

LEGAL DESCRIPTION

Vesting Deed-Deed Book 731 Page 279

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows: Being a part of Indianola Farm as delineated on the recorded plat thereof in Plat Book No. 3, page 88, Recorder's Office, Franklin County, Ohio, and a part of a tract bounded on the north by Sixteenth Avenue and on the east by Summit Street, on the south by Fifteenth Avenue and on the west by Indianola Avenue, containing 5.19 acres more or less, and bounded and described as follows:

Beginning at a point in the east line of Indianola Avenue, 100 ft. south of Sixteenth Avenue; thence easterly on a line parallel with Sixteenth Avenue 173 ft. to a pin, 100 ft. south of an iron pin in the south line of Sixteenth Avenue; thence southeasterly to a point 110 ft. south of Sixteenth Avenue and 50 ft. Easterly on a straight line from a line drawn at right angles to the south line of Sixteenth Avenue; thence easterly on a line parallel with Sixteenth Avenue 158.6 ft. to a point; thence southerly on a line parallel with Summit Street 30 ft. to a point; thence parallel to Summit Street, passing an iron pin at 25 ft., 45' to an iron pin; thence westerly with a line parallel with Sixteenth Avenue 29.5 ft. to a point; thence southerly on a line parallel with Summit Street 40' to a point; thence westerly on a line parallel with Sixteenth Avenue 357 ft. to a point in the east line of Indianola Avenue; thence northerly along the east line of Indianola Avenue, 125 ft. to the place of beginning. Also the right in perpetuity to use, for sewer, water and gas purposes of a strip or tract of land two (2) ft. in width east and west extending from the north line of the premises hereby conveyed to the south line of Sixteenth Avenue, the east line of with is 342.1 ft. from the west line of summit Street, together with the right at all times to enter upon said tract and make repairs, alterations and replacements.

SURVEYORS DESCRIPTION:

1.034 ACRE TRACT

Situated in the City of Columbus, County of Franklin, State of Ohio; also being a part of Quarter Section 3, Township 1, Range 18 and a part of Quarter Section 4, Township 1, Range 18; also being a part of Indianola Farms as recorded in Plat Book 3 Page 88, also being those lands as conveyed to The Kappa Sigma House Company as described in Deed Book 731 Page 279; being more particularly described as follows:

Commencing at an iron pin set at the intersection of the northerly right-of-way line of Fifteenth Avenue (60' right-of-way as established in Deed Book 264 Page 258) and the easterly right-of-way line of Indianola Avenue (60' right-of-way as established in Plat Book 8 Page 4A), said point also being the southeasterly corner of lands as conveyed to AGD Fraternity Housing Corporation-Alpha Lambda (Ohio State University) LLC as described in Instrument No 201301150007684; thence,

Along the easterly right-of-way line of Indianola Avenue and the westerly line of said AGD Fraternity Housing Corporation-Alpha Lambda (Ohio State University) LLC, North 03° 22' 25" East for a distance of 125.18' to an iron pin set, said point being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along the easterly right-of-way line of Indianola Avenue, North 03° 22' 25" East for a distance of 125.00' to a point, said point being the southeasterly corner of lands as conveyed to SLIVER, LTD, as described in Instrument No 202109220169494 Parcel No. 010-035332, said point witnessed by a 1" iron pipe found the bears North 05° 00' 49" West for a distance of 0.44'; thence,

Along the southerly lines of lands as conveyed to SLIVER, LTD, as described in Instrument No 202109220169494 Parcel No. 010-035332, Parcel No 010-036920 and Parcel No 0100309 and then along a southerly line of lands as conveyed to 195 E. 16th Avenue, LLC as described in Instrument No. 200106060127016 Parcel one and Parcel Two, South 86° 07' 35" East for a distance of 172.89' to an iron pin set, passing over a 1" iron pipe found at a distance of 53.00' from the beginning of this course; thence,

Along a southerly line of said lands of 195 E. 16th Avenue, LLC, South 74° 48' 59" East for a distance of 51.98' to an iron pin set; thence,

Along a southerly line of said lands of 195 E. 16th Avenue, LLC and then along the southerly line of lands as conveyed to Indianola Forest, LLC as described in Instrument No. 200309150293488 Parcel One, South 86° 07' 35" East for a distance of 158.91' to a 5/8" iron pin found; thence,

Along a westerly line of along a westerly line of lands as conveyed to Indianola Forest, LLC as described in Instrument No. 200309150293488 Parcel Two, South 03° 22' 25" West for a distance of 30.00' to a 1" iron pipe found; thence,

Along a southerly line of said lands of Indianola Forest, LLC, South 86° 07' 35" East for a distance of 5.00' to an iron pin set; thence,

Along a westerly line of said lands of Indianola Forest, LLC and then along a westerly line of lands as conveyed to The Theta of Delta Zeta as described in Deed Book 1097 Page 359, South 03° 22' 25" West for a distance of 45.00' to a MAG nail set; thence,

Along a northerly line of said lands of The Theta of Delta Zeta, North 86° 07' 35" West for a distance of 28.78' to a 5/8" iron pin found; thence,

Along a westerly line of said lands of The Theta of Delta Zeta, South 03° 22' 25" West for a distance of 39.82' to an iron pin set; thence,

Along a northerly line of said lands of The Theta of Delta Zeta and then along northerly lines of lands as conveyed to PKPP Alpha Nu LLC as described in Instrument No. 202307050065985 Tract One and Tract Two, 190 E. 15th Avenue, LLC as described in Instrument No. 200106060126991, 194 E. 15th Avenue, LLC as described in Instrument No. 20061140227757, 176 E. 15th Avenue, LLC as described in Instrument No. 200106060126993 and said AGD Fraternity Housing Corporation-Alpha Lambda (Ohio State University) LLC, North 86° 07' 25" West for a distance of 357.00' to the point of beginning containing 1.034 acres of land, more or less, as determined by Michael L. Keller, P.S., based on an actual survey performed by The Kleingers Group in February, 2024.

Basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio South Zone (NAD83-2011) with a portion of the easterly right-of-way line of Indianola Avenue being North 03° 22' 25" East as determined by a GPS survey utilizing CORS Station "COLB".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "THE KLEINGERS GROUP".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.

NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER: 2226387 COMMITMENT DATE: JANUARY 12, 2024 SCHEDULE B PART II EXCEPTIONS

- 1. - 9. ITEMS ARE BLANKET IN NATURE OR NOT SURVEY RELATED. 10. Building lines, easements and restrictions shown on the recorded platmap of Indianola Farm as Plat Book 3, Page 88. NONE STATED IN DOCUMENT. 11. Easement contained within the Warranty Deed, as more fully set forth in the document recorded as Deed Book 731, Page 279. ITEM IS NOT WITHIN THE SUBJECT PROPERTY, BUT ABUTS AND BENEFITS THE SUBJECT PROPERTY AS SHOWN.

- 12. Easement & Right of Way granted to Ohio Power Company, as more fully set forth in the document recorded as Instrument 201608180108835. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

- 13. Rights of the public and any governmental unit in any part of the land taken, deeded or used for road, street or highway purposes. ITEM IS BLANKET IN NATURE.

Rights of way for drainage tiles, ditches, feeders, laterals, swales and underground drain tile or pipe, if any. ITEM IS BLANKET IN NATURE.

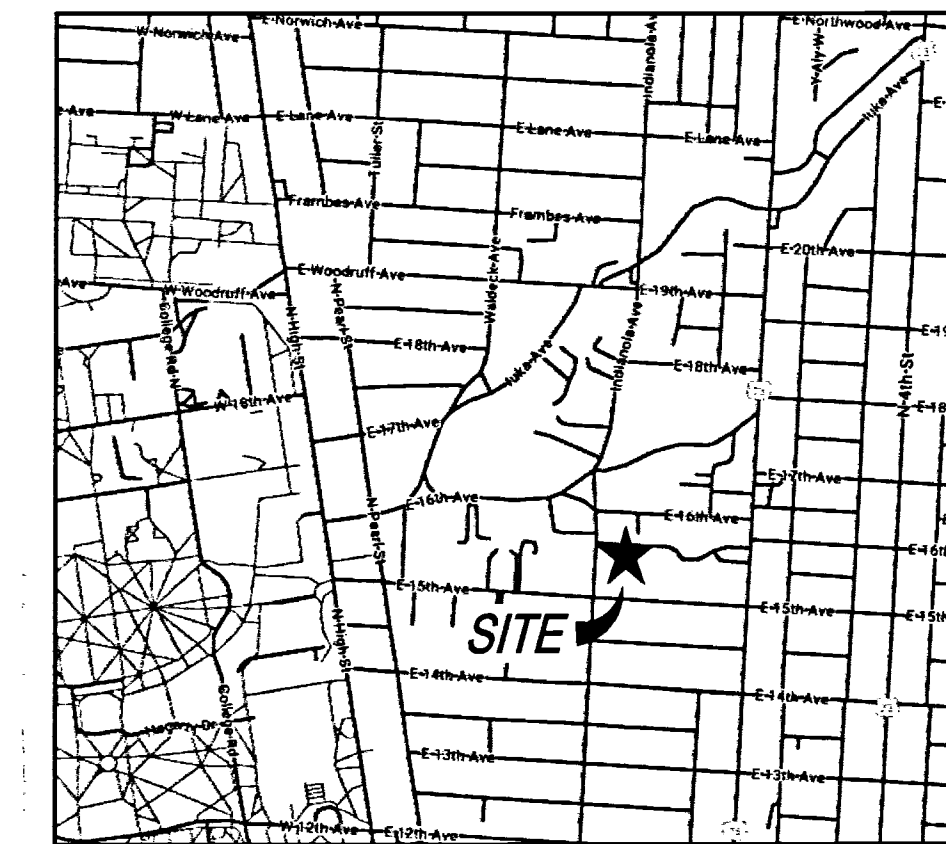
- 14. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The company does not insure the area, square footage, or acreage of the land. NO ACREAGE IS STATED IN THE VESTING DEED; COUNTY AUDITOR LISTS THE PROPERTY AS 1.05 ACRES; ACREAGE DETERMINED BY SURVEY IS 1.034 ACRES.

- 15. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. ITEM IS BLANKET IN NATURE AND IS NOT SURVEY RELATED.

- 16. Oil and Gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may be subsequent to the date of the Policy. (NOTE: This exception will only appear on a final loan policy and relates to O.R.C. § 1508.31 (D)). ITEM IS BLANKET IN NATURE.

NOTES

- 1.) OCCUPATION IN GENERAL FITS SURVEY HOWEVER SEVERAL OVERHEAD UTILITY LINES CROSS OVER THE PROPERTY ON THE EASTERN PORTION OF THE SUBJECT PROPERTY. 2.) SOURCE DOCUMENTS AS NOTED. 3.) MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED. 4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011) AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "COLB". THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000380903 APPLIED AT BASE POINT N 829,000.00 E 1,827,7.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT. 5.) UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS. PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. OHIO811 WAS CONTACTED ON JANUARY 29, 2024. TICKET NUMBERS A402-900-183 & A402-900-186. 6.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS COMMUNITY NUMBER 39049C0169K EFFECTIVE JUNE 17, 2008. 7.) THE SUBJECT PROPERTY IS ZONED AR4 (MULTIFAMILY) AND IN AN H-36 HEIGHT DISTRICT BASED ON THE CITY OF COLUMBUS GIS ZONING MAP. NO ZONING REPORT OR LETTER WAS PROVIDED. 8.) THERE APPEAR TO BE 28 DESIGNATED PARKING SPACES WITHIN THE SUBJECT PROPERTY. NOTE: STRIPING IS FADED AND BARELY DISCERNABLE IN AREAS. 11.) THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS. 12.) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. 13.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN FEBRUARY, 2024.



VICINITY MAP NOT TO SCALE

LEGEND

Legend table listing symbols for various utilities and features: 5/8" CAPPED IRON PIN SET, 5/8" IRON PIN FOUND, 1" IRON PIPE FOUND, NAIL SET, NAIL FOUND, RRR SPIKE SET, MONUMENT (HIGHWAY OR CONCRETE), BENCHMARK, UTILITY POLE, GUY WIRE, UNDERGROUND ELECTRIC, OVERHEAD ELECTRIC, HVAC UNIT, TRANSFORMER, GROUND LIGHT, ELECTRIC BOX, LIGHT POLE, LAMP POST, ELECTRIC MANHOLE, UNDERGROUND TELEPHONE, OVERHEAD TELEPHONE, TELEPHONE MANHOLE, TELEPHONE PEDESTAL, GAS MAIN, GAS VALVE, UNDERGROUND CABLE TV, UNDERGROUND FIBER OPTIC, PULL BOX, CABLE TV BOX, WATER MAIN, FIRE HYDRANT, WATER VALVE, MONITORING WELL, WELL, WATER METER, IRRIGATION CONTROL VALVE, WATER MANHOLE, SANITARY MANHOLE, CLEAN OUT, SANITARY SEWER, STORM MANHOLE, STORM SEWER, CATCH BASIN, INLET, YARD DRAIN, DOWN SPOUT, TRAFFIC CONTROL CABINET, TRAFFIC SIGNAL POLE, SIGN, GUARD POST (PIPE BOLLARD), BOLLARD, FLAG POLE, FENCE, HARDWOOD TREE, CONTOUR LINES, CONCRETE, GRAVEL, ASPHALT, LANDSCAPE AREA, BRICK / PAVER, DECK / PORCH.

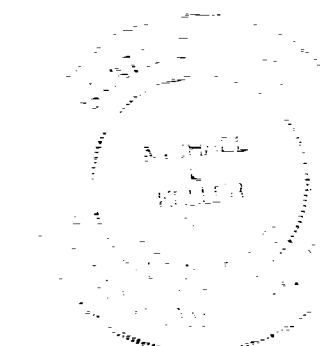
RECEIVED

FEB 13 2024

Franklin County Engineer, Council R. Roberts, P.E.

To: White Horse Hilling Corporation, a Tennessee non-profit corporation, and 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(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18, and 19 of Table A thereof. The field work was completed on February 2, 2024.



Signature of Michael L. Keller, dated 2/12/2024, MICHAEL L. KELLER OHIO PROFESSIONAL SURVEYOR NO. 7978



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE www.kleingers.com 350 Worthington Rd Suite H Westerville, OH 43082 614.882.4311

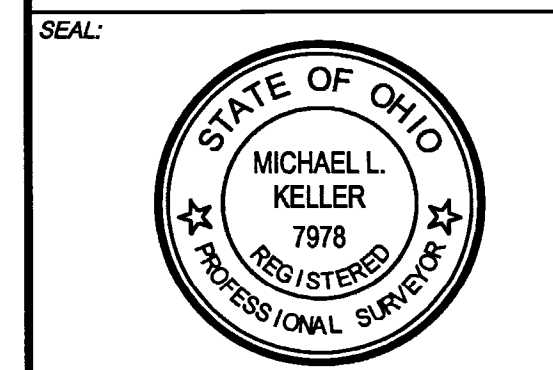


Table with 2 columns: NO. and DESCRIPTION. Row 1: 1, 2/12/2024 Update Surveyor's Description per County Engineer Review Comments

1842 INDIANOLA AVENUE PT OF INDIANOLA FARMS PB 3 PG 88 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

PROJECT NO: 240093.000 DATE: 2/05/2024

SHEET NAME: ALTA/NSPS LAND TITLE SURVEY

SHEET NO. 1 OF 2

