MARKER	
GAS SERVICE VALVE	
BARBEQUE	
GUY WIRE ANCHOR	

PARKING SPACE COUNT:

REGULAR	191
HANDICAP	1



CERTIFICATION:
 TO: ALPHA PARTNERS, LLC & MUTUAL FEDERAL
 ISSUING COMPANY: STEWART TITLE GUARANTY COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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(B), 7(A,B), 8, 9, 11(A,B), 13, 16, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 5, 2021.
 DATE OF PLAT OR MAP: MAY, 2021.
 DLZ OHIO, INC.
 JOEL D. DOUGLAS, P.S. DATE 5/19/2021
 S-8563