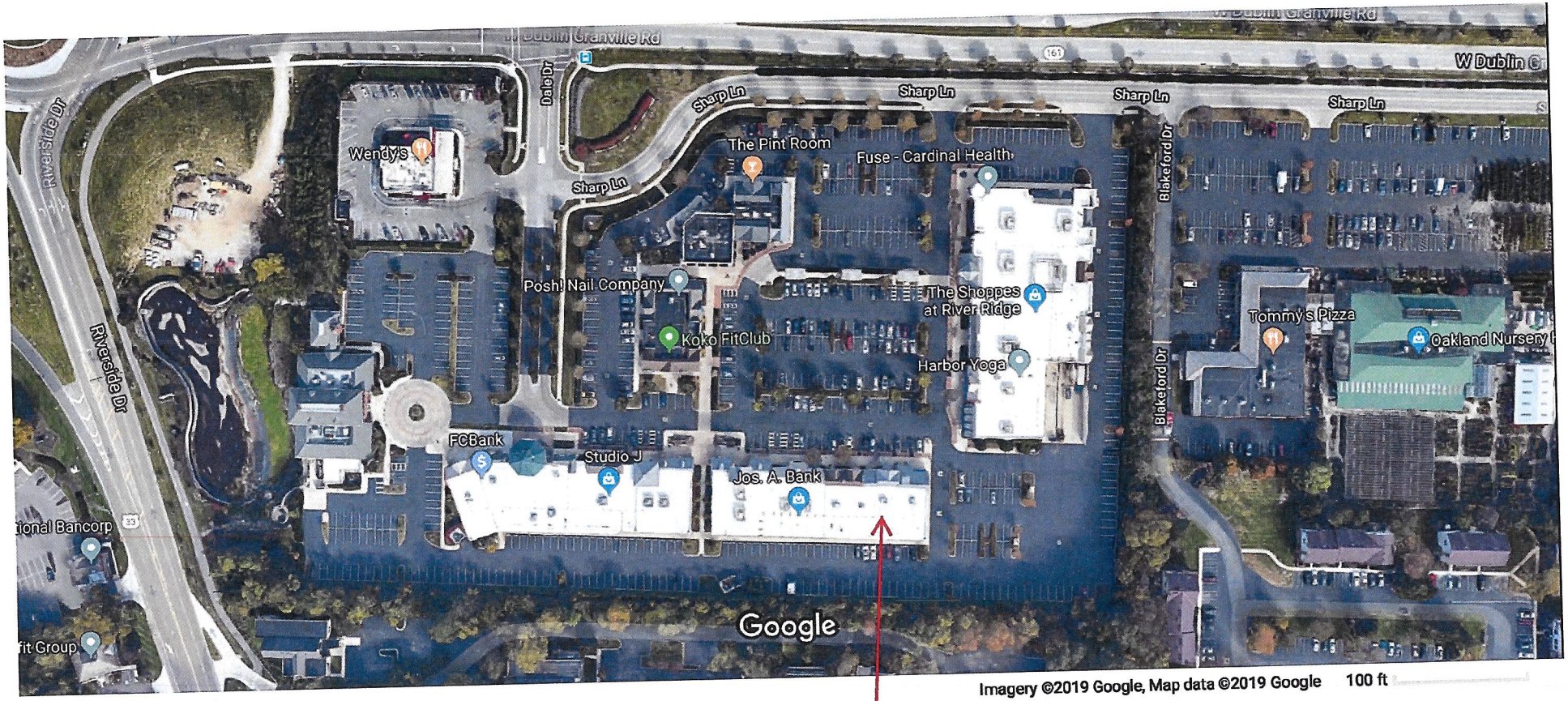

GATEWAY MRTG

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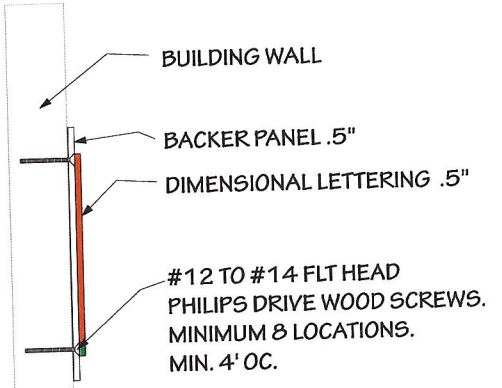

NEW WALL SIGN

DIMENSIONAL CNC CUT PVC LETTERING AND BY LTRS ETC.
MDO BACKER PANEL. ALL PAINTED FINISHES

- PAINTED FINISH PMS 7578
- PAINTED WHITE FINISH

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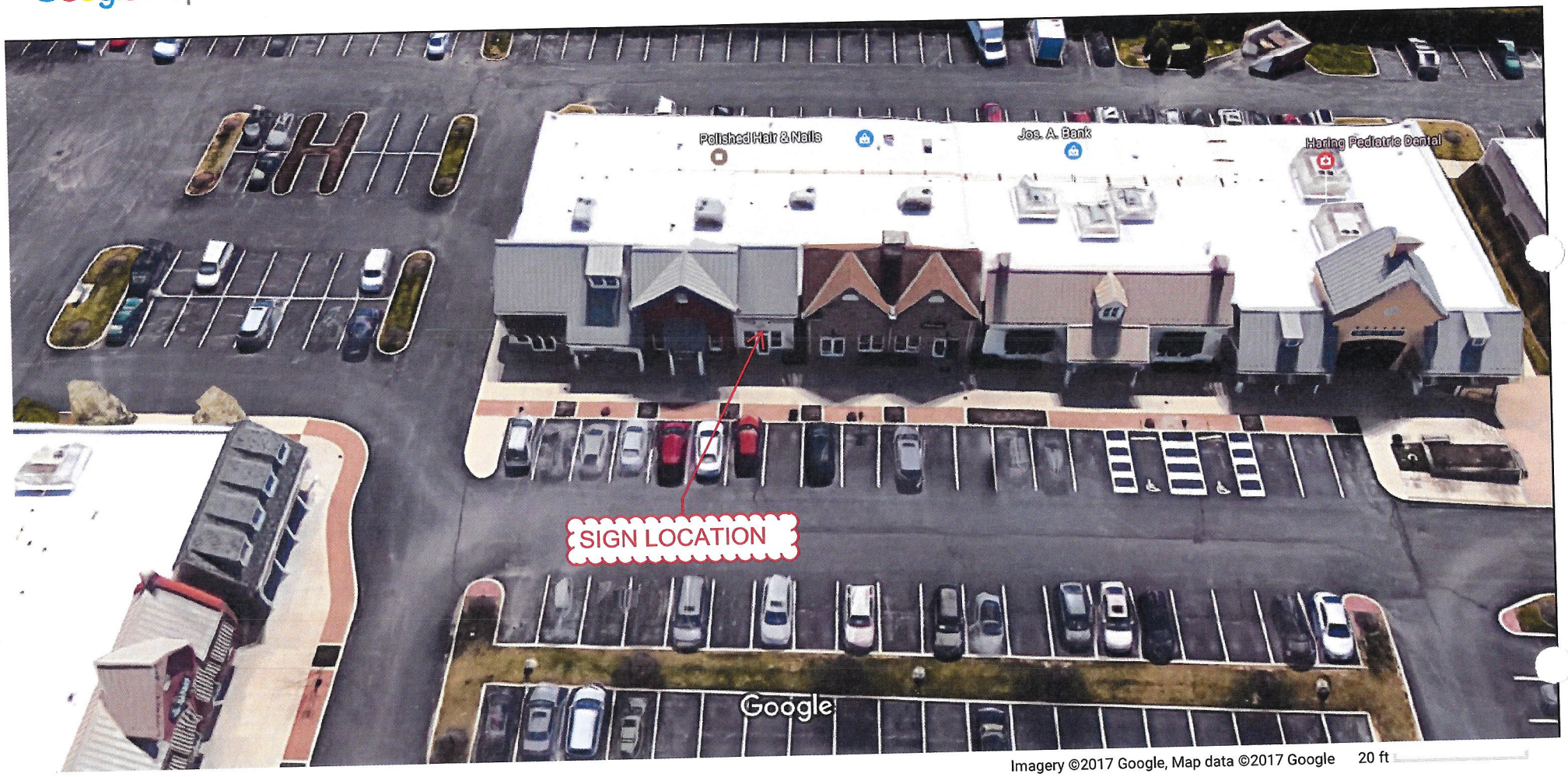
GATEWAY MRTG WALL PRMT.fs
3.28.19 MOE

PERMIT

MOORE SIGNS
Westerville, Ohio 614.882.1110 www.mooresigns.biz

Google Maps

Google Maps



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https://www.google.com/maps/@40.0986221,-83.1058267,67a,35y,180h,39.43t/data=!3m1!1e3

5/19/2017

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Exhibit A

The Property

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 3, Township 2, Range 19 United States Military Lands, being all of the 14.831 acre tract conveyed to MDT Real Estate Management Limited Partnership, an Ohio limited partnership (1/2 Interest) by deed of record in Instrument Number 200007060133519, Dorothy Thomas (1/4 Interest) by deed of record in Deed Book 2968, Page 137 and National City Bank, fka BancOhio National Bank, Trustee (1/4 Interest) by deed of record in Official Record 7681 B11 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

Beginning, for Reference, at a monument in the centerline intersection of U.S. Route 161 (Dublin-Granville Road) and Dale Drive, also being in the north line of a 2.519 acre tract conveyed to The City of Dublin by deed of record in Instrument Number 199911150285244,;

Thence North 86° 41' 19" West, a distance of 303.98 feet, with the centerline of said U.S. Route 161 and the north line of said 2.519 acre tract, to a point at the northwest corner of said 2.519 acre tract; also being the northeasterly corner of the remainder of an original 2.37 acre tract conveyed to Wendy's International, Inc., by deed of record in Deed Book 3443, page 321;

Thence South 03° 18' 41" West, a distance of 40.00 feet, with the westerly line of said 2.519 acre tract, to an iron pin set at the TRUE POINT OF BEGINNING, at the southeasterly corner of said 2.519 acre tract;

Thence with the lines common to said 14.831 and 2.519 acre tracts the following courses and distances:

South 86° 41' 19" East, a distance of 24.94 feet, to an iron pin set;

South 76° 23' 01" East, a distance of 111.80 feet, to an iron pin set;

South 86° 41' 19" East, a distance of 114.04 feet, to an iron pin set;

with a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", and chord that bears South 41° 41' 50" East a distance of 35.36 feet, to an iron pin set;

South 03° 18' 41" West, a distance of 175.00 feet, to an iron pin set;

South 86° 41' 19" East, a distance of 60.00 feet, to an iron pin set;

North 03° 18' 41" East, a distance of 20.50 feet, to an iron pin set;

with a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", and chord that bears North 48° 18' 10" East, a distance of 35.36 feet, to an iron pin set;

South 86° 41' 19" East, a distance of 1.00 feet, to an iron pin set;

with a curve to the left having a radius of 124.50 feet, an arc length of 128.57 feet, a central angle of 59° 10' 10", and chord that bears North 63° 43' 32" East, a distance of 122.93 feet, to an iron pin set;

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North 34° 08' 31" East, a distance of 23.29 feet, to an iron pin set;

with a curve to the right having a radius of 75.50 feet, an arc length of 77.97 feet, a central angle of 59° 10' 10" , and chord that bears North 63° 43' 36" East, a distance of 74.55 feet, to an iron pin set;

South 86° 41' 19" East, a distance of 450.39 feet, to a 5/8" Rebar Found (capped "WOOLPERT") in the westerly line of "Wood Hill Condominium", a plat of record in Condominium Plat Book 32, Page 14;

Thence South 03° 12' 32" West, a distance of 574.02 feet, with the westerly line of said "Wood Hill Condominium", to a 5/8" Rebar Found (capped "J+J SURVEYING") at the northeasterly corner of a 3.866 acre tract conveyed to RiverPark Group, LLC, a Delaware limited liability company by deed of record in Instrument Number 199912020298524;

Thence North 86° 56' 13" West, a total distance of 1140.28 feet, passing a 5/8" Rebar Found at a distance of 704.23 and passing a 5/8" Rebar Found (capped "J+J SURVEYING") at a distance of 1091.68 feet, with the northerly line of said 3.866 acre and a 0.760 acre tract conveyed to RiverPark Group, LLC, a Delaware limited liability company by deed of record in Instrument Number 199912020298524, to a magnetic nail set in the centerline of U.S. Route 33 (Riverside Drive);

Thence North 18° 16' 19" West, a distance of 401.58 feet, with the centerline of said U.S. Route 33, to a magnetic nail set;

Thence South 86° 54' 23" East, a total distance of 292.93 feet, passing a 5/8" Rebar Found (capped "J+J SURVEYING") at a distance of 52.70 feet and a 5/8" Rebar Found at a distance of 57.62 feet with the extension of the southerly line of the remainder of said original said 2.37 acre tract, to a 3/4" iron pipe found, at the southeasterly corner of the remainder of said 2.37 acre tract;

Thence North 03° 18' 41" East, a distance of 261.41 feet, with the easterly line of the remainder of said 2.37 acre tract to the TRUE POINT OF BEGINNING. Containing 14.731 acres, more or less, of which 0.426 acre lies with the existing right of way of U.S. Route 33.

LESS AND EXCEPT THE FOLLOWING PARCEL:

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 3, Township 2, Range 19, United States Military Lands, being part of the 14.831 acre tract conveyed to MDT Real Estate Management Limited Partnership, an Ohio limited partnership (1/2 interest) by deed of record in Instrument Number 200007060133519, Dorothy Thomas (1/4 interest) by deed of record in Deed Book 2968, Page 137 and National City Bank, fka Bancohio National Bank, Trustee (1/4 interest) by deed of record in Official Record 7681 B11 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

Beginning, for Reference, at a 3/4 inch iron pin found in a monument box found in the centerline intersection of State Route 161 (Dublin-Granville Road) and Dale Drive, being in the north line of a 2.159 acre tract conveyed to the City of Dublin by deed of record in Instrument Number 199911150285244;

thence North 86° 41' 19" West, a distance of 303.98 feet, with the centerline of U.S. Route 161 and the north line of said 2.159 acre tract, to a point at the northwest corner of said 2.159 acre tract, being the northeasterly corner of the 2.37 acre tract conveyed to Wendy's International, Inc. by deed of record in

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Deed Book 3443, page 321;

thence South 03° 18' 41" West, a distance of 301.42 feet, with the westerly line of said 2.159 acre tract, and a westerly line of said 14.831 acre tract, to a 3/4" iron pipe found;

thence North 86° 54' 23" West, a distance of 212.39 feet, with a northerly line of said 14.831 acre tract, to an iron pin set at the TRUE POINT OF BEGINNING;

thence South 18° 16' 19" East, a distance of 401.53 feet, across said 14.831 acre tract, to an iron pin set in the line common to said 14.831 acre tract and the 0.760 acre tract conveyed to Riverpark Group, LLC by deed of record in Instrument Number 199912020298524;

thence North 86° 56' 13" West, a distance of 80.52 feet, (passing a 5/8" rebar capped "J+J Surveying" found at 31.92 feet) with the northerly lines of said 0.760 acre tract and the 0.216 acre tract conveyed to the City of Dublin by deed of record in Official Record 22899 G08, to a magnetic nail set at the southeasterly corner of said 14.831 acre tract, being in the centerline of Riverside Drive (U.S. Route 33);

thence North 18° 16' 19" West, a distance of 401.58 feet, with said centerline, to a magnetic nail set in the southerly line of said 2.37 acre tract, being a northwesterly corner of said 14.831 acre tract;

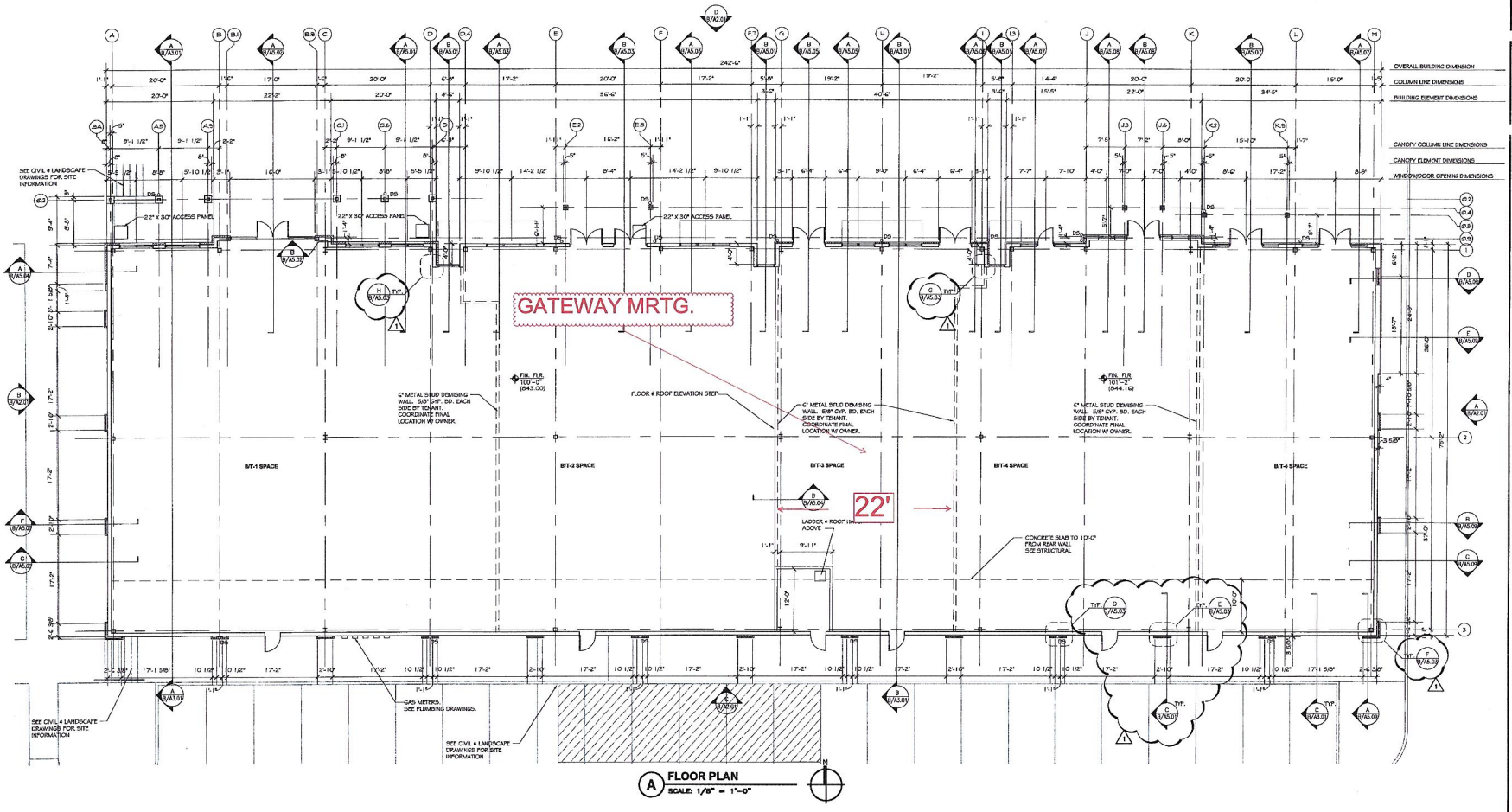
thence South 86° 54' 23" East, a distance of 80.53 feet, (passing a 5/8" rebar capped "J+J Surveying" found at 52.70 feet and a 5/8" rebar found at 57.62 feet) with a line common to said 14.831 and 2.37 acre tracts, to the TRUE POINT OF BEGINNING, containing 0.691 acre of land, more or less, of which 0.426 acre lies within the existing right of way of U.S. Route 33.

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.

Bearings shown hereon are based on the centerline bearing for State Route 161, South 86° 41' 19" East as delineated in the ODOT Plans Fra-161-4.77 for State Route 161 dated December 11, 1998.

Parcel Nos.: 273-008269-80 and 273-008269-90
Also known as: 6439 Riverside Drive, Dublin, Ohio 43017



A FLOOR PLAN
SCALE: 1/8" = 1'-0"

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GENERAL NOTES:

1. DIMENSIONS ARE FROM EXT. FACE OF SHEATHING, FACE OF ALUMINUM FRAMING, FACE OF STUDS, OR CENTERLINE OF COLUMNS.
2. PROVIDE FIRE RETARDANT WOOD BLOCKING AT ALL WALL OR CEILING ATTACHED ITEMS.
3. ALL CEILING PENETRATIONS SHALL BE SEALED WITH APPROPRIATE MATERIAL IN ACCORDANCE WITH THE BUILDING CODE FOR FIRE & SMOKE.
4. PROVIDE ADA SIGNAGE AT EXITS & TOILET ROOMS AS REQUIRED BY CODE & PER ADA GUIDELINES.
5. THIS BUILDING IS DESIGNED TO BE SELF SUPPORTING AND STABLE ONLY AFTER CONSTRUCTION IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES, SEQUENCE, TEMPORARY SUPPORT, AND SIMILAR ITEMS REQUIRED TO ENSURE STABILITY & SAFETY OF THE BUILDING DURING CONSTRUCTION.
6. ALL TENANT BUILDOUT TO BE UNDER SEPARATE PERMIT.
7. PROVIDE FIRE STOPPING AS REQUIRED BY CODE AND AS FOLLOWS: FIRE STOP ALL STUD CAVITIES AT CEILING OR FLOOR LINE. FIRE STOP ALL STUDS AT BOTTOM OF SOFFITS.
8. PROVIDE PORTABLE FIRE EXTINGUISHER AT LOCATIONS REQUIRED BY LOCAL FIRE INSPECTOR, NFPA, AND THE OWNERS INSURANCE COMPANY.

BIRD HOUK collaborative
The place makers. architects land planners landscape architects
8375 riverside drive dublin, ohio 43017 phone: 614.764.1122

STATE OF OHIO REGISTERED ARCHITECT GERRY N. BIRD 5249

K2 Group
The Shoppes at River Ridge
Dublin, Ohio
FLOOR PLAN

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no.	revisions:	by:
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job no: 04124
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