

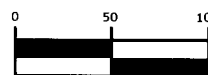


IBI GROUP
 8101 North High Street, Suite 100
 Columbus OH 43235 USA
 tel 614 818 4900 fax 614 818 4901
 ibigroup.com

**PROPERTY SPLIT
 EXHIBIT**

NEWMARKET HCG LIMITED
 BILLINGSLEY ROAD
 COLUMBUS, OHIO

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

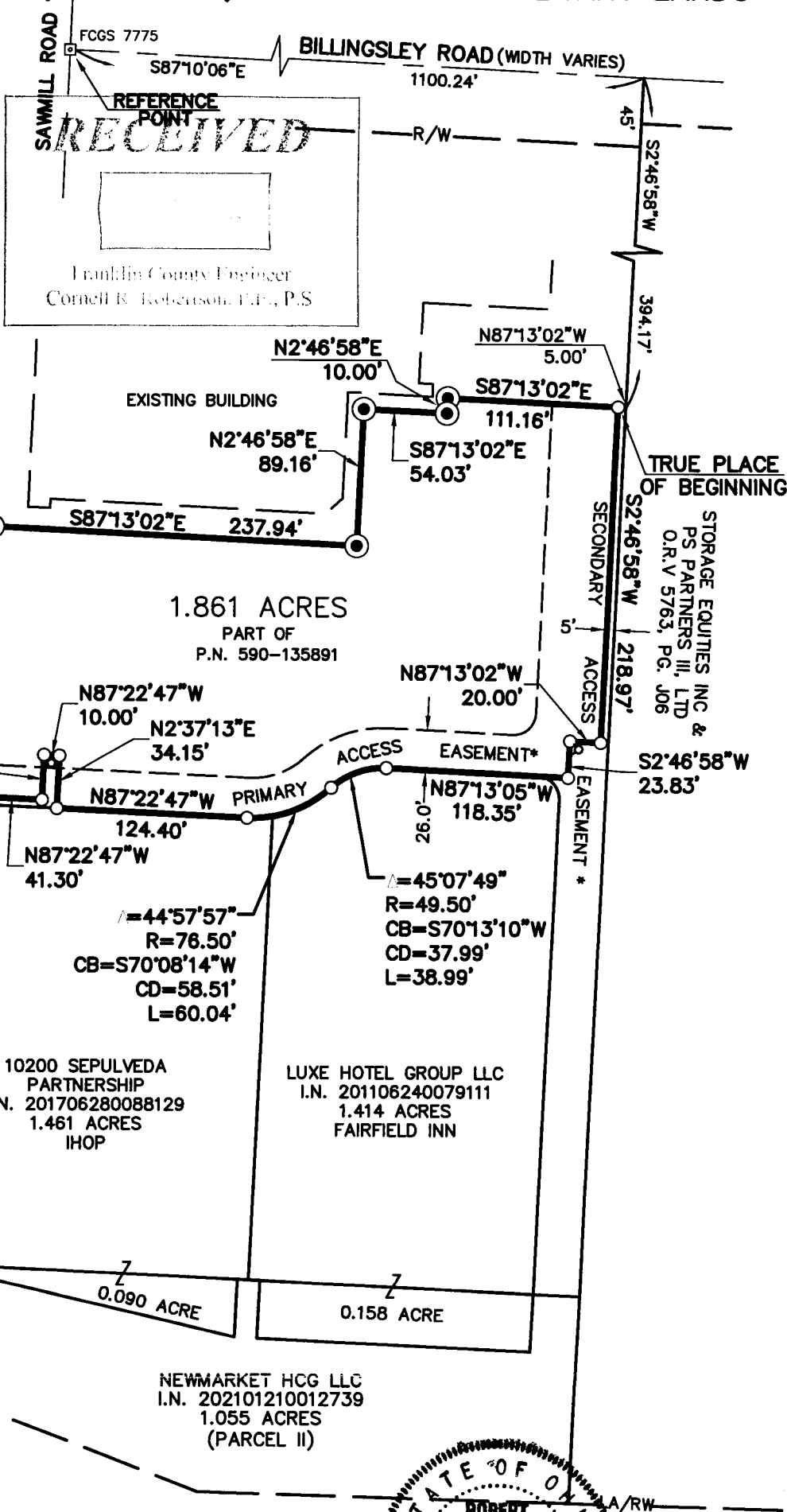


**STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
 SECTION 1, TOWNSHIP 2, RANGE 19, UNITED STATES MILITARY LANDS**

LEGEND

- IRON PIN SET
 5/8" SOLID IRON PIN,
 30" LONG W/PLASTIC CAP
 "IBI GROUP S-6872/S-7740"
- MAG NAIL SET
- ☒ MONUMENT BOX FOUND
- ⊕ EXISTING FIRE HYDRANT

NEWMARKET HCG LLC
 I.N. 202101210012739
 10.354 ACRES
 (PARCEL I)
 P.N. 590-135891



PTCK LLC
 I.N. 201406110073005
 ROOSTER'S

10200 SEPULVEDA
 PARTNERSHIP
 I.N. 201706280088129
 1.461 ACRES
 IHOP

LUXE HOTEL GROUP LLC
 I.N. 201106240079111
 1.414 ACRES
 FAIRFIELD INN

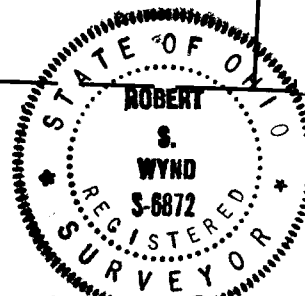
NEWMARKET HCG LLC
 I.N. 202101210012739
 1.055 ACRES
 (PARCEL II)

INTERSTATE I-270
 (WEST BOUND RAMP TO
 SAWMILL ROAD)

* EASEMENTS DELINEATED ON PAGE 31 of 44, I.N. 201106150074987.

BEARING REFERENCE

Bearings hereon are based on GPS observations utilizing the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011) which establishes a bearing of South 87°10'06" East for the centerline of Billingsley Road.



Robert S. Wynd
 REGISTERED SURVEYOR NO. 6872 DATE 5/27/21