

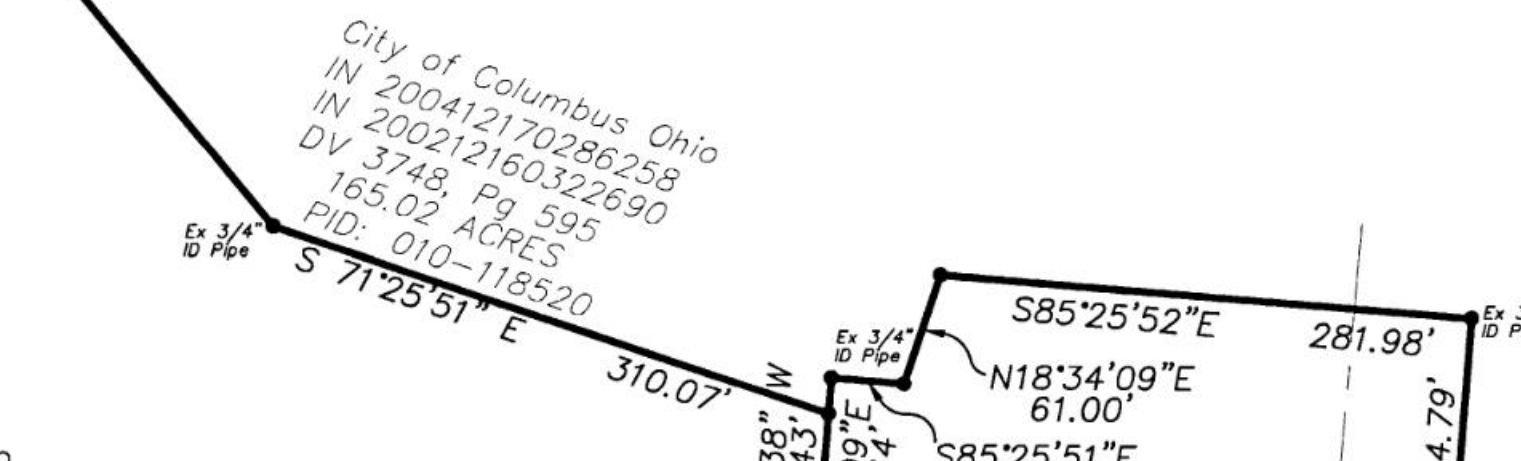
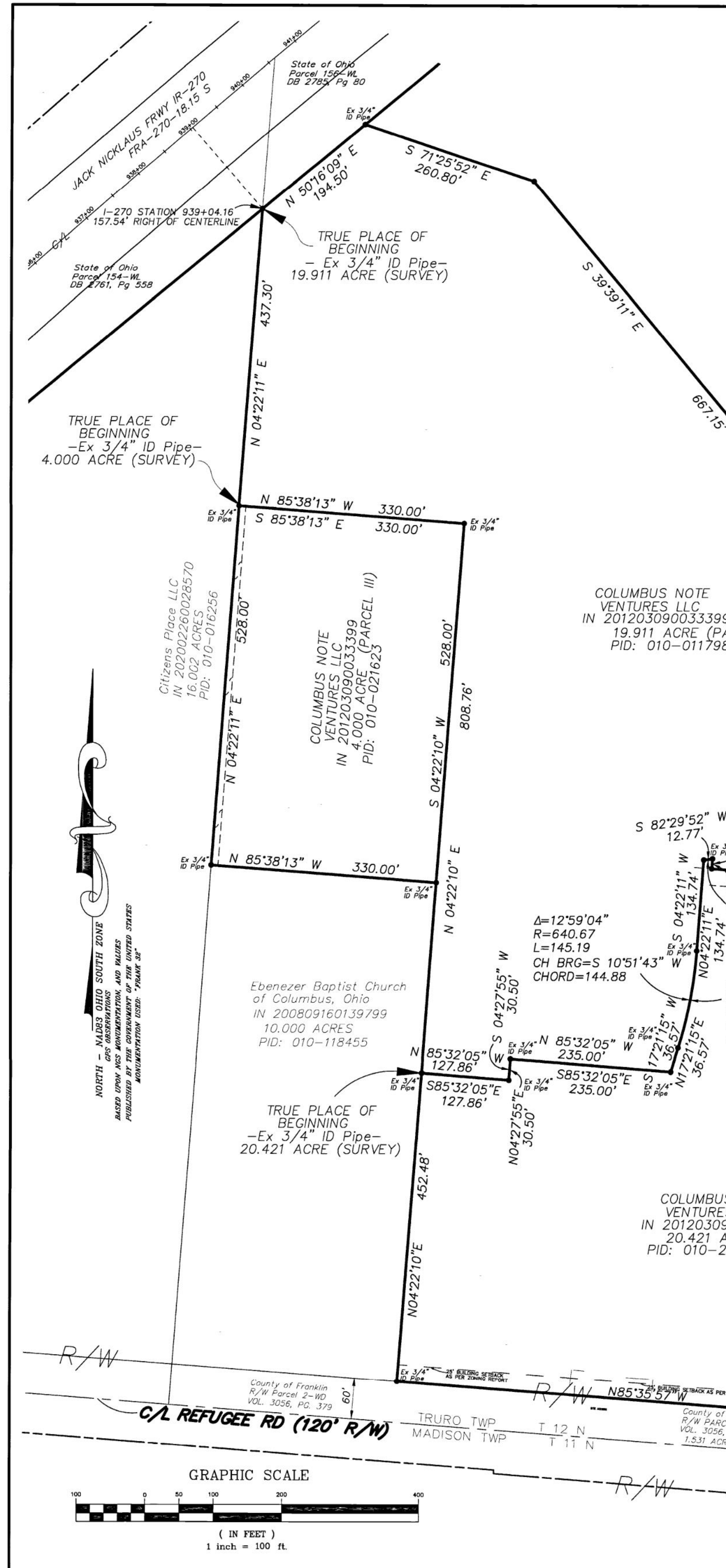
Table with columns: SHEET, ITEM, DOCUMENT, GRANTEE, REMARKS. Contains survey data and legal descriptions for various parcels and easements.

DESCRIPTION THEREFROM  
NORTH OF REFUGEE ROAD  
EAST OF HAMILTON ROAD  
WALNUT GLEN APARTMENTS

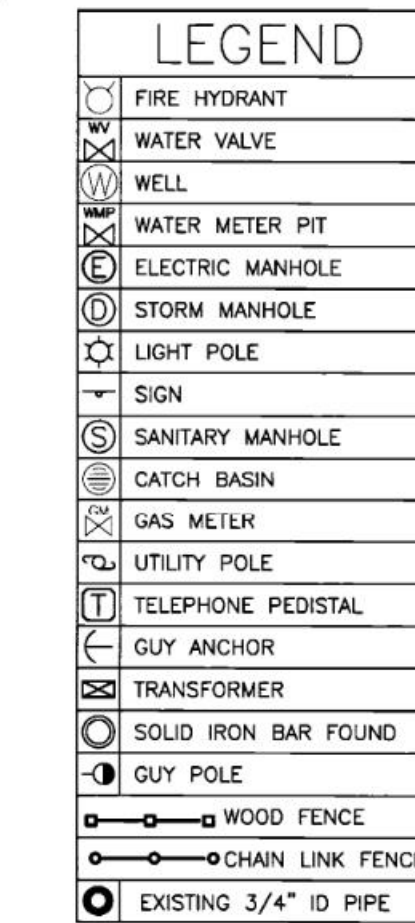
DESCRIPTION OF 20.421 ACRE TRACT  
NORTH OF REFUGEE ROAD  
EAST OF HAMILTON ROAD  
WALNUT GLEN APARTMENTS

DESCRIPTION OF 19.911 ACRE TRACT  
NORTH OF REFUGEE ROAD  
EAST OF HAMILTON ROAD  
WALNUT GLEN APARTMENTS

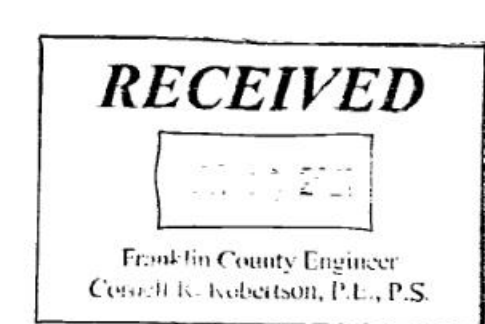
DESCRIPTION OF 4.000 ACRE TRACT  
NORTH OF REFUGEE ROAD  
EAST OF HAMILTON ROAD  
WALNUT GLEN APARTMENTS



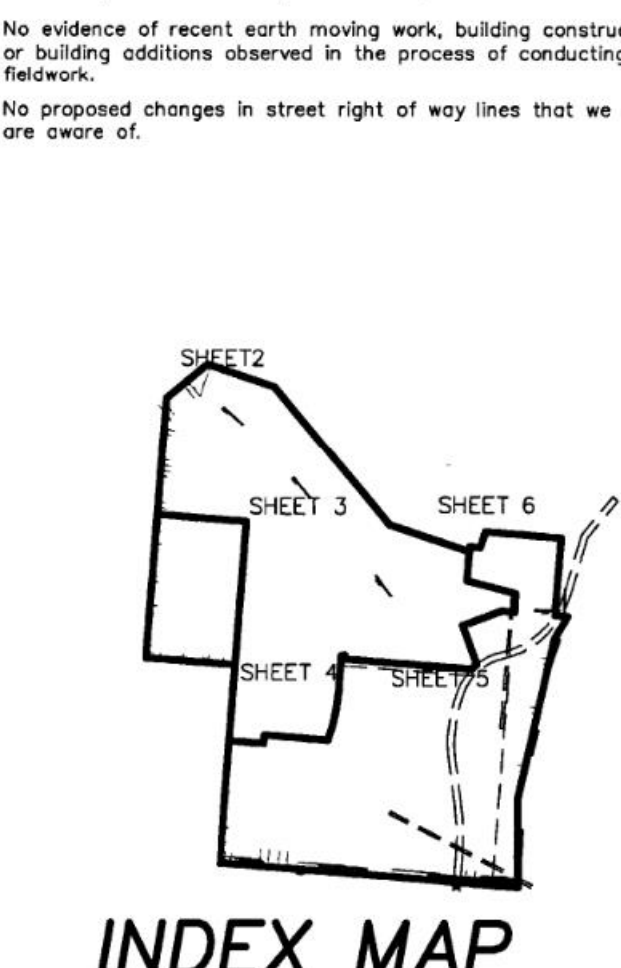
ENCROACHMENT TABLE with columns: Encroachment, Sheet. Lists various encroachments and their corresponding sheet numbers.



FLOOD ZONE LEGEND  
FLOOD HAZARD ZONE "AE" - SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATIONS (SFE)  
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN HAZARD AREA

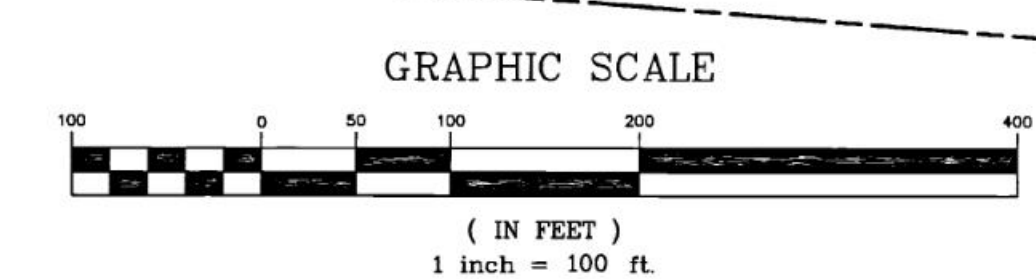


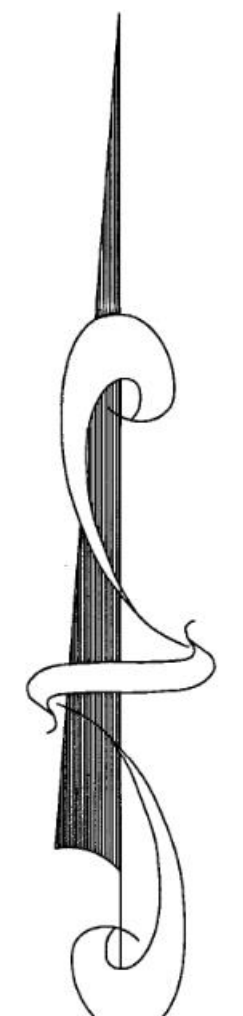
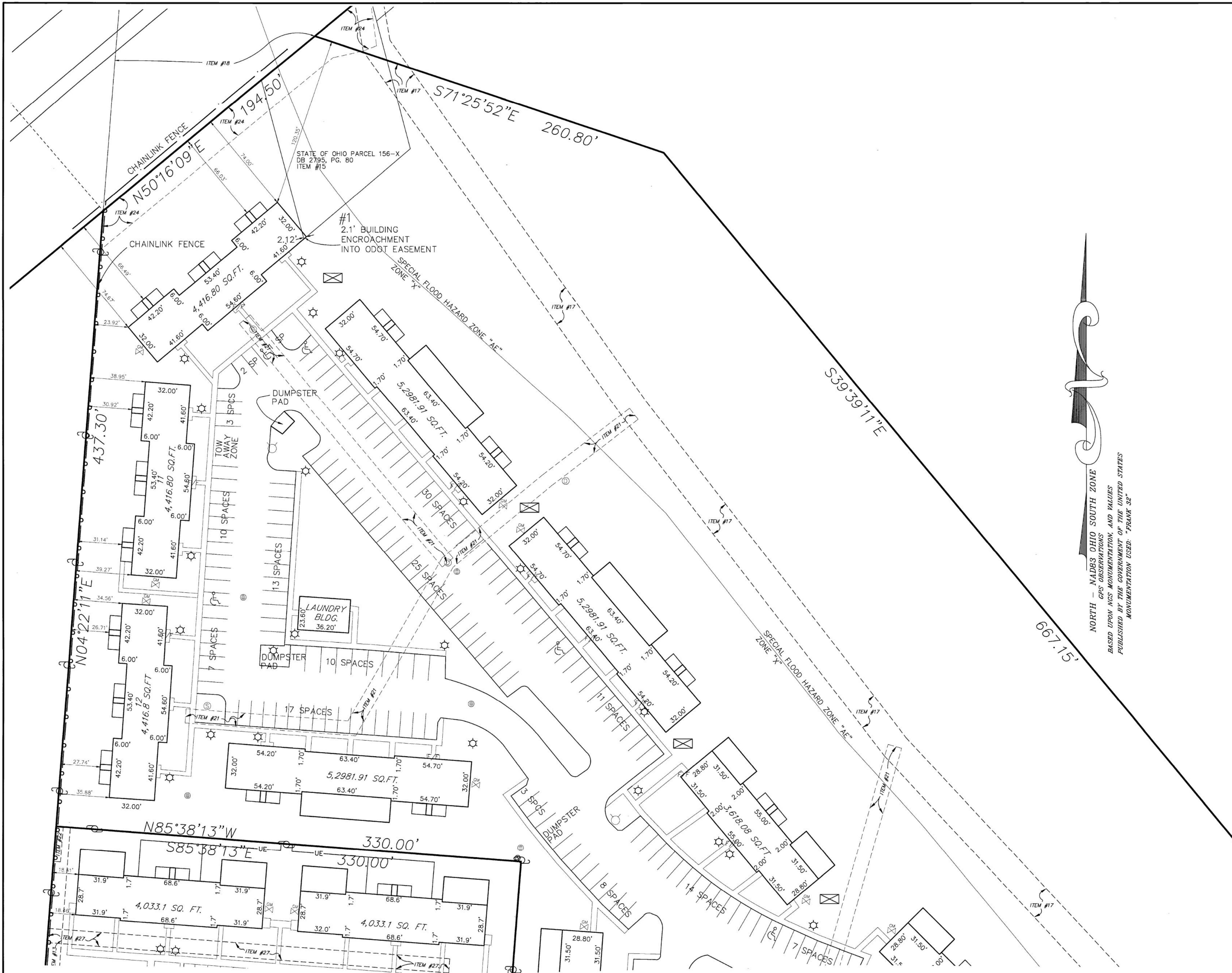
CERTIFIED TO: Columbus Note Ventures, LLC  
Pegasus Property Ventures LLC  
Olive Tree Property Holdings LLC  
4592 Channing Terrace Columbus, OH  
its successors and assigns  
Chicago Title Insurance Company  
Walker & Dunlop Commercial Property Funding, LLC.



PARKING REQUIRED PARKING SPACES  
124 SPACES 1.5 PER UNIT  
45 HANDICAP 1086 SPACES REQUIRED  
1169 TOTAL PARKING SPACES

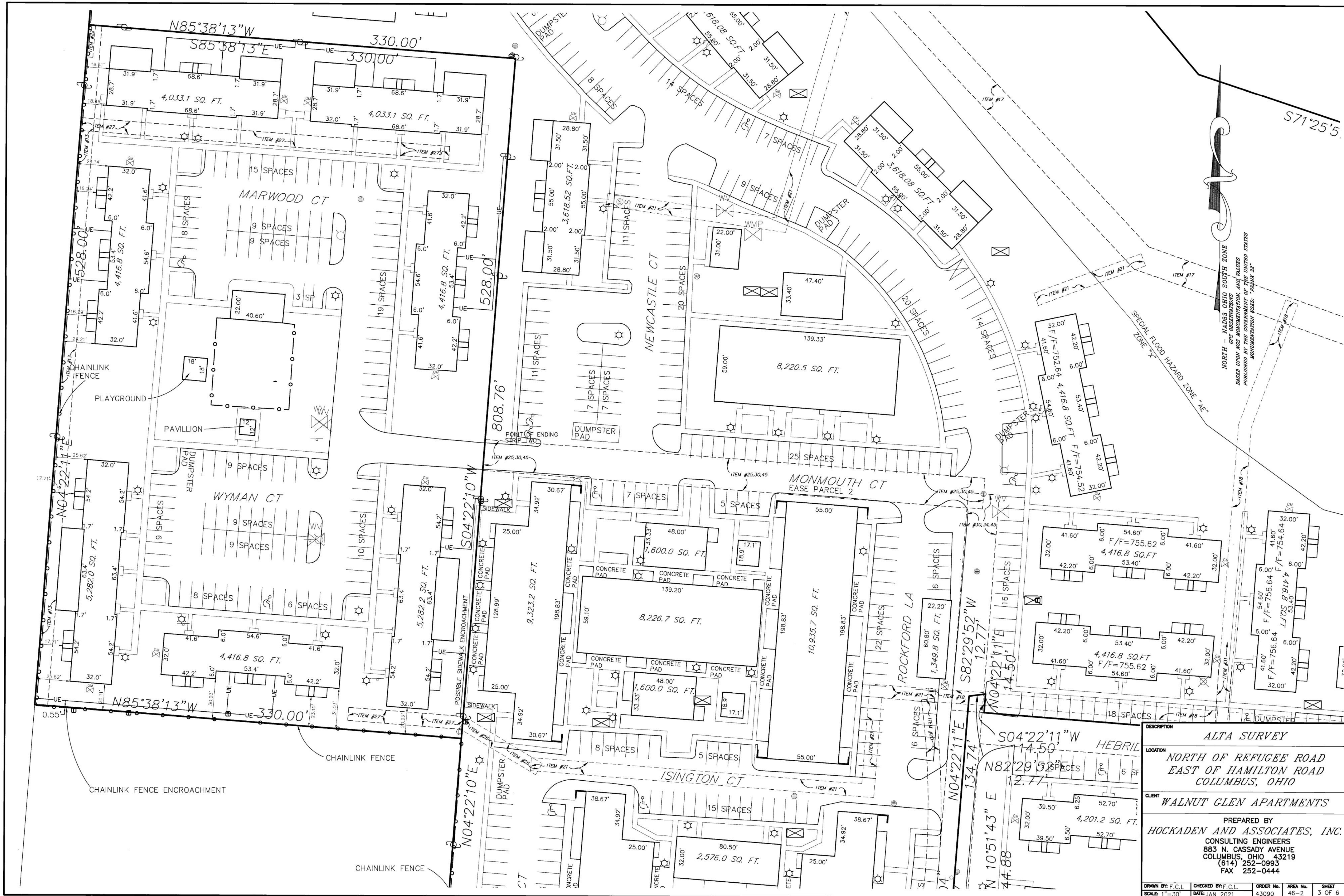
4592 Channing Terrace  
DESCRIPTION  
ALTA/NSPS SURVEY  
LOCATION  
NORTH OF REFUGEE ROAD  
EAST OF HAMILTON ROAD  
COLUMBUS, OHIO  
CLIENT  
Olive Tree Property Holdings LLC  
PREPARED BY  
HOCKADEN AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
883 N. CASSADY AVENUE  
COLUMBUS, OHIO 43219  
(614) 252-0993  
FAX 252-0444  
DRAWN BY: F.C.L. CHECKED BY: F.C.L. ORDER NO. AREA No. SHEET  
SCALE: 1"=100' DATE: JAN 2021 43090 46-2 1 OF 7





NORTH - NAD83 OHIO SOUTH ZONE  
 GPS OBSERVATIONS  
 BASED UPON NGS MONUMENTATION AND VALUES  
 PUBLISHED BY THE GOVERNMENT OF THE UNITED STATES  
 MONUMENTATION USED: "FRANK 32"

DESCRIPTION	ALTA SURVEY				
LOCATION	NORTH OF REFUGEE ROAD EAST OF HAMILTON ROAD COLUMBUS, OHIO				
CLIENT	WALNUT GLEN APARTMENTS				
PREPARED BY	HOCKADEN AND ASSOCIATES, INC.				
	CONSULTING ENGINEERS 883 N. CASSADY AVENUE COLUMBUS, OHIO 43219 (614) 252-0993 FAX 252-0444				
DRAWN BY: F.C.L.	CHECKED BY: F.C.L.	ORDER No.	AREA No.	SHEET	
SCALE: 1" = 30'	DATE: JAN 2021	43090	46-2	2 OF 6	



S71°25'5"

NORTH - MAD83 OHIO SOUTH ZONE  
GPS OBSERVATIONS AND VALUES  
BASED UPON NAD83 COORDINATE SYSTEM  
PUBLISHED BY THE DEPARTMENT OF THE UNITED STATES  
NATIONAL BUREAU OF SURVEYING

SPECIAL FLOOD HAZARD ZONE "AE"

**ALTA SURVEY**

LOCATION  
**NORTH OF REFUGEE ROAD  
EAST OF HAMILTON ROAD  
COLUMBUS, OHIO**

CLIENT  
**WALNUT GLEN APARTMENTS**

PREPARED BY  
**HOCKADEN AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
883 N. CASSADY AVENUE  
COLUMBUS, OHIO 43219  
(614) 252-0993  
FAX 252-0444

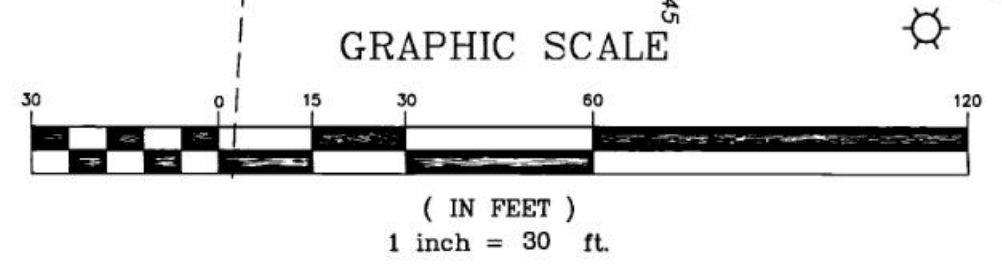
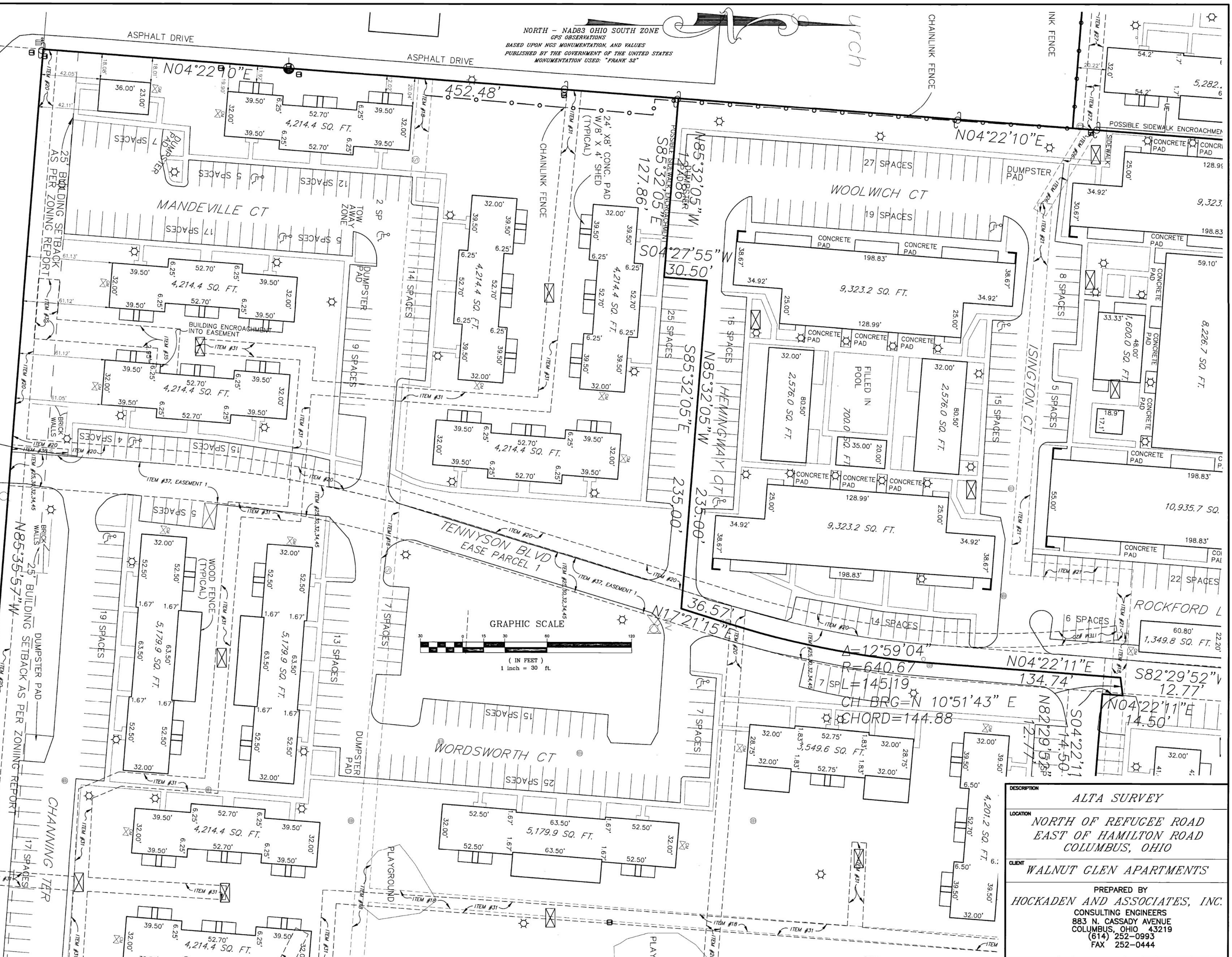
NORTH - NAD83 OHIO SOUTH ZONE  
 GPS OBSERVATIONS  
 BASED UPON NGS MONUMENTATION, AND VALUES  
 PUBLISHED BY THE GOVERNMENT OF THE UNITED STATES  
 MONUMENTATION USED: "FRANK 32"

ASPHALT DRIVE

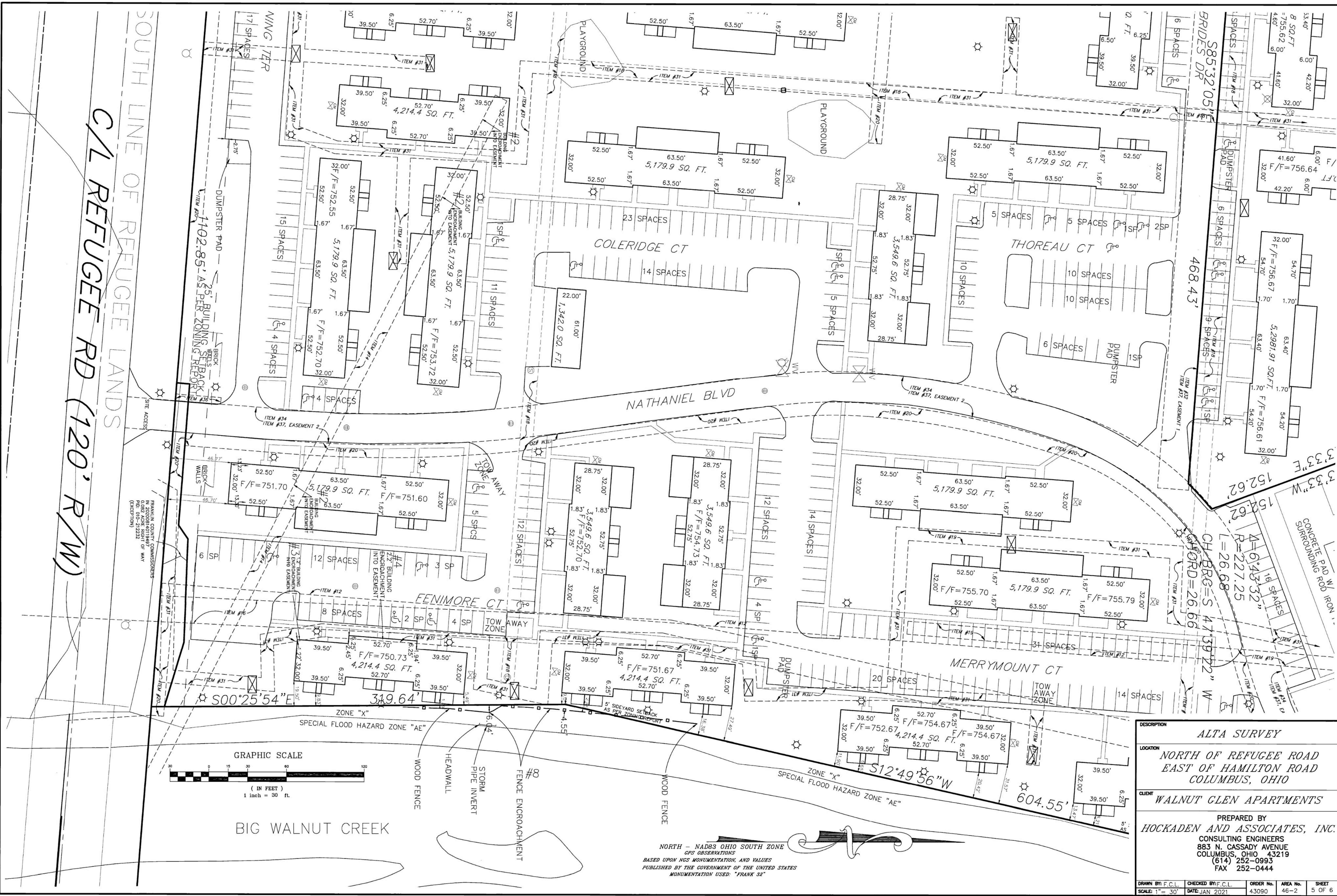
TRURO TWP  
 MADISON TWP  
 T 12 N  
 T 11 N

County of Franklin  
 R/W PARCEL 3-WD  
 VOL. 3056, PG. 371  
 1.531 ACRES

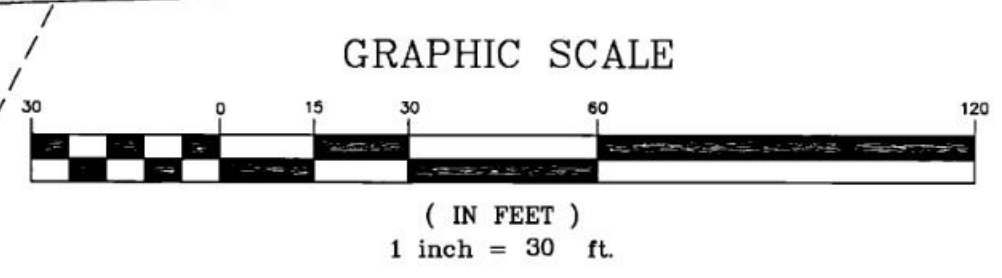
SOUTH LINE



<b>ALTA SURVEY</b>	
LOCATION	NORTH OF REFUGEE ROAD EAST OF HAMILTON ROAD COLUMBUS, OHIO
CLIENT	WALNUT GLEN APARTMENTS
PREPARED BY <b>HOCKADEN AND ASSOCIATES, INC.</b> CONSULTING ENGINEERS 883 N. CASSADY AVENUE COLUMBUS, OHIO 43219 (614) 252-0993 FAX 252-0444	
DRAWN BY: F.C.L.	CHECKED BY: F.C.L.
SCALE: 1" = 30'	DATE: JAN 2021
ORDER No. 43090	AREA No. 46-2
SHEET 4 OF 6	



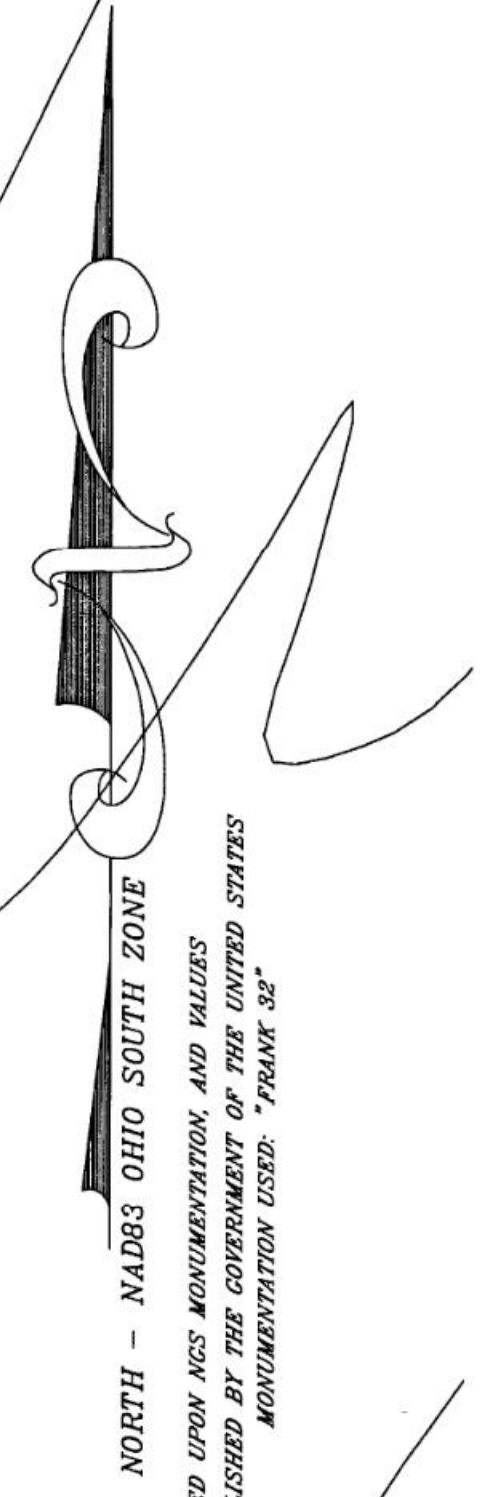
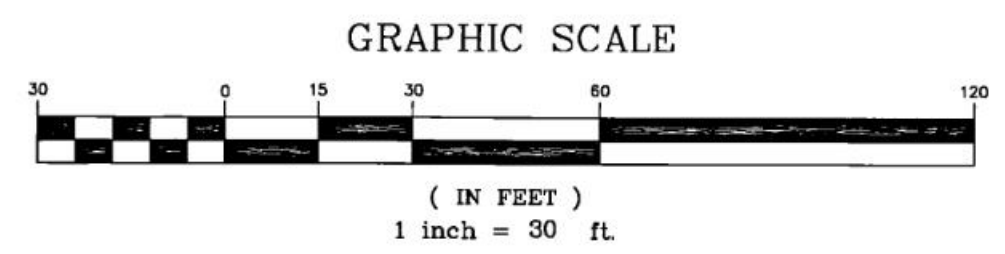
SOUTH LINE OF REFUGEE LANDS  
 C/L REFUGEE RD (120' R/W)



BIG WALNUT CREEK

NORTH - NAD83 OHIO SOUTH ZONE  
 GPS OBSERVATIONS  
 BASED UPON NGS MONUMENTATION, AND VALUES  
 PUBLISHED BY THE GOVERNMENT OF THE UNITED STATES  
 MONUMENTATION USED: "FRANK 32"

DESCRIPTION	ALTA SURVEY
LOCATION	NORTH OF REFUGEE ROAD EAST OF HAMILTON ROAD COLUMBUS, OHIO
CLIENT	WALNUT GLEN APARTMENTS
PREPARED BY	HOCKADEN AND ASSOCIATES, INC. CONSULTING ENGINEERS 883 N. CASSADY AVENUE COLUMBUS, OHIO 43219 (614) 252-0993 FAX 252-0444
DRAWN BY: F.C.L.	CHECKED BY: F.C.L.
SCALE: 1" = 30'	DATE: JAN 2021
ORDER No. 43090	AREA No. 46-2
	SHEET 5 OF 6



DESCRIPTION	ALTA SURVEY
LOCATION	NORTH OF REFUGEE ROAD EAST OF HAMILTON ROAD COLUMBUS, OHIO
CLIENT	WALNUT GLEN APARTMENTS
PREPARED BY	HOCKADEN AND ASSOCIATES, INC. CONSULTING ENGINEERS 883 N. CASSADY AVENUE COLUMBUS, OHIO 43219 (614) 252-0993 FAX 252-0444
DRAWN BY: F.C.L.	CHECKED BY: F.C.L.
SCALE: 1"=100'	DATE: JAN 2021
ORDER No. 43090	AREA No. 46-2
	SHEET 6 OF 6

DESCRIPTION OF 20.339 ACRE TRACT  
NORTH OF REFUGEE ROAD  
EAST OF HAMILTON ROAD  
WALNUT GLEN APARTMENTS

Situated in the State of Ohio, County of Franklin, City of Columbus, one-half Section 49, Section 26, one-half Section 48, Section 27, Township 12, Range 21, Refugee Lands, containing 20.339 acres as conveyed to Columbus Note Ventures LLC in Instrument Number 201203090033399 (all references refer to records in the Franklin County Recorder's Office, Ohio) and more fully described as follows:

Beginning for reference at an existing 3/4" ID pipe 157.54 feet right of centerline Sta 939+04.16 of Franklin County FRA-270-18.15 S (1-270-47) ROW on the southeasterly limited access right of way at a northeasterly property corner of Citizens Place LLC 16.002 acre tract (20200226026570).

Thence South 4°22'11" West a distance of 437.30 feet, along the easterly property line of said 16.002 acre tract, to an existing 3/4" ID pipe at the northeasterly property corner of Columbus Note Ventures LLC 4.000 acre tract (N 201203090033399) (P.O. 010-021623).

Thence South 85°38'13" East a distance of 330.00 feet, along the northerly line of said 4.000 acre tract, to an existing 3/4" ID pipe at the northeasterly property corner of said 4.000 acre tract.

Thence South 4°22'11" West a distance of 808.76 feet, along the easterly line of said 4.000 acre tract and Ebenezer Baptist Church of Columbus, Ohio 10.000 acre tract (N 200809160139799), to an existing 3/4" ID pipe, being the Point of Beginning.

Thence South 85°32'05" East a distance of 127.86 feet to an existing 3/4" ID pipe.

Thence North 04°27'55" East a distance of 30.50 feet to an existing 3/4" ID pipe.

Thence South 85°32'05" East a distance of 235.00 feet to an existing 3/4" ID pipe.

Thence North 17°21'15" East a distance of 36.57 feet to an existing 3/4" ID pipe.

Thence along a curve to the left (delta=12°59'04", radius=640.67 feet) a chord bearing North 10°51'43" East a distance of 144.88 feet to an existing 3/4" ID pipe.

Thence North 04°22'11" East a distance of 134.74 feet to an existing 3/4" ID pipe.

Thence North 82°29'52" East a distance of 12.77 feet to an existing 3/4" ID pipe.

Thence South 04°22'11" West a distance of 14.50 feet to an existing 3/4" ID pipe.

Thence South 85°32'05" East a distance of 488.43 feet to an existing 3/4" ID pipe.

Thence along a curve to the right (delta=6°43'32", radius=227.25 feet) a chord bearing North 47°39'22" East a distance of 26.66 feet to an existing 3/4" ID pipe.

Thence North 20°23'33" West a distance of 152.62 feet to an existing 3/4" ID pipe.

Thence North 69°36'27" East a distance of 155.67 feet to an existing 3/4" ID pipe.

Thence South 85°29'52" East a distance of 47.83 feet to an existing 3/4" ID pipe.

Thence North 02°34'10" East a distance of 68.36 feet to an existing 3/4" ID pipe.

Thence North 75°02'56" West a distance of 186.65 feet to an existing 3/4" ID pipe.

Thence North 04°34'09" East a distance of 123.64 feet, partly on an easterly property line of the City of Columbus 165.02 acre tract (N 20041670286258, N 200212160322690, DV 3748, Pg 595), to an existing 3/4" ID pipe.

Thence the following eight (8) courses along the line of said 165.02 acre tract:

- 1) South 85°25'51" East a distance of 38.44 feet to an existing 3/4" ID pipe;
- 2) North 18°34'09" East a distance of 61.00 feet to an existing 3/4" ID pipe;
- 3) South 85°25'52" East a distance of 281.98 feet to an existing 3/4" ID pipe;
- 4) South 04°34'08" West a distance of 284.79 feet to an existing 3/4" ID pipe;
- 5) South 85°25'52" East a distance of 47.23 feet to an existing 3/4" ID pipe on the westerly bank of the Big Walnut Creek;
- 6) South 29°37'27" West a distance of 100.34 feet, along the westerly bank of said Big Walnut Creek, to an existing 3/4" ID pipe;
- 7) South 12°49'56" West a distance of 604.55 feet, along the westerly bank of said Big Walnut Creek, to an existing solid iron bar;
- 8) South 00°25'54" East a distance of 309.64 feet, along the westerly bank of said Big Walnut Creek, to an existing 3/4" ID pipe in the north-easterly corner of Franklin County Commissioners (N 202008140119497) 0.082 acre tract;

Thence in the northerly right-of-way of Refugee Road along the northerly border of said 0.082 acre tract the following five (5) courses:

- 1) North 73°22'24" West a distance of 51.93 feet to an existing 3/4" ID pipe;
- 2) North 87°44'48" West a distance of 80.06 feet to an existing 3/4" ID pipe;
- 3) South 55°44'28" West a distance of 12.81 feet to an existing 3/4" ID pipe;
- 4) North 85°35'57" West a distance of 110.00 feet to an existing 3/4" ID pipe;
- 5) South 4°24'03" West a distance of 10.00 feet to an existing 3/4" ID pipe on the northerly line of County of Franklin (083056, Pg 371) 1.531 acre right of way parcel 3-W0;

Thence continuing in the northerly right-of-way of Refugee Road North 85°35'57" West a distance of 851.26 feet, along the northerly line of said 1.531 acre tract, to an existing 3/4" ID pipe at the northeasterly corner of said 1.531 acre tract also the northeasterly corner of the County of Franklin (08 3056, Pg 379) and the southeasterly corner of said Ebenezer Baptist Church of Columbus, Ohio 10.000 acre tract;

Thence North 04°22'11" East a distance of 452.48 feet, along an easterly line of said 10.000 acre tract, to the Point of Beginning containing 20.339 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in September of 1995, May of 2001 and January of 2021.

Being Auditor's parcel number 010-212323

Bearing are based upon an assumed bearing of North 85°35'57" West on the centerline of Refugee Road and all other bearings based upon this meridian.

DESCRIPTION OF 19.911 ACRE TRACT  
NORTH OF REFUGEE ROAD  
EAST OF HAMILTON ROAD  
WALNUT GLEN APARTMENTS

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 49, Township 12, Range 21, Refugee Lands, being Parcel II containing 19.911 acres as conveyed to Columbus Note Ventures LLC in Instrument Number 201203090033399, (all references refer to records in the Franklin County Recorder's Office, Ohio) and more fully described as follows:

Beginning at an existing 3/4" ID pipe 157.54 feet right of centerline Sta 939+04.16 on the southeasterly limited access right of way in the southeast corner of Parcel 154-WL, FRA-270-18.15 S, conveyed to the State of Ohio in Deed Book 2761, Page 558, and the southwest corner of Parcel 156-WL, FRA-270-18.15 S, conveyed to the State of Ohio in Deed Book 2785, Page 80, being at a northeasterly property corner of Citizens Place LLC 16.002 acre tract (N 20200226026570) and the northwest property corner of said Parcel II;

Thence North 50°16'09" East a distance of 194.50 feet, along the said southeasterly limited access right of way of said Parcel 156-WL, to an existing 3/4" ID pipe at a northeasterly property corner of City of Columbus, Ohio 165.02 acre tract (N 200412170286258, N 200212160322690, DV 3748, Pg 595);

Thence along the common line of said Parcel II and the south-westerly line of said 165.02 acre tract the following three (3) courses:

- 1) South 71°25'52" East a distance of 260.80 feet to an existing 3/4" ID pipe;
  - 2) South 39°39'11" East a distance of 667.15 feet to an existing 3/4" ID pipe;
  - 3) South 71°25'51" East a distance of 310.07 feet to an existing 3/4" ID pipe in the westerly line of Parcel I, containing 20.421 acres as conveyed to said Columbus Note Ventures LLC (N 201203090033399);
- Thence with the common line of said Parcel I and II the following sixteen (16) courses:
- 1) South 04°34'38" West a distance of 104.43 feet to an existing 3/4" ID pipe;
  - 2) South 75°02'56" East a distance of 186.65 feet to an existing 3/4" ID pipe;
  - 3) North 02°34'10" West a distance of 68.36 feet to an existing 3/4" ID pipe;
  - 4) North 85°25'52" West a distance of 47.83 feet to an existing 3/4" ID pipe;
  - 5) South 69°36'27" West a distance of 155.67 feet to an existing 3/4" ID pipe;
  - 6) South 20°23'33" East a distance of 152.62 feet to an existing 3/4" ID pipe;
  - 7) Along a curve to the left (delta=6°43'32", radius=227.25 feet) a chord bearing South 47°39'22" West a distance of 26.66 feet to an existing 3/4" ID pipe;
  - 8) North 85°32'05" West a distance of 488.43 feet to an existing 3/4" ID pipe;
  - 9) North 04°22'11" East a distance of 14.50 feet to an existing 3/4" ID pipe;
  - 10) South 82°29'52" West a distance of 12.77 feet to an existing 3/4" ID pipe;
  - 11) South 04°22'11" West a distance of 134.74 feet to an existing 3/4" ID pipe;
  - 12) Along a curve to the right (delta=12°59'04", radius=640.67 feet) a chord bearing South 10°51'43" West a distance of 144.88 feet to an existing 3/4" ID pipe;
  - 13) South 17°21'15" West a distance of 36.57 feet to an existing 3/4" ID pipe;
  - 14) North 85°32'05" West a distance of 235.00 feet to an existing 3/4" ID pipe;
  - 15) South 04°27'55" West a distance of 30.50 feet to an existing 3/4" ID pipe;
  - 16) North 85°32'05" West a distance of 127.86 feet to an existing 3/4" ID pipe in the easterly property line of Ebenezer Baptist Church of Columbus, Ohio 10.000 acre tract (N 200809160139799);

Thence North 4°22'10" East a distance of 808.76 feet, along an easterly property line of said 10.000 acre tract and Columbus Note Ventures LLC 4.000 acre tract designated as Parcel III (in 201203090033399), to an existing 3/4" ID pipe at the northeasterly corner of said 4.000 acre tract;

Thence North 85°38'13" West a distance of 330.00 feet, along the northerly property line of said 4.000 acre tract, to an existing 3/4" ID pipe in the easterly property line of said 16.002 acre tract;

Thence North 4°22'11" East a distance of 437.30 feet, along the easterly property line of said 16.002 acre tract, to the Point of Beginning containing 19.911 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in September of 1995, May of 2001 and January of 2021.

Being all of Auditor's Parcel Number 010-011788

Bearing are based upon an assumed bearing North 85°35'57" West on the centerline of Refugee Road and all other bearings based upon this meridian.

DESCRIPTION OF 4.000 ACRE TRACT  
NORTH OF REFUGEE ROAD  
EAST OF HAMILTON ROAD  
WALNUT GLEN APARTMENTS

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 49, Township 12, Range 21, Refugee Lands, containing 4.000 acres as conveyed to Columbus Note Ventures LLC in Instrument Number 201203090033399 (all references refer to records in the Franklin County Recorder's Office, Ohio) and more fully described as follows:

Beginning for reference at an existing 3/4" ID pipe on the southeasterly limited access right of way, in the southeast corner of Parcel 154-WL, FRA-270-18.15 S, conveyed to the State of Ohio in Deed Book 2761, Page 558, and the southwest corner of Parcel 156-WL, FRA-270-18.15 S, conveyed to the State of Ohio in Deed Book 2785, Page 80, being 157.54 feet right of centerline Sta 939+04.16 of the centerline of said R-270, at a northeasterly property corner of Citizens Place LLC (N 20200226026570) and the northwest property corner of Parcel II, containing 19.911 acres as conveyed to said Columbus Note Ventures LLC (N 201203090033399);

Thence South 4°22'11" West a distance of 437.30 feet, along the easterly property line of said Citizens Place LLC and the westerly line of said Parcel II, to an existing 3/4" ID pipe being the Point of Beginning.

Thence South 85°38'13" East a distance of 330.00 feet, along the common property line of said Columbus Note Ventures LLC Parcel II and III, to an existing 3/4" ID pipe;

Thence continuing in said common line South 4°22'10" West a distance of 528.00 feet to an existing 3/4" ID pipe at a northeasterly property corner of Ebenezer Baptist Church of Columbus, Ohio (N 200809160139799);

Thence North 85°38'13" West a distance of 330.00 feet, along the northerly property line of said Ebenezer Baptist Church of Columbus, Ohio and the southerly line of said Parcel II, to an existing 3/4" ID pipe in the easterly property line of Citizens Place LLC;

Thence North 4°22'11" East a distance of 528.00 feet, along the easterly property line of said Citizens Place LLC and the westerly line of said Parcel II, to the Point of Beginning containing 4.000 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in September of 1995, May of 2001 and January of 2021. Being all of Auditor's parcel number 010-021623.

Bearing are based upon the an assumed bearing of North 85°35'57" West on the centerline of Refugee Road and all other bearings based upon this meridian.

4592 Channing Terrace

DESCRIPTION	ALTA/NSPS SURVEY			
LOCATION	NORTH OF REFUGEE ROAD EAST OF HAMILTON ROAD COLUMBUS, OHIO			
CLIENT	Olive Tree Property Holdings LLC			
PREPARED BY	HOCKADEN AND ASSOCIATES, INC. CONSULTING ENGINEERS 883 N. CASSADY AVENUE COLUMBUS, OHIO 43219 (614) 252-0993 FAX 252-0444			
DRAWN BY: F.C.L.	CHECKED BY: F.C.L.	ORDER No.	AREA No.	SHEET
SCALE: 1"=100'	DATE: JAN 2021	43090	46-2	7 OF 7