

CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 38220648 - SCHEDULE A, EXHIBIT "A":

Parcel 1:

Situated in the City of Dublin, County of Franklin, and State of Ohio:

Being in Quarter Township 2, Township 2, Range 19, United States Military Lands and being part of the 28.001-acre tract (Tract 3) conveyed to BancOhio National Bank by deed of record in Official Records Volume 15735, Page D17, Records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at the point of intersection of the centerline of Tuller Road with the centerline of Tuller Ridge Drive as the same is delineated upon the record plat for the "Dedication of Tuller Ridge Drive and Easements", of record in Plat Book 71, Page 60;

Thence the following Six (6) courses and distances along the centerline of Tuller Ridge Drive:

- 1) Thence South 03 deg. 35' 11" West, a distance of 40.00 feet, to a point of curvature;
- 2) Thence along a curve to the left having a radius of 500.00 feet, a central angle of 09 deg. 00' 00", the chord of which bears South 00 deg. 54' 49" East, a chord distance of 78.46 feet, to a point of tangency;
- 3) Thence South 05 deg. 24' 49" East, a distance of 163.24 feet, to a point of curvature;
- 4) Thence along a curve to the right being a radius of 500.00 feet, a central angle of 09 deg. 00' 00", the chord to which bears South 00 deg. 54' 49" East, a chord distance of 78.46 feet, to a point of tangency;
- 5) Thence South 03 deg. 35' 11" West, a distance of 467.47 feet, to a point of curvature;
- 6) Thence along a curve to the left having a radius of 625.00 feet, a central angle of 44 deg. 22' 02", the chord to which bears South 18 deg. 35' 50" East, a chord distance of 471.97 feet, to a point;

Thence South 49 deg. 13' 09" West, a distance of 30.00 feet, to an iron pin at a common corner to 28.001 acre tract and the tract of land conveyed to Herbert W. Bosh, Jr., by deed of record in Official Records Volume 10564, Page D05, said point being the point of true beginning for the herein described tract of land;

Thence the following Four (4) courses and distance along the Southerly right-of-way line of said Tuller Ridge Drive (60 feet in width);

- 1) Thence along a curve to the left having a radius of 655.00 feet to a central angle of 45 deg. 37' 58", the chord to which bears South 63 deg. 35' 50" East, a chord distance of 507.99 feet, to an iron pin at a point of compound curvature;
- 2) Thence along a curve to the left having a radius of 455.59 feet, a central angle of 41 deg. 06' 02", the chord to which bears North 73 deg. 02' 10" East, a chord distance of 318.85 feet, to an iron pin at a point of reverse curvature;
- 3) Thence along a curve to the right having a radius of 395.57 feet, a central angle of 41 deg. 23' 26", the chord to which bears North 73 deg. 10' 51" East, a chord distance of 279.59 feet, to an iron pin at a point of tangency;
- 4) Thence South 86 deg. 07' 26" East, a distance of 348.22 feet, to an iron pin in the common line to said 28.001 acre tract and the 26.278 acre tract conveyed to Jack K. Vogel by deed of record in Official Records Volume 541, Page C10;

Thence South 03 deg. 11' 54" West, a distance of 582.38 feet, along the common line to said 26.278 and 28.001 acre tracts to an iron pin at a common corner to said 26.278 and 28.001 acre tracts; said iron pin also being Northerly line of the 20.828 acre tract conveyed to Wendy's International, Inc., by deed of record in Deed Book 3791, Page 229;

Thence North 86 deg. 13' 40" West, a distance of 1383.79 feet, along the common line said 28.001 and 20.828 acre tract, the common line to said 28.001 acre tract and the 3.509 and 5.270 acre tracts conveyed to Wendy's International, Inc. by deeds of record in Deed Book 3791, Page 229 and Deed Book 3596, Page 274 and the common line to said 28.001 acre tract and the tract of land conveyed to Harrisburg Pike Development Co. by deed of record in Deed Book 3297, Page 283; to an iron pin at a common corner to said 28.001 acre tract and said Herbert W. Bosh, Jr. tract;

Thence North 03 deg. 46' 20" East, a distance of 566.88 feet, along the common line to said 28.001 acre tract and Herbert W. Bosh, Jr. tract to the point of true beginning containing 15.459 acres, more or less.

The bearings in the above description were based upon the bearing as shown on the "Dedication of Tuller Ridge Drive and Easements" of record in Plat Book 71, Page 60.

Excepting therefrom that part thereof conveyed by deed 201601080002954 more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Lot 16, Quarter Township 2, Township 2, Range 19, United States Military Lands, being out of that 15.459 acre tract conveyed as Parcel 1 to LSRF3 Bravo (Ohio), LLC by deed of record in Instrument Number 201410070132678 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning for reference, at a magnetic nail set at the centerline intersection of Tuller Road and Tuller Ridge Drive (60 foot right-of-way width) of record in Plat Book 71, Page 60;

Thence with the centerline of said Tuller Ridge Drive, the following courses and distances:

South 03°26'58" West, a distance of 40.00 feet to a point of curvature;

With the arc of said curve to the left, having a central angle of 09°00'00", a radius of 500.00 feet, an arc length of 78.54 feet, a chord bearing and distance of South 01°03'02" East, 78.46 feet to a point of tangency;

South 05°33'02" East, a distance of 163.24 feet to a point of curvature;

With the arc of said curve to the right, having a central angle of 09°00'00", a radius of 500.00 feet, an arc length of 78.54 feet, a chord bearing and distance of South 01°03'02" East, 78.46 feet to a point of tangency;

South 03°26'58" West, a distance of 467.47 feet to a PK nail found at a point of curvature; and

With the arc of said curve to the left, having a central angle of 44°22'01", a radius of 625.00 feet, an arc length of 483.97 feet, a chord bearing and distance of South 18°44'03" East, 471.97 feet to a point;

Thence South 49°04'56" West, across the right-of-way of said Tuller Ridge Drive, a distance of 30.00 feet to a ½ inch iron pipe capped "Bird and Bull" found in the Southerly right-of-way line of said Tuller Ridge Drive, being a corner common to said 15.459 acre tract and that 0.821 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 201212310201439;

Thence South 03°38'07" West, with the Westerly line of said 15.459 acre tract, with the Easterly line of said 0.821 acre tract, a distance of 485.36 feet to an iron pin set at the True Point of Beginning;

Thence across said 15.459 acre tract, with the arc of a curve to the left, having a central angle of 09°31'05", a radius of 472.34 feet, an arc length of 78.46 feet, a chord bearing and distance of South 01°08'45" East, 78.37 feet to an iron pin set;

Thence South 05°44'51" East, continuing across said 15.459 acre tract, a distance of 3.46 feet to an iron pin set in the Southerly line of said 15.459 acre tract, in the Northerly line of that 6.202 acre tract conveyed to Dale Holding, Co. of Columbus, LLC by deed of record in Instrument Number 200504120068206 being the common line of said Lot 16, Quarter Township 2, and Lot 11, Quarter Township 3;

Thence North 86°21'53" West, the common line of said Lot 16, Quarter Township 2, and Lot 11, Quarter Township 3, with the Southerly line of said 15.459 acre tract and with the Northerly line of said original 6.202 acre tract, a distance of 7.10 feet to an iron pin set in the Easterly line of said 0.821 acre tract;

Thence North 03°38'07" East, with the Easterly line of said 0.821 acre tract, a distance of 81.52 feet to the True Point of Beginning, and containing 0.004 acre of land, more or less.

Subject, however, to all legal right-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, having a bearing of South 73° 57' 18" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in April 2013 and April 2014.

CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 38220648 - SCHEDULE A, EXHIBIT "A":

Also excepting therefrom that part thereof conveyed by deed recorded at 201601080002954 more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Lot 16, Quarter Township 2, Township 2, Range 19, United States Military Lands, being out of that 15.459 acre tract conveyed as Parcel 1 LSRF3 Bravo (Ohio), LLC by deed of record in Instrument Number 201410070132678 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Tuller Road and Tuller Ridge Drive (60 foot right-of-way width) of record in Plat Book 71, Page 60;

Thence with the centerline of said Tuller Ridge Drive, the following courses and distances:

South 03°26'58" West, a distance of 40.00 feet to a point of curvature;

With the arc of said curve to the left, having a central angle of 09°00'00", a radius of 500.00 feet, an arc length of 78.54 feet, a chord bearing and distance of South 01°03'02" East, 78.46 feet to a point of tangency;

South 05°33'02" East, a distance of 163.24 feet to a point of curvature;

With the arc of said curve to the right, having a central angle of 09°00'00", a radius of 500.00, an arc length of 78.54 feet, a chord bearing and distance of South 01°03'02" East, 78.46 feet to a point of tangency;

South 03°26'58" West, a distance of 467.47 feet to a PK nail found at a point of curvature; and

With the arc of said curve to the left, having a central angle of 44°22'01", a radius of 625.00 feet, an arc length of 483.97 feet, a chord bearing and distance of South 18°44'03" East, 471.97 feet to a point;

Thence South 49°04'56" West, across the right-of-way of said Tuller Ridge Drive, a distance of 30.00 feet to a ½ inch iron pipe capped "Bird and Bull" found in the Southerly right-of-way line of said Tuller Ridge Drive, being a corner common to said 15.459 acre tract and that 0.821 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 201212310201439, the True Point of Beginning;

Thence with the Northerly line of said 15.459 acre tract, with the Southerly right-of-way line of said Tuller Ridge Drive, with the arc of a curve to the left, having a central angle of 36°50'27", a radius of 655.00 feet, an arc length of 421.16 feet, a chord bearing and distance of South 59°20'17" East, 413.94 feet to an iron pin set;

Thence across said 15.459 acre tract, the following courses and distances:

North 77°45'31" West, a distance of 110.09 feet to an iron pin set at a point of curvature;

With the arc of said curve to the left, having a central angle of 08°15'03", a radius of 1767.50 feet, an arc length of 254.53 feet, a chord bearing and distance of North 81°53'03" West, 254.31 feet to an iron pin set; and

North 86°06'45" West, a distance of 6.36 feet to an iron pin set in the Westerly line of said 15.459 acre tract, with the Easterly line of said 0.821 acre tract;

Thence North 03°38'07" East, with the line common to said 15.459 acre tract and said 0.821 acre tract, a distance of 151.73 feet to the True Point of Beginning, and containing 0.385 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, having a bearing of South 73° 57' 18" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in April 2013 and April 2014.

Parcel 1:

Situated in the City of Dublin, County of Franklin, and State of Ohio;

Being in Quarter Township 2, Township 2, Range 19, United States Military Lands and being part of the original 15.432 acre tract conveyed to Tuller One Limited Partnership by deed of record in Official Records Volume 28397, Page C03, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at the point of intersection of the centerline of Tuller Road with the centerline of Tuller Ridge Drive as the same is delineated upon the recorded plat for the "Dedication of Tuller Ridge Drive and Easements" of record in Plat Book 71, Page 60;

Thence the following Five (5) courses and distances along the centerline of Tuller Ridge Drive;

- 1) Thence South 03 deg. 35' 11" West a distance of 40.00 feet to a point of curvature;
- 2) Thence along a curve to the left having a radius of 500.00 feet, a central angle of 9 deg. 00' 00", the chord to which bears South 00 deg. 54' 49" East, the chord distance of 78.46 feet to a point of tangency;
- 3) Thence South 05 deg. 24' 49" East a distance of 163.24 feet to a point of curvature;
- 4) Thence along a curve to the right having a radius of 500.00 feet, a central angle of 9 deg. 00' 00", the chord to which bears South 00 deg. 54' 49" East a chord distance of 78.46 feet to a point of tangency;
- 5) Thence South 03 deg. 35' 11" West a distance of 467.47 feet to a point of curvature;

Thence South 86 deg. 24' 49" East a distance of 30.00 feet to an iron pin in the Easterly right-of-way line of Tuller Ridge Drive at a point of curvature in said right-of-way and in the West line of a 3.502 acre tract conveyed to City of Dublin, Ohio by deed of record in Official Records Volume 32743, Page C18;

Thence along a curve to the left having a radius of 595.00 feet, a central angle of 0 deg. 37' 02" the chord to which bears South 3 deg. 16' 40" West a chord distance of 6.41 feet to an iron pin at the Southwest corner of said 3.502 acre tract, said point being the point of true beginning for the herein described tract of land;

Thence South 86 deg. 07' 26" East a distance of 353.05 feet to an iron pin at a corner of said 3.502 acre and at a non-tangent point;

Thence along a curve to the right having a radius of 248.33 feet a central angle of 39 deg. 30' 28", the chord to which bears South 43 deg. 48' 42" East a chord distance of 167.86 feet to an iron pin at a point of non-tangency and a corner of said 3.502 acre tract;

Thence South 86 deg. 07' 26" East a distance of 171.51 feet to an iron pin at the Southeast corner of said 3.502 acre tract;

Thence North 3 deg. 35' 11" East a distance of 35.00 feet along a portion of the East line of said 3.502 acre tract to a point at the Southwest corner of a 17.940 acre tract conveyed to the Thomas Family Limited Partnership by deed of record in Official Records Volume 17716, Pages D16, D19, E02, E05, E08, E11, and E14;

Thence South 86 deg. 07' 26" East a distance of 654.21 feet, along the South line of said 17.940 acre tract to an iron pin at the Northwest corner of the 1.354 acre tract conveyed to John J. and Donna M. Luger by deed of record in Official Records Volume 16484, Page 113;

Thence South 03 deg. 11' 54" West a distance of 295.00 feet, along the Westerly line of said 1.354 acre tract to an iron pin in the Northerly right-of-way line of Tuller Ridge Drive, at the Southwesterly corner of said 1.354 acre tract;

CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 38220648 - SCHEDULE A, EXHIBIT "A":

Thence the following Four (4) courses and distance along the Northerly and Easterly right-of-way line of Tuller Ridge Drive;

- 1)Thence North 86 deg. 07' 26" West a distance of 147.51 feet to an iron pin at a point of curvature;
- 2)Thence along a curve to the left having a radius of 455.57 a central angle of 41 deg. 23' 25" the chord to which bears South 73 deg. 10' 51" West a chord distance of 321.99 feet to an iron pin at a point of reverse curvature;
- 3) Thence along a curve to the right having a radius of 395.59 feet a central angle of 41 deg. 06' 02" the chord to which bears South 73 deg. 02' 10" West a chord distance of 277.73 feet to an iron pin at a point of compound curvature;
- 4) Thence along a curve to the right having a radius of 595.00 feet a central angle of 89 deg. 22' 58" the chord to which bears North 41 deg. 43' 20" West a chord distance of 836.91 feet to the point of true beginning containing 11.930 acres, more or less.

The bearings in the above description were based upon the bearings as shown on the "Dedication of Tuller Ridge Drive and Easements of record in Plat Book 71, Page 60.

CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 38220648 - SCHEDULE B, PART II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

14. Easements, restrictions, setback lines and provisions contained in plat of Sycamore Ridge Public Easement Dedication Plat for Sanitary Sewer, Bikeway and Sidewalk, of record in Plat Book 84, Page 61, Recorder's Office, Franklin County, Ohio.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

15. Easements, setback lines and provisions contained on the plat Dedication of Tuller Ridge Drive and Easements, of record in Plat Book 71, Page 60, Recorder's Office, Franklin County, Ohio.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

16. Easement to Columbus and Southern Ohio Electric Company, of record in Deed Book 2577, Page 581, Recorder's Office, Franklin County, Ohio.
(MAY AFFECT THE SUBJECT PROPERTY – UNABLE TO LOCATE FROM THE RECORD DESCRIPTION)

17. Easement & Right of Way to Columbus Southern Power Company, an Ohio corporation, of record in Official Record Volume 31649, Page H11, Recorder's Office, Franklin County, Ohio.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

18. Easement to The Ohio Bell Telephone Company, of record in Official Record Volume 29419, Page B08, Recorder's Office, Franklin County, Ohio.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

19. Easement to Ohio Bell Telephone Company, of record in Official Record Volume 29419, Page B11, Recorder's Office, Franklin County, Ohio.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

20. Right of Way and Easement to Columbus Southern Power Company, of record in Official Record Volume 13841, Page A09, Recorder's Office, Franklin County, Ohio.
(MAY AFFECT THE SUBJECT PROPERTY – UNABLE TO LOCATE FROM THE RECORD DESCRIPTION)

21. Right of Way and Easement to Columbus Southern Power Company, of record in Official Record Volume 17170, Page C10, Recorder's Office, Franklin County, Ohio.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

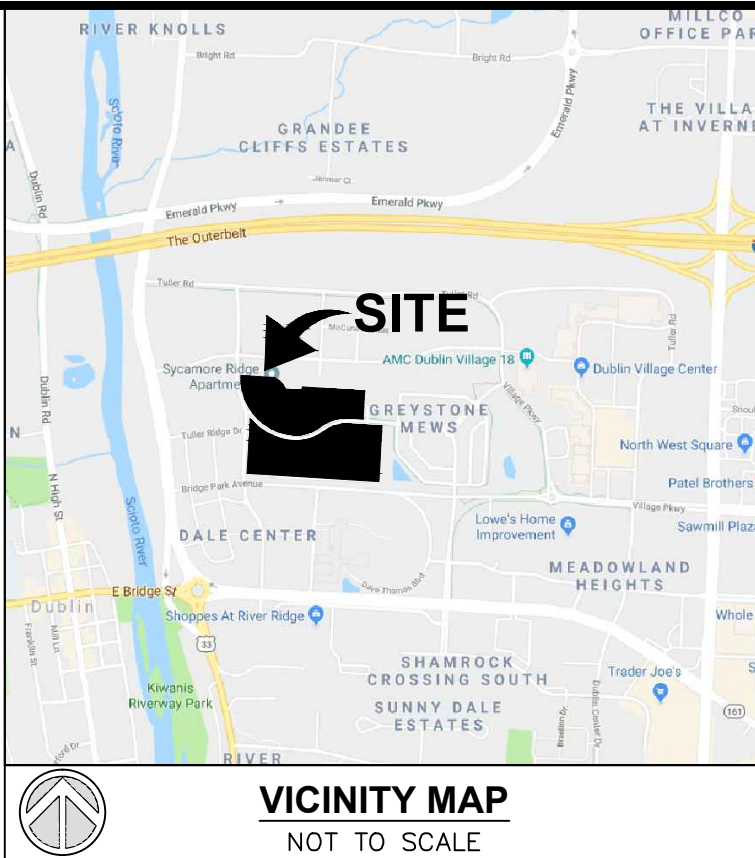
22. Easement, rights and provisions contained in Right of Entry Agreement, of record in Official Record Volume 33972, Page J14, Recorder's Office, Franklin County, Ohio.
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Tuller Ridge Drive & Dale Drive, both public rights-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is 6700 Sycamore Ridge Boulevard, Dublin, Ohio.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Insurance Company Commitment No. 38220648, having a commitment date of December 6, 2022.
9. At the time of the survey, there were no party walls observed.
10. There are no appurtenant easements listed in the above referenced title commitment.
11. All roads within the property boundary are private roads.

BASIS OF BEARING:

The basis for all bearings shown hereon is the easterly line of subject property, known as being South 03°03'22" West, per Instrument No. 20181140154890 of the Franklin County Records.



SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Franklin, State of Ohio, Community Panel No. 39049C0151K, Revision Date June 17, 2008.

PARKING:

279 Parking Spaces
252 Garage Spaces
174 Tandem Spaces
21 Handicapped Spaces
724 Total Parking Spaces

TOTAL LAND AREA:

Parcel 1: 655,560 Sq. Ft. 15,050 Acres
Parcel 2: 519,671 Sq. Ft. 11,930 Acres
Grand Total: 1,175,231 Sq. Ft. 26,980 Acres

ZONING:

Zoning Classification: BSD-R – Bridge Street District Residential
Minimum Building Setbacks:
Front: Required Building Zone of 5 to 20 Feet
Side: 5 Feet
Rear: 5 Feet
Maximum Building Height: 4.5 Stories
Parking Ratio:
Multi-Family (Minimum)
Studio and One-Bedroom: 1 Space Per Dwelling
40 Units = 40 Spaces
Two-Bedroom: 1.5 Space Per Dwelling
206 Units x 1.5 = 309 Spaces
Three or More Bedroom: 2 Spaces Per Dwelling
24 Units x 2 = 48 Spaces
Multi-Family (Maximum)
2 Spaces Per Dwelling Unit
270 Units x 2 = 540 Spaces
Total Required Spaces: 397 Total Parking Spaces
Total Allowed Spaces: 540 Total Parking Spaces

SOURCE: This zoning information is taken from a zoning report compiled by CBRE under CBRE Project No.: CB22JUS132989-1, dated December 13, 2022, last revised December 14, 2022.

CERTIFICATION:

To: Chicago 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 10, 16, and 18 (depicted) of Table A thereof. The field work was completed on January 13, 2023.

Date of Plat or Map: January 19, 2023.

By: _____
Deron J. Millman, PS
Ohio Professional Surveyor No. 7717
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
EMG	09/10/2018	REVISED TITLE & CLIENT COMMENTS
EMG	09/12/2018	CLIENT COMMENTS
EMG	09/28/2018	REVISED TITLE & CLIENT COMMENTS
TW	10/27/2018	CLIENT COMMENTS
EMG	11/05/2018	CLIENT COMMENTS
RF	01/19/2023	RE-FIELD & REVISED TITLE COMMITMENT
RF	01/19/2023	QC REVISIONS
RF	01/26/2023	CLIENT COMMENTS

millman
National Land Services

Transforming the Industry
Surveying
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Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

THE CONNOR GROUP

10510 Springboro Pike
Miamisburg, Ohio 45342
Phone: (937) 434-3095

SYCAMORE RIDGE APARTMENT HOMES
6700 Sycamore Ridge Boulevard
City of Dublin
County of Franklin
State of Ohio
43017

Surveyor's Seal

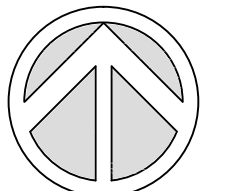
Sheet No. **1** of **3**

MSI Project No. 55502
(Prior MSI Project No. 43727)
PC: PMM
PM: RF
Drafter: RF/CPA

THE CONNOR GROUP

10510 Springboro Pike
Miamisburg, Ohio 45342
Phone: (937) 434-3095

SYCAMORE RIDGE
APARTMENT HOMES
6700 Sycamore Ridge
Boulevard
City of Dublin
County of Franklin
State of Ohio
43017



NORTH

GRAPHIC SCALE

0 60' 120'

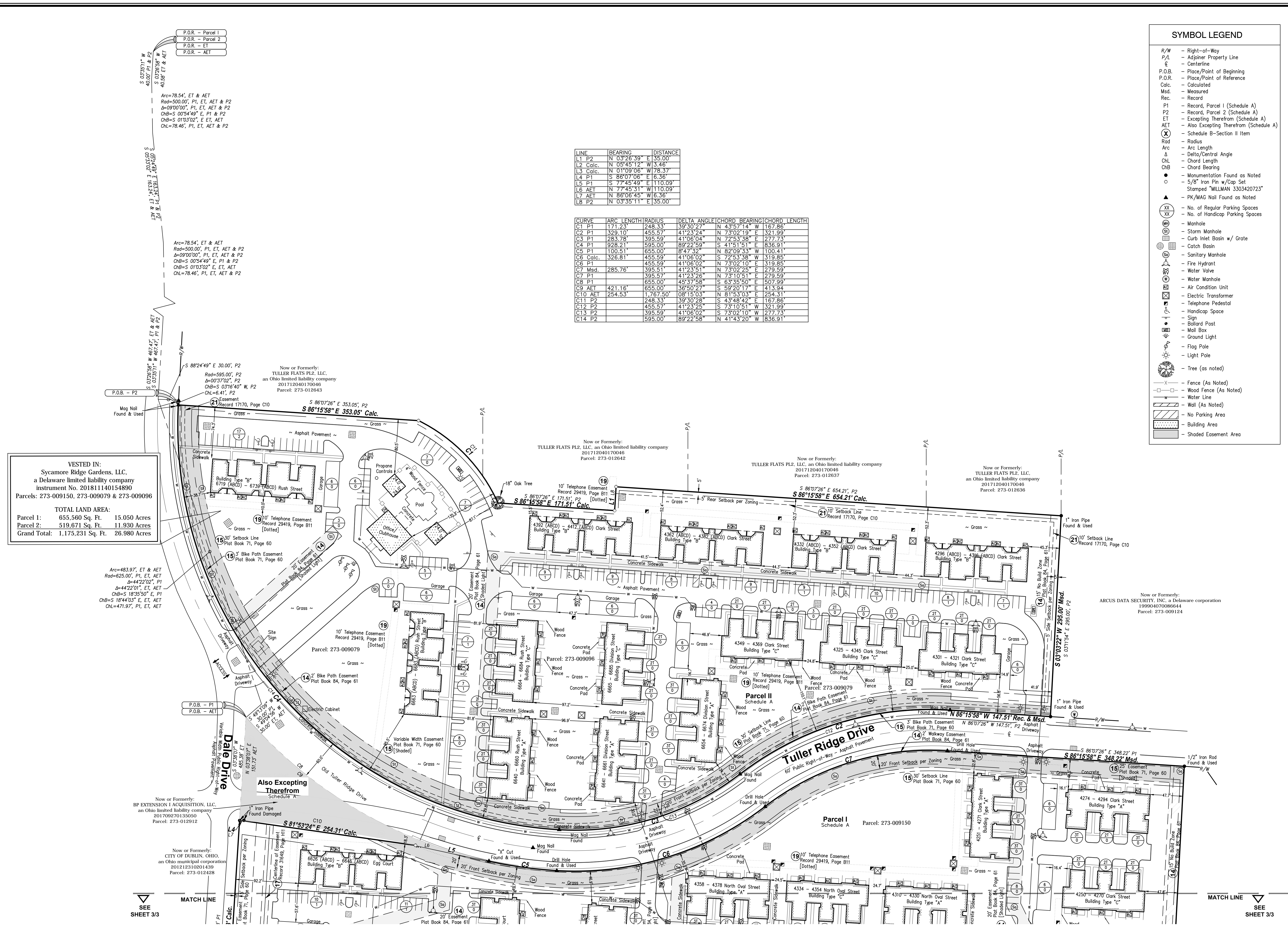
1 INCH = 60 FT.

SYMBOL LEGEND

- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- ε - Centerline
- P.O.B. - Place/Point of Beginning
- P.O.R. - Place/Point of Reference
- Calc - Calculated
- Msd. - Measured
- Rec. - Record
- P1 - Record, Parcel 1 (Schedule A)
- P2 - Record, Parcel 2 (Schedule A)
- ET - Excepting Therefrom (Schedule A)
- AET - Also Excepting Therefrom (Schedule A)
- (X) - Schedule B-Section II Item
- Rad - Radius
- Arc - Arc
- Δ - Delta/Central Angle
- ChL - Chord Length
- ChB - Chord Bearing
- - Monumentation Found as Noted
- - 5/8" Iron Pin w/Cap Set
- - Stamped "MILLMAN 3303420723"
- - PK/MAG Nail Found as Noted
- ▲ - No. of Regular Parking Spaces
- XX - No. of Handicap Parking Spaces
- - Manhole
- - Storm Manhole
- - Curb Inlet Basin w/ Grate
- - Catch Basin
- - Sanitary Manhole
- - Fire Hydrant
- - Water Valve
- - Water Manhole
- - Air Condition Unit
- - Electric Transformer
- - Telephone Pedestal
- - Handicap Space
- - Sign
- - Ballard Post
- - Mail Box
- - Ground Light
- - Flag Pole
- - Light Pole
- - Tree (as noted)
- X- - Fence (As Noted)
- - Wood Fence (As Noted)
- W- - Water Line
- ||- - Wall (As Noted)
- - No Parking Area
- - Building Area
- - Shaded Easement Area

LINE	BEARING	DISTANCE
L1 P2	N 03°26'39" E	35.00'
L2 Calc.	N 05°45'12" W	3.46'
L3 Calc.	N 01°09'06" W	78.37'
L4 P1	S 86°07'08" E	6.36'
L5 P1	S 77°45'49" E	110.09'
L6 AET	N 77°45'31" W	110.09'
L7 AET	N 86°06'45" W	6.36'
L8 P2	N 03°35'11" E	35.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 P1	171.23'	248.33'	39°30'27"	N 43°57'14" W	167.86'
C2 P1	329.10'	455.57'	41°23'24"	N 73°02'19" E	321.99'
C3 P1	283.78'	395.69'	41°06'04"	N 72°53'38" E	277.73'
C4 P1	928.21'	595.00'	89°22'59"	S 41°51'51" E	836.91'
C5 P1	100.51'	655.00'	8°47'32"	N 82°09'33" W	100.41'
C6 Calc.	326.81'	455.59'	41°06'02"	S 72°53'38" W	319.85'
C6 P1	455.59'	41°06'02"	N 73°02'10" E	319.85'	
C7 Msd.	285.76'	395.51'	41°23'51"	N 73°02'28" E	279.59'
C7 P1	395.57'	41°23'26"	N 73°10'51" E	279.59'	
C8 P1	655.00'	45°37'58"	S 63°35'50" E	507.99'	
C9 AET	421.16'	655.00'	36°50'27"	S 59°20'17" E	413.94'
C10 AET	254.53'	1,767.50'	08°15'03"	N 81°53'03" E	254.31'
C11 P2	248.33'	39°30'28"	S 43°48'42" E	167.86'	
C12 P2	455.57'	41°23'25"	S 73°10'51" W	321.99'	
C13 P2	395.59'	41°06'02"	S 73°02'10" W	277.73'	
C14 P2	595.00'	89°22'58"	N 41°43'20" W	836.91'	



VESTED IN:
Sycamore Ridge Gardens, LLC,
a Delaware limited liability company
Instrument No. 201811140154890
Parcels: 273-009150, 273-009079 & 273-009096

TOTAL LAND AREA:
Parcel 1: 655,560 Sq. Ft. 15.050 Acres
Parcel 2: 519,671 Sq. Ft. 11.930 Acres
Grand Total: 1,175,231 Sq. Ft. 26.980 Acres

Arc=483.97', ET & AET
Rad=625.00', P1, ET, AET
Δ=44°22'02", P1
ChB=S 18°35'50" E, P1
ChL=471.97', P1, ET, AET

Now or Formerly:
BP EXTENSION I ACQUISITION, LLC,
an Ohio limited liability company
201709270135050
Parcel: 273-012912

Now or Formerly:
CITY OF DUBLIN, OHIO,
an Ohio municipal corporation
201212310201430
Parcel: 273-012428

MATCH LINE
SEE SHEET 3/3

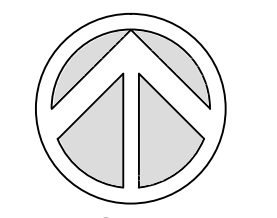
MATCH LINE
SEE SHEET 3/3

ALTA/NSPS LAND TITLE
 SURVEY PREPARED FOR:

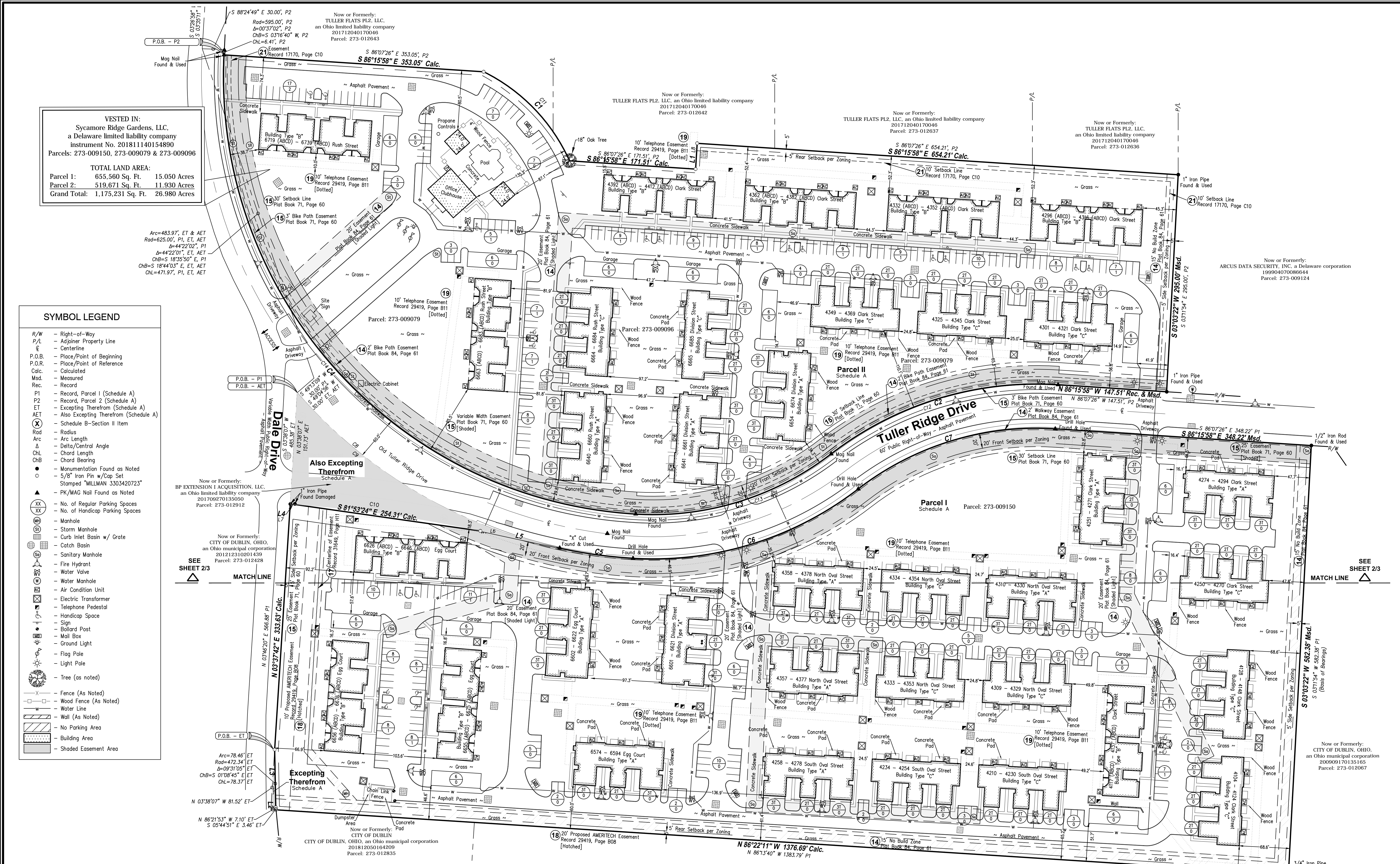
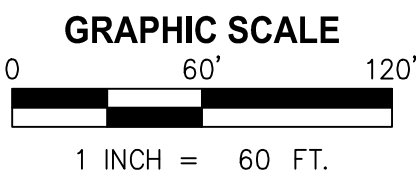
THE CONNOR GROUP

10510 Springboro Pike
 Miamisburg, Ohio 45342
 Phone: (937) 434-3095

SYCAMORE RIDGE
 APARTMENT HOMES
 6700 Sycamore Ridge
 Boulevard
 City of Dublin
 County of Franklin
 State of Ohio
 43017



NORTH

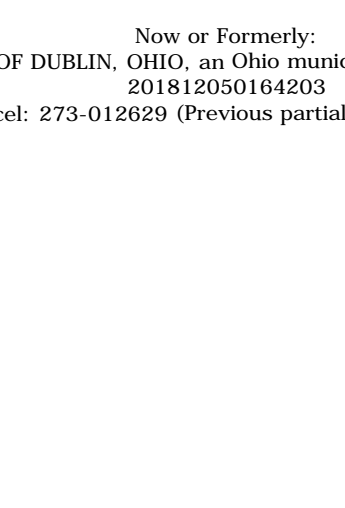
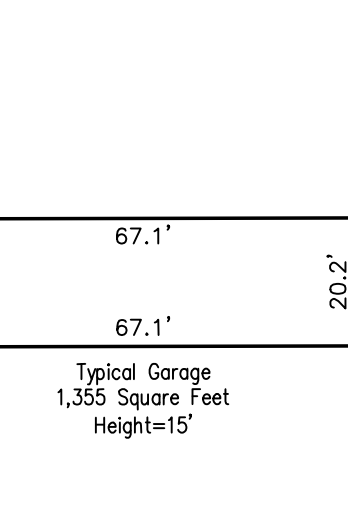
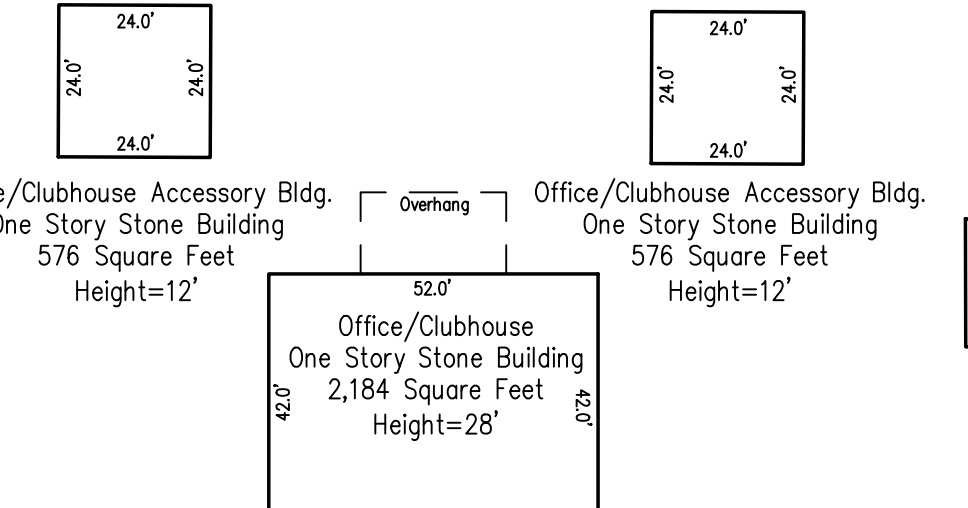
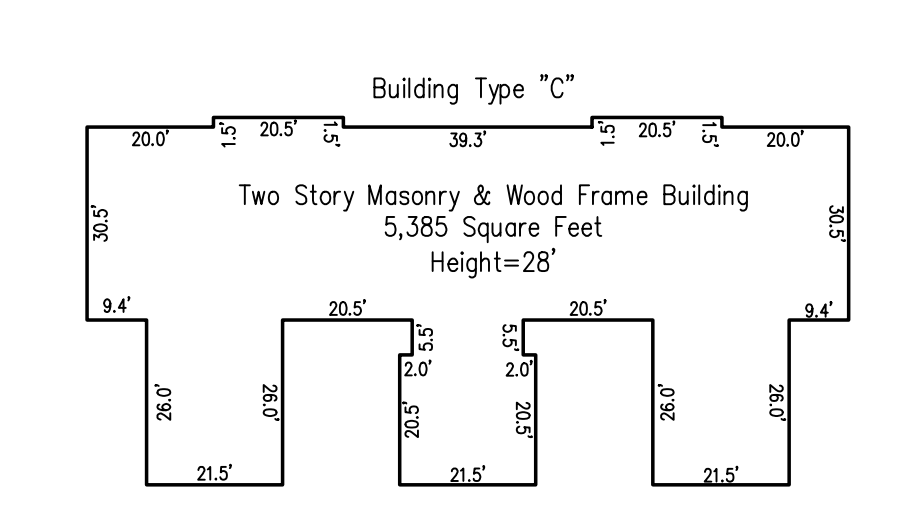
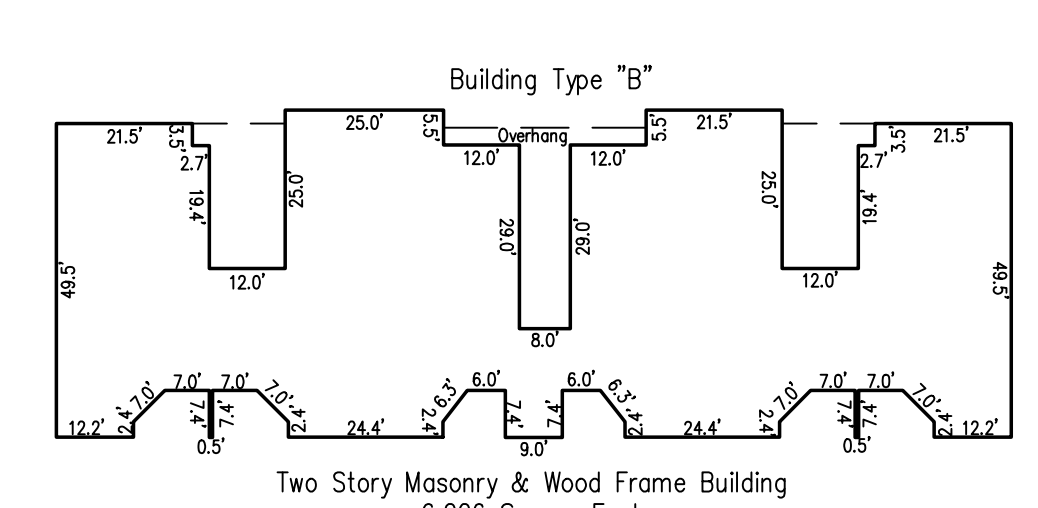
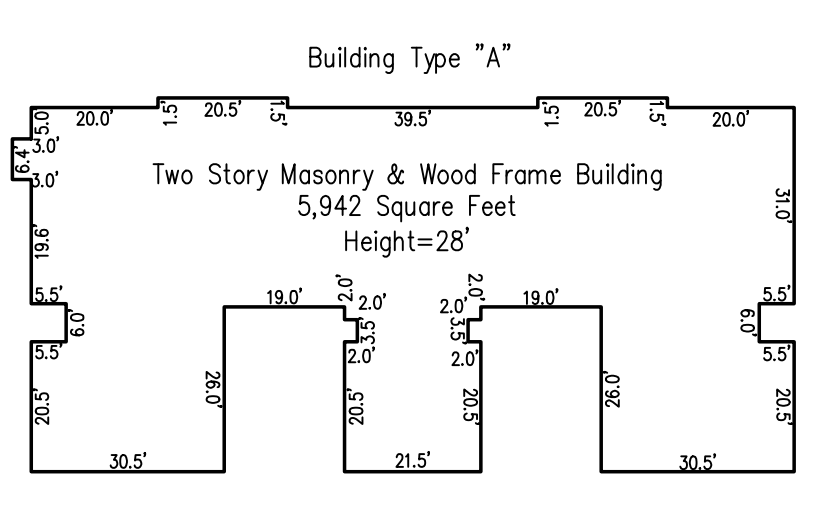


VESTED IN:
 Sycamore Ridge Gardens, LLC,
 a Delaware limited liability company
 Instrument No. 201811140154890
 Parcels: 273-009150, 273-009079 & 273-009096

TOTAL LAND AREA:
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 Parcel 2: 519,671 Sq. Ft. 11.930 Acres
 Grand Total: 1,175,231 Sq. Ft. 26.980 Acres

SYMBOL LEGEND

- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- ⊕ - Centerline
- P.O.B. - Place/Point of Beginning
- P.O.R. - Place/Point of Reference
- Calc. - Calculated
- Msd. - Measured
- Rec. - Record
- P1 - Record, Parcel 1 (Schedule A)
- P2 - Record, Parcel 2 (Schedule A)
- ET - Excepting Therefrom (Schedule A)
- AET - Also Excepting Therefrom (Schedule A)
- (X) - Schedule B-Section II Item
- Rod - Radius
- Arc - Arc Length
- Δ - Delta/Central Angle
- ChL - Chord Length
- ChB - Chord Bearing
- - Monumentation Found as Noted
- - 5/8" Iron Pin w/Cap Set
- Stamp - Stamped "MILLMAN 3303420723"
- PK/MAG - PK/MAG Nail Found as Noted
- XX - No. of Regular Parking Spaces
- XX - No. of Handicap Parking Spaces
- Manhole - Manhole
- Storm Manhole - Storm Manhole
- Curb Inlet Basin w/ Grate - Curb Inlet Basin w/ Grate
- Catch Basin - Catch Basin
- Sanitary Manhole - Sanitary Manhole
- Fire Hydrant - Fire Hydrant
- Water Valve - Water Valve
- Water Manhole - Water Manhole
- Air Condition Unit - Air Condition Unit
- Electric Transformer - Electric Transformer
- Telephone Pedestal - Telephone Pedestal
- Handicap Space - Handicap Space
- Sign - Sign
- Bollard Post - Bollard Post
- Mail Box - Mail Box
- Ground Light - Ground Light
- Flag Pole - Flag Pole
- Light Pole - Light Pole
- Tree (as noted) - Tree (as noted)
- Fence (As Noted) - Fence (As Noted)
- Wood Fence (As Noted) - Wood Fence (As Noted)
- Water Line - Water Line
- Wall (As Noted) - Wall (As Noted)
- No Parking Area - No Parking Area
- Building Area - Building Area
- Shaded Easement Area - Shaded Easement Area



Now or Formerly:
 CITY OF DUBLIN, OHIO, an Ohio municipal corporation
 2018120504 (164293)
 Parcel: 273-012629 (Previous partial 273-008805)