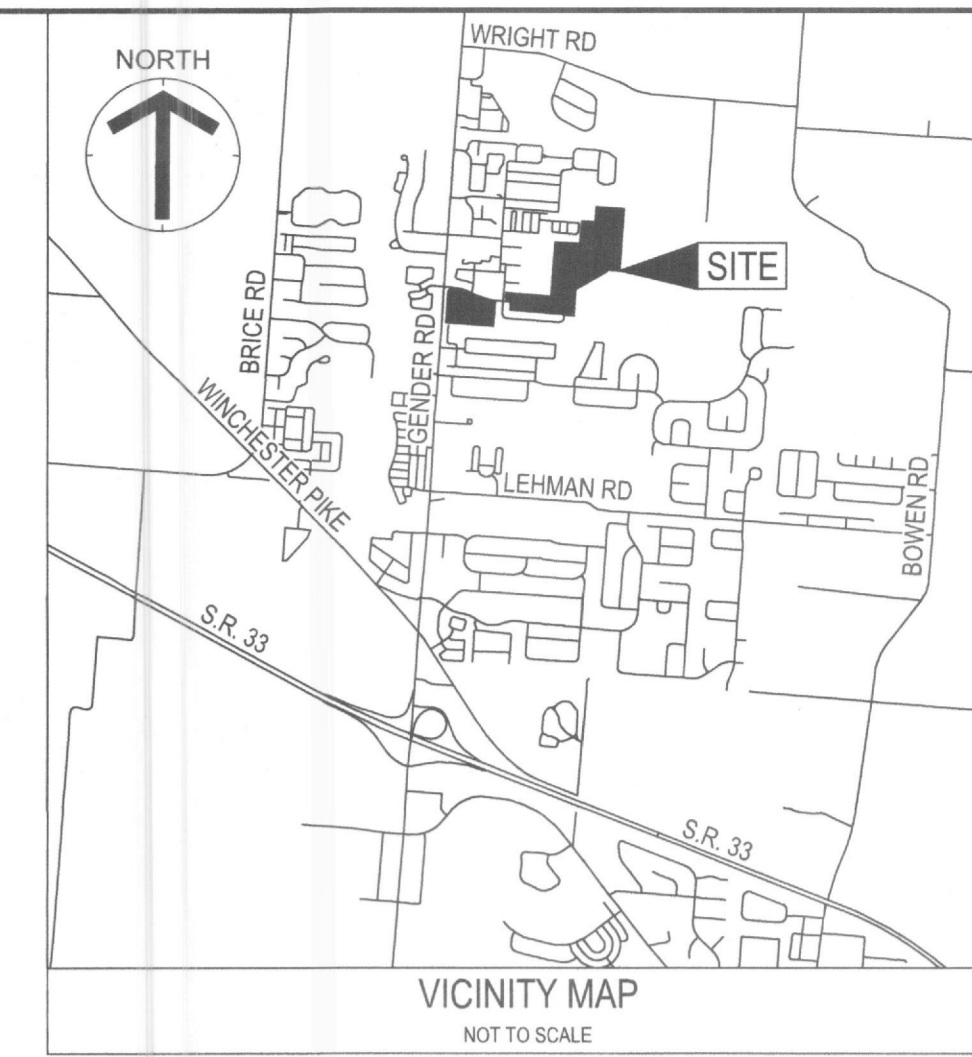


ALTA / NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS

NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 11, RANGE 21, CONGRESS LANDS



AS TO PARCEL NO. 010-234596:

EXHIBIT 'A' - LEGAL DESCRIPTION:

BASED UPON TITLE COMMITMENT FILE NO: 20-15992, ESQUIRE TITLE SERVICES, INC.; EFFECTIVE DATE: AUGUST 23, 2021 AT 7:00 AM

The Land referred to herein below is situated in the County of Franklin, State of Ohio, and is described as follows:

PROPER LEGAL DESCRIPTION TO BE PROVIDED BY A LICENSED SURVEYOR .

AS TO PARCEL NO. 010-234597:

EXHIBIT 'A' - LEGAL DESCRIPTION:

BASED UPON TITLE COMMITMENT FILE NO: 20-15993A, ESQUIRE TITLE SERVICES, INC.; EFFECTIVE DATE: AUGUST 23, 2021 AT 7:00 AM

The Land referred to herein below is situated in the County of Franklin, State of Ohio, and is described as follows:

PROPER LEGAL DESCRIPTION TO BE PROVIDED BY A LICENSED SURVEYOR .

AS TO PARCEL NO. 010-234596:

SCHEDULE B - SECTION II:

BASED UPON TITLE COMMITMENT FILE NO: 20-15992, ESQUIRE TITLE SERVICES, INC.; EFFECTIVE DATE: AUGUST 23, 2021 AT 7:00 AM

ITEMS 1-11, 22 AND 23 ARE NOT SURVEY RELATED.

- 12. EASEMENTS GRANTED UNTO OHIO-MIDLAND LIGHT AND POWER COMPANY, APPEARING OF RECORD IN DEED BOOK 1071, PAGE 364, AND DEED BOOK 1072, PAGE 69, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
LOCATED ON SURVEYED PROPERTY AS SHOWN HEREON (BLANKET EASEMENT)
- 13. EASEMENT GRANTED UNTO COLUMBUS SOUTHERN POWER COMPANY, APPEARING OF RECORD IN INSTRUMENT NO. 200402120031240, RECORDER' OFFICE, FRANKLIN COUNTY, OHIO.
LOCATED ON SURVEYED PROPERTY AS SHOWN HEREON POLE LINE ALONG GENDER ROAD
- 14. EASEMENT GRANTED UNTO THE CITY OF COLUMBUS, APPEARING OF RECORD IN INSTRUMENT NO. 200205210126523 AND INSTRUMENT NO. 200309030278634, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
LOCATED ON SURVEYED PROPERTY AS SHOWN HEREON
- 15. **INTENTIONALLY DELETED**
- 16. **INTENTIONALLY DELETED**
- 17. **INTENTIONALLY DELETED**
- 18. TEMPORARY ACCESS EASEMENT AGREEMENT GRANTED UNTO WHITE OAK PARK LTD., APPEARING OF RECORD IN INSTRUMENT NO. 200304010094084, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
NOT LOCATED ON SURVEYED PROPERTY AS SHOWN HEREON
- 19. TEMPORARY SANITARY SEWER AND CONSTRUCTION EASEMENTS GRANTED UNTO WHITE OAK PARK LTD., APPEARING OF RECORD IN INSTRUMENT NO. 200304010094117, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
LOCATED ON SURVEYED PROPERTY AS SHOWN HEREON
- 20. DEED OF TEMPORARY EASEMENT FOR CONSTRUCTION GRANTED UNTO HOMEWOOD CORPORATION, APPEARING OF RECORD IN INSTRUMENT NO. 200309030278631, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
LOCATED ON SURVEYED PROPERTY AS SHOWN HEREON
- 21. DECLARATIONS OF COVENANTS, RESTRICTIONS, CONDITIONS AND ASSESSMENT LIEN, APPEARING OF RECORD IN INSTRUMENT NO. 200310200335405; FIRST AMENDMENT APPEARING OF RECORD IN INSTRUMENT NO. 200805080071360, AND SECOND AMENDMENT APPEARING OF RECORD IN INSTRUMENT NO. 201405270065191, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
SURVEYED PROPERTY IS LOCATED WITHIN AREA DESCRIBED

AS TO PARCEL NO. 010-234597:

SCHEDULE B - SECTION II:

BASED UPON TITLE COMMITMENT FILE NO: 20-15993A, ESQUIRE TITLE SERVICES, INC.; EFFECTIVE DATE: AUGUST 23, 2021 AT 7:00 AM

ITEMS 1-12, 20 AND 21 ARE NOT SURVEY RELATED.

- 13. PLATTED EASEMENTS GRANTED UNTO WHITE ASH SECTION ONE, APPEARING OF RECORD IN PLAT BOOK 99, PAGE 32 AND 33, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
LOCATED ON SURVEYED PROPERTY AS SHOWN HEREON
- 14. EASEMENT GRANTED UNTO OHIO-MIDLAND LIGHT AND POWER COMPANY, APPEARING OF RECORD IN DEED BOOK 1071, PAGE 364, AND DEED BOOK 1072, PAGE 69, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
LOCATED ON SURVEYED PROPERTY AS SHOWN HEREON (BLANKET EASEMENT)
- 15. EASEMENTS GRANTED UNTO COLUMBUS SOUTHERN POWER COMPANY, APPEARING OF RECORD IN INSTRUMENT NO. 200208230208282; INSTRUMENT NO. 200312150394830 AND INSTRUMENT NO. 200402120031241, RECORDER' OFFICE, FRANKLIN COUNTY, OHIO.
LOCATED ON SURVEYED PROPERTY AS SHOWN HEREON POLE LINE ALONG GENDER ROAD
- 16. EASEMENT GRANTED UNTO THE CITY OF COLUMBUS, APPEARING OF RECORD IN INSTRUMENT NO. 200205210126521; INSTRUMENT NO. 200305190147510; AND INSTRUMENT NO. 200309030278629, AND INSTRUMENT NO. 200511070234564, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
**LOCATED ON SURVEYED PROPERTY AS SHOWN HEREON IN. 200309030278629
IS NOT LOCATED ON SURVEYED PROPERTY**
- 17. TEMPORARY SANITARY SEWER AND CONSTRUCTION EASEMENTS GRANTED UNTO WHITE OAK PARK LTD., APPEARING OF RECORD IN INSTRUMENT NO. 200304010094095, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
LOCATED ON SURVEYED PROPERTY AS SHOWN HEREON
- 18. DEED OF TEMPORARY EASEMENT FOR CONSTRUCTION GRANTED UNTO HOMEWOOD CORPORATION APPEARING OF RECORD IN INSTRUMENT NO. 200309030278627, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
NOT LOCATED ON SURVEYED PROPERTY AS SHOWN HEREON
- 19. AFFIDAVIT APPEARING OF RECORD IN INSTRUMENT NO. 202101050001931, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
SURVEYED PROPERTY IS LOCATED WITHIN AREA DESCRIBED

SURVEYOR NOTES

1. ALL SET PROPERTY CORNERS ARE MARKED WITH MAG NAILS OR 5/8" DIAMETER REBAR WITH A CESO CAP.
2. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA PFEIFER ASH DRIVE, COCONUT DRIVE, GORE STREET AND GENDER ROAD WHICH ARE ALL PUBLIC RIGHT-OF-WAYS.
3. DELINEATED WETLANDS SHOWN AS FIELD LOCATED IN FEBRUARY OF 2020.

ZONING INFORMATION

NOT PROVIDED WITH THE TITLE COMMITMENT

BASIS OF BEARING

HORIZONTAL DATUM: OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY GPS OBSERVATIONS PERFORMED BY CESO INC. IN FEBRUARY OF 2020, UTILIZING OPUS POST PROCESSED STATIC SESSIONS; RESULTING IN A BEARING OF NORTH 04° 08' 21" EAST FOR A PORTION OF THE EASTERLY EXISTING RIGHT OF WAY OF GENDER ROAD.

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP (DATED JUNE 17, 2008), THE SUBJECT PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), 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 MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) AND ZONE AE (100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED) COMMUNITY PANEL No. 39049C0364K.

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.

TO: (i) WILCOX INVESTMENT GROUP (ii) ESQUIRE TITLE SERVICES, INC. (iii) FLAGSTAR BANK, FSB:
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, 6b, 8, 9, 11, 13, 14, 16, 17, 18, 19, AND 21 OF TABLE A THEREOF.

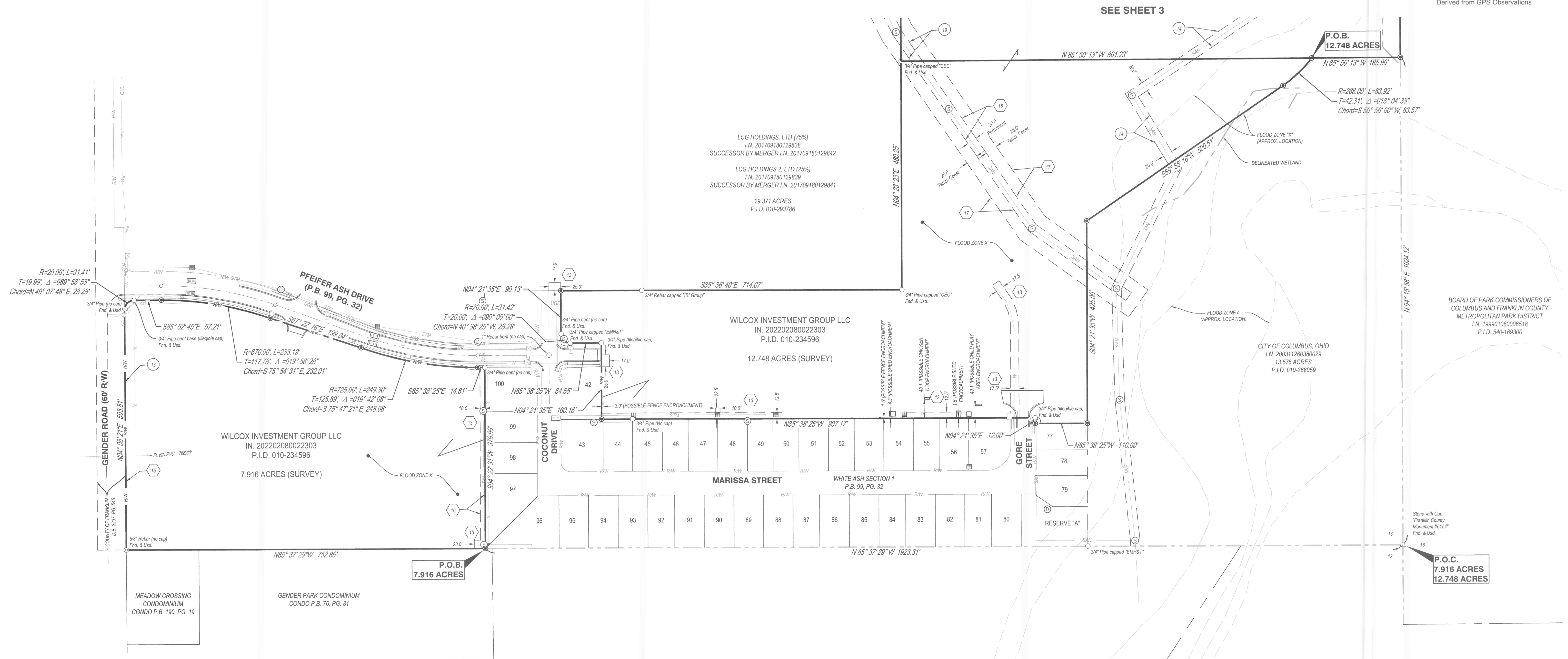
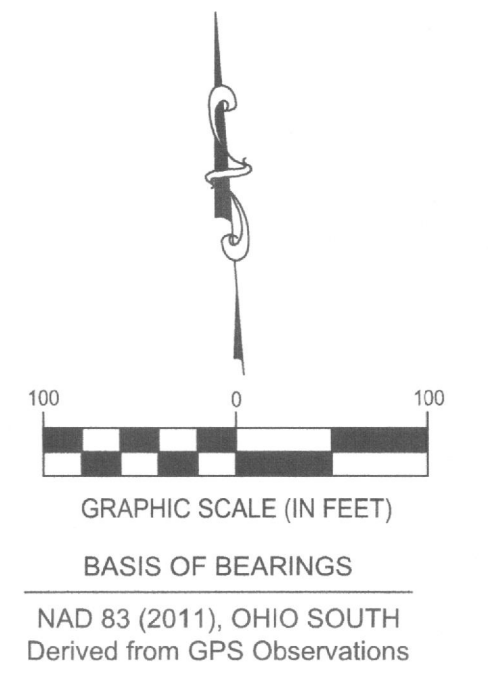
THE FIELD WORK WAS COMPLETED IN OCTOBER, 2021.

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

ALTA / NSPS LAND TITLE SURVEY	
WHITE ASH/GENDER ROAD	
GENDER ROAD COLUMBUS	FRANKLIN COUNTY, OHIO
SCALE: N/A	DATE: 02/24/2022
DESIGN:	JOB NO.: 758012
DRAWN: DAV	SHEET NO.:
CHECKED: JAM	1 of 3

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 11, RANGE 21,
CONGRESS LANDS



LCG HOLDINGS, LTD (75%)
I.N. 201709180129838
SUCCESSOR BY MERGER I.N. 201709180129842

LCG HOLDINGS 2, LTD (25%)
I.N. 201709180129839
SUCCESSOR BY MERGER I.N. 201709180129841

29.371 ACRES
P.I.D. 010-293786

WILCOX INVESTMENT GROUP LLC
I.N. 202202080022303
P.I.D. 010-234596

12.748 ACRES (SURVEY)

WILCOX INVESTMENT GROUP LLC
I.N. 202202080022303
P.I.D. 010-234596

7.916 ACRES (SURVEY)

P.O.B.
12.748 ACRES

P.O.C.
7.916 ACRES

BOARD OF PARK COMMISSIONERS OF
COLUMBUS AND FRANKLIN COUNTY
METROPOLITAN PARK DISTRICT
I.N. 199901080006518
P.I.D. 540-169300

CITY OF COLUMBUS, OHIO
I.N. 200311260380029
13.576 ACRES
P.I.D. 010-268059

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	SECTION LINE
	EXISTING PAVEMENT
	EXISTING TREE LINE
	EXISTING COMM/TELEPHONE LINE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING FENCE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR

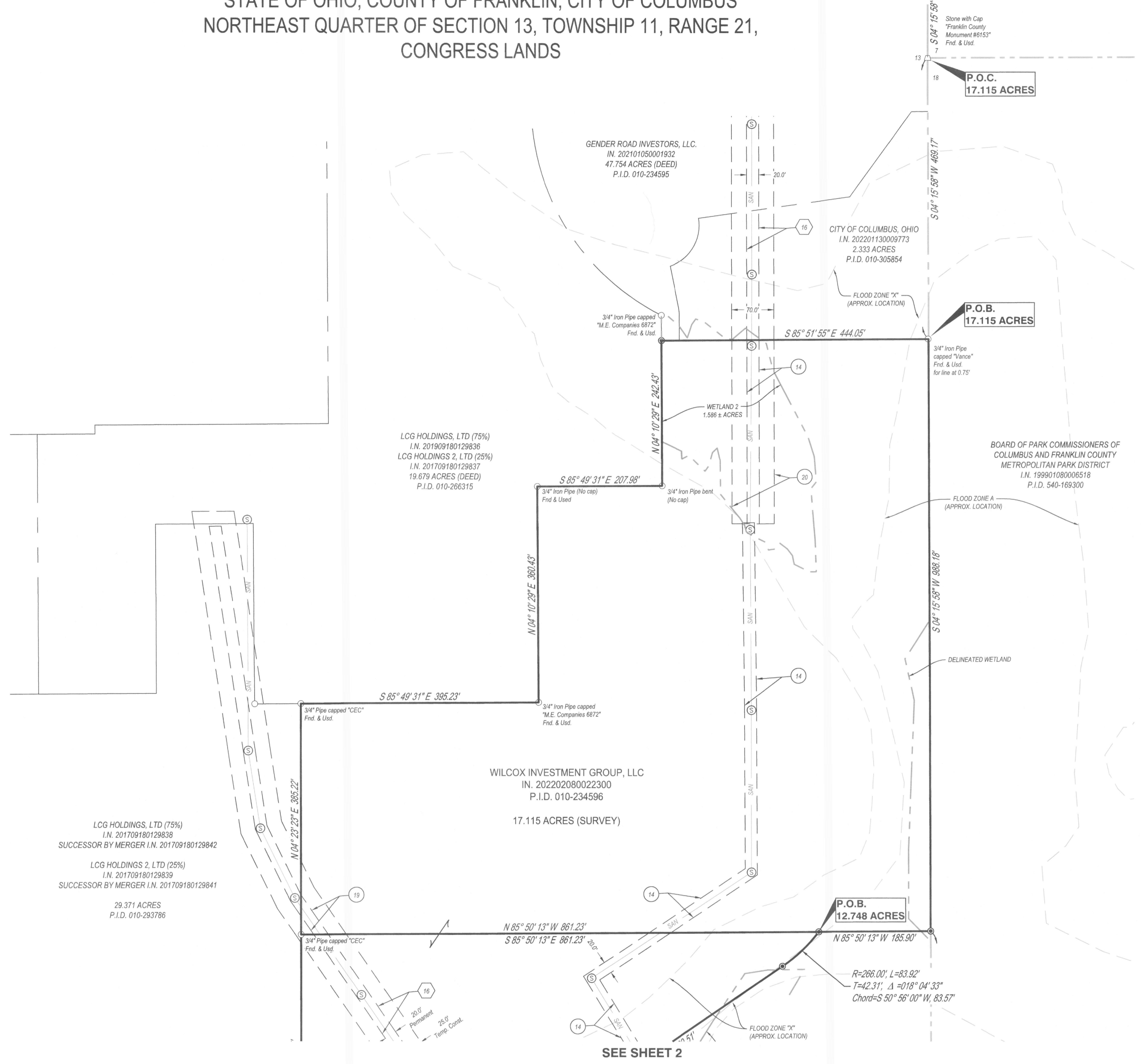
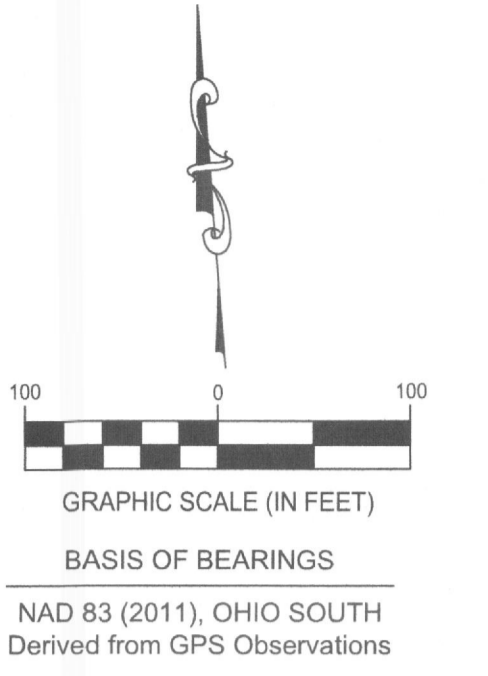
	EXISTING UTILITY POLE
	EXISTING BENCHMARK
	EXISTING MAILBOX
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING DECIDUOUS TREE
	EXISTING STORM INLET/CATCH BASIN
	EXISTING ELECTRIC BOX
	EXISTING GAS MARKER
	EXISTING TELEPHONE MARKER
	EXISTING SIGN
	EXISTING SEWER MANHOLE
	EXISTING LIGHT POLE

SURVEY LEGEND		
	5/8" Iron Pin Set w/cap CESO, Inc	Fnd. (F) - Found
	Iron Pin Found as Described	Usd. (U) - Used
	Iron Pipe Found as Described	Obs. (O) - Observed
	Railroad Spike Found	Rec. (R) - Deed
	Monument Found as Described	Calc. (C) - Calculated
	PK Nail/Mag Nail Found	
	PK Nail/Mag Nail Set	

ALTA / NSPS LAND TITLE SURVEY	
WHITE ASH/GENDER ROAD	
GENDER ROAD COLUMBUS	FRANKLIN COUNTY, OHIO
SCALE: 1" = 100'	DATE: 02/24/2022
DESIGN: DAV	JOB NO.: 758012
CHECKED: JAM	SHEET NO.: 2 OF 3
WWW.CESOINC.COM	

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 11, RANGE 21,
CONGRESS LANDS



LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	SECTION LINE
	EXISTING PAVEMENT
	EXISTING TREE LINE
	EXISTING COMM/TELEPHONE LINE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING FENCE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING UTILITY POLE
	EXISTING BENCHMARK
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ALTA / NSPS LAND TITLE SURVEY	
WHITE ASH/GENDER ROAD	
GENDER ROAD COLUMBUS	FRANKLIN COUNTY, OHIO
SCALE: 1" = 100'	DATE: 02/24/2022
DESIGN: JAM	JOB NO.: 758012
DRAWN: DAV	SHEET NO.: 3 OF 3
CHECKED: JAM	