

LOCATION MAP  
NO SCALE

**LEGAL DESCRIPTIONS**

The Land referred to in the Commitment is described as follows:  
Situating in the City of Dublin, County of Franklin, State of Ohio, described as follows:

Situating in the State of Ohio, County of Franklin, City of Dublin, being located in Virginia Military Survey No. 2999 and being part of Reserve "C" "PERIMETER CENTER", as the plot of same is of record in Plat Book 72, pages 47 and 48, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin where the easterly right-of-way line of Avery Road intersects the northerly line of State Route 161/U.S. Route 33 and being also the southwesterly corner of said Reserve "C";

Thence along the Easterly right-of-way line of the said Avery Road, North 19° 18' 48" West, 195.11 feet to an iron pin;

Thence continuing along said right-of-way line, North 14° 52' 56" West, 197.06 feet to an iron pin and being the TRUE POINT OF BEGINNING and the southwesterly corner of the tract herein intended to be described;

Thence continuing along said right-of-way line, North 14° 52' 56" West, 192.40 feet to an iron pin at a point of curvature of a curve to the right;

Thence continuing along said right-of-way line and along the arc of said curve to the right (radius equals 5857.58 feet, Delta equals 0° 38' 38") a chord bearing and distance of North 10° 29' 40" West, 63.59 feet to an iron pin at a point of compound curvature;

Thence along the arc of a curve to the right (radius equals 100.00 feet, Delta equals 110° 09' 38"), a chord bearing and distance of North 44° 54' 28" East, 163.99 feet to an iron pin at a point of compound curvature in the Westerly right-of-way line of Perimeter Loop Road (60 feet in width);

Thence along the arc of a curve to the right (radius equals 320.00 feet, Delta equals 32° 12' 40"), a chord bearing and distance of South 63° 54' 23" East, 177.54 feet to an iron pin at a point of compound curvature;

Thence, continuing along said right-of-way line, being the arc of a curve to the right (radius equals 366.91 feet, Delta equals 31° 00' 34"), a chord bearing and distance of South 32° 17' 46" East, 196.16 feet to an iron pin at the point of tangency of said curve;

Thence South 16° 47' 29" East, continuing along said right-of-way line, 34.75 feet to an iron pin;

Thence South 75° 07' 04" West, 340.49 feet to the Place of Beginning and containing 2.214 acres, more or less.

The bearings in the above descriptions are based upon the same meridian as bearings in description of Parcel No. 7-WL, Court of Common Pleas Case No. 232353.

PPN: 273-005781-00

**FLOOD NOTE**

By graphic plotting only this property is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0131K with effective date of June 17, 2008. No field surveying was performed to determine this zone.

**MISCELLANEOUS NOTES**

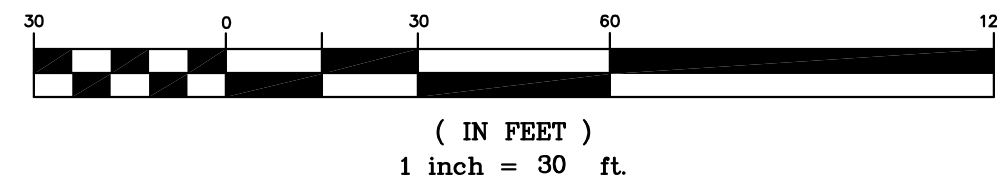
Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

There is no observable above ground evidence of this site being used as a solid waste dump, pump or any kind of sanitary land fill.

Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

The land described hereon is the land as described in Schedule A of the title commitment as issued by First American Title Insurance Company, Commitment No. 1101-1817411, effective date May 30, 2012 at 7:30 A.M.

**GRAPHIC SCALE**



**NOTES CORRESPONDING TO SCHEDULE B - SECTION TWO OF COMMITMENT NO. 1101-1817411**

- 11 Items as shown on the Plat of Perimeter Center as filed for record in Plat Book 27, Page 47 of Franklin County Records are located on the subject parcel as shown hereon.
- 12 Easement for bikepath granted to City of Dublin disclosed by instrument recorded in Instrument No. 200003140050357 on March 14, 2000 is located on the subject parcel as shown hereon.
- 13 Easement for electric granted to Columbus Southern Power Company disclosed by instrument recorded in Volume 30802, Page D-17 on December 26, 1995 is located on the subject parcel as approximately shown hereon.
- 14 Easement for ingress/egress granted to Huntington National Bank disclosed by instrument recorded in Volume 29969, Page F-15 on September 7, 1995 is located on the subject parcel as shown hereon.
- 15 Right of way easement for electric in favor of Columbus Southern Power Company filed for record in Volume 15975, Page H-02 on October 18, 1990 is located on the subject parcel as approximately shown hereon. Subject to the terms and conditions thereof.
- 16 Right of way easement for gas in favor of Columbia Gas of Ohio, Inc. filed for record in Volume 5120, Page J-19 on December 7, 1984 is located on the subject parcel as shown hereon. Subject to the terms and conditions thereof.
- 17 Subject to the items as contained in a Deed filed for record in Volume 1781, Page D-17 on October 10, 1991 of Franklin County Records.
- 18 Subject to the items as contained in a Deed filed for record in Instrument No. 200902030013750 on February 3, 2009 of Franklin County Records.
- 19 Subject to Open - End Mortgage from F.W. Englefield, IV and Kimberly A. Englefield, Husband and Wife; Benjamin B. Englefield and Lisa L. Englefield, Husband and Wife, to The Park National Bank, recorded in Instrument No. 200902030013752 on February 3, 2009.
- 20 Subject to Financing Statement recorded February 3, 2009 as Instrument No. 200902030013753; Debtor: F. W. Englefield, IV and Benjamin B. Englefield; Secured party: The Park National Bank.
- 21 Subject to Memorandum and Right of First Refusal Agreement between F.W. Englefield, IV and Benjamin B. Englefield and BP Products North America Inc., disclosed by instrument recorded in Instrument No. 200902030013751 on February 3, 2009.

\*\*Subject parcel is located within the area described in Declaration of Restrictive Covenant as recorded in O.R. 17811006.

**LEGEND**

- Iron Rod Found
- Iron Pipe Found
- ⊗ PK Nail Found
- ⊕ RR Spike Found
- ⊙ Monument Box
- ⊖ Concrete Post
- ⊕ Tacked Hub / Trav Pt
- ⊕ Post Sign / Lamp
- ⊕ Sign
- ⊕ Billboard / OH Sign
- ⊕ Sanitary Manhole
- ⊕ Sanitary Cleanout
- ⊕ Storm Manhole
- ⊕ Catch Basin
- ⊕ Curb Inlet W / Grate
- ⊕ Gas Valve
- ⊕ Gas Meter
- ⊕ Underground Line Marker
- ⊕ Mailbox
- ⊕ Monitoring Well
- ⊕ Irrigation Box
- Iron Pin Set
- ⊗ PK Nail Set
- ⊕ RR Spike Set
- ⊕ Monument
- ⊕ Electric Manhole
- ⊕ Electric Transformer
- ⊕ Comm Manhole
- ⊕ Tel Pedestal
- ⊕ Pole Elec
- ⊕ Pole Elec Tel
- ⊕ Pole Elec Tel Light
- ⊕ Pole Tel Light
- ⊕ Pole Light
- ⊕ Pole Signal
- ⊕ Traffic Box
- ⊕ Guy Pole
- ⊕ Guy Wire
- ⊕ Fire Hydrant
- ⊕ Water Valve
- ⊕ Fuel Access Lid

All iron pins set are 3/4" diameter iron pipe, 30" long with plastic cap inscribed Advanced 7861.

Bearings are based on the same as shown in D.B. 3044, Pg. 133.

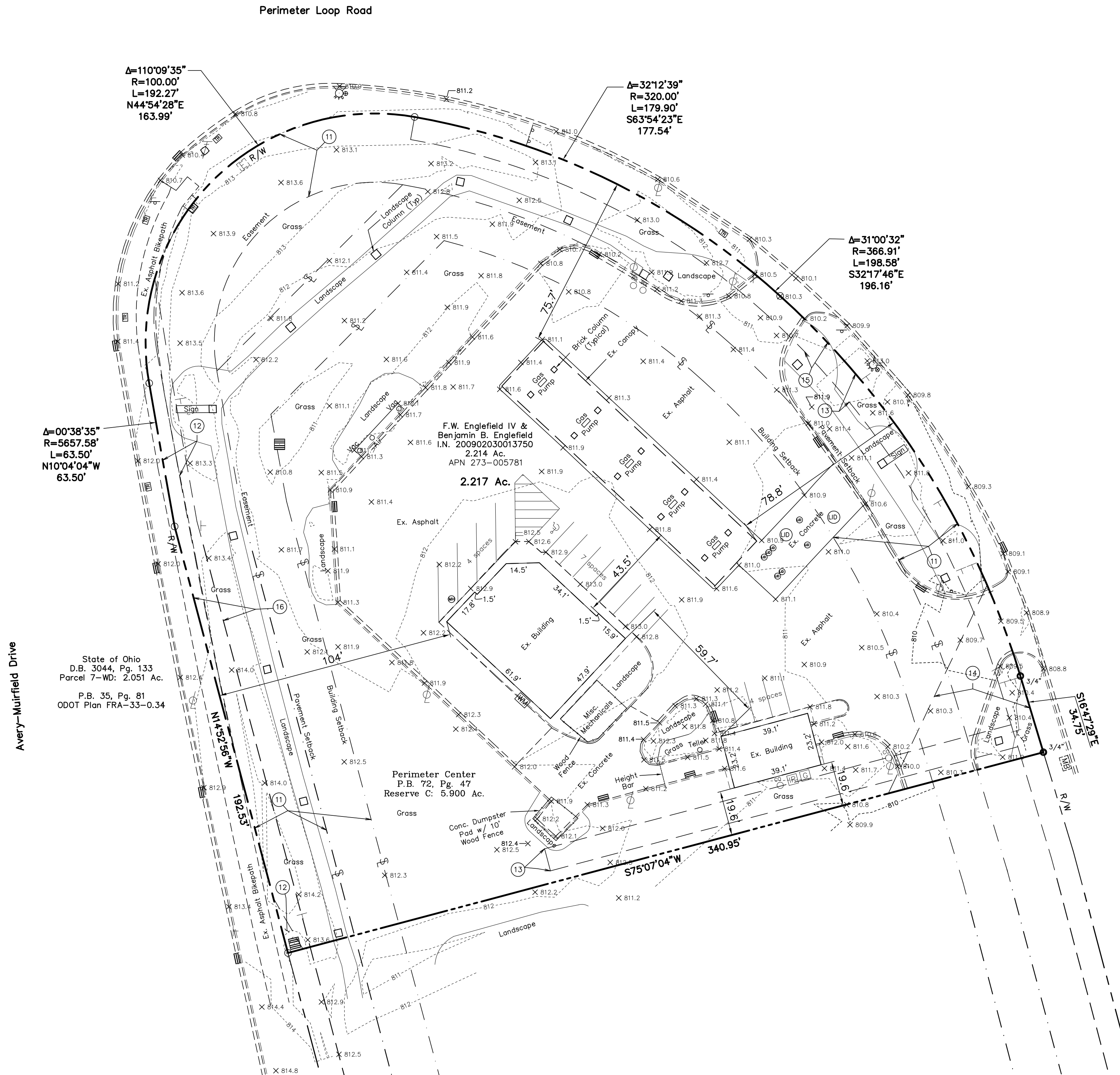
This drawing is based on existing records and an actual field survey performed by Advanced Civil Design, Inc. in June 2012.

**ALTA / ASCM CERTIFICATION**

To: GetGo Partners South, The Tamarkin Company and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 8, 9 and 15 of Table A thereof. The field work was completed in June 2012.

Registered Surveyor



State of Ohio  
D.B. 3044, Pg. 133  
Parcel 7-WD: 2.051 Ac.  
P.B. 35, Pg. 81  
ODOT Plan FRA-33-0.34

FHIT, LLC  
I.N. 199905240130959  
1.726 Ac.

Survey Number 2999  
of the Virginia Military District  
City of Dublin, Franklin County, Ohio

**ALTA/ASCM Land Title Survey**

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 30'  
DATE: 06/25/2012

SHEET 1 / 1