

# LAB

ARCHITECTURE + DESIGN

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INDIANAPOLIS, INDIANA 46226  
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PROJECT INFORMATION:

## THOMAS ENGLISH RETAIL REAL ESTATE

3800 TULLER ROAD  
DUBLIN, OH

PROJECT NUMBER:  
2021.13

PROFESSIONAL SEAL

THE DESIGN WORK CONTAINED WITHIN THESE DOCUMENTS SHALL REMAIN THE SOLE INTELLECTUAL PROPERTY OF LAB ARCHITECTURE + DESIGN, LLC. NO USE IS PERMITTED WITHOUT EXPRESS WRITTEN PERMISSION.

THESE DRAWINGS SHALL ONLY BE USED PURSUANT TO THE AGREEMENT WITH LAB ARCHITECTURE + DESIGN, LLC.

ISSUE DATE / PACKAGE

12.16.21 / PERMIT SET

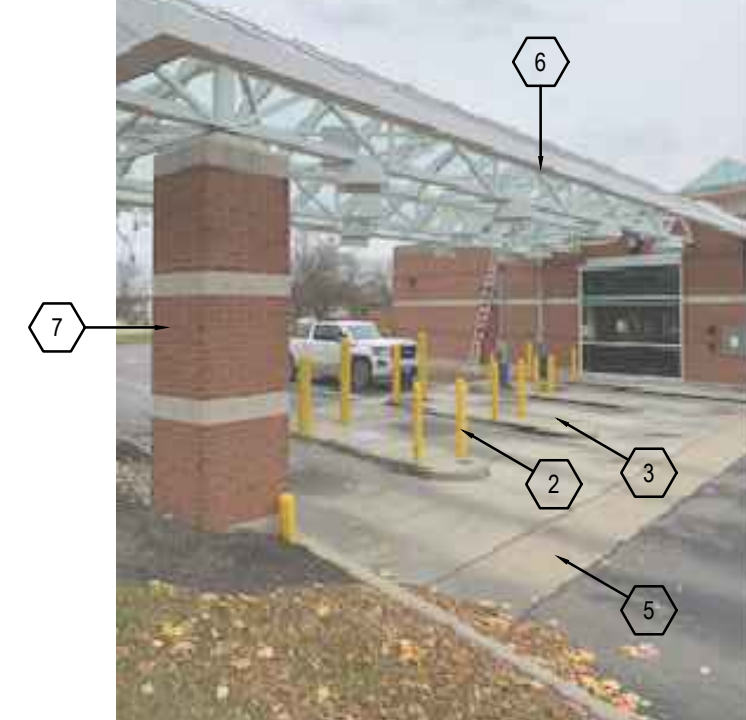
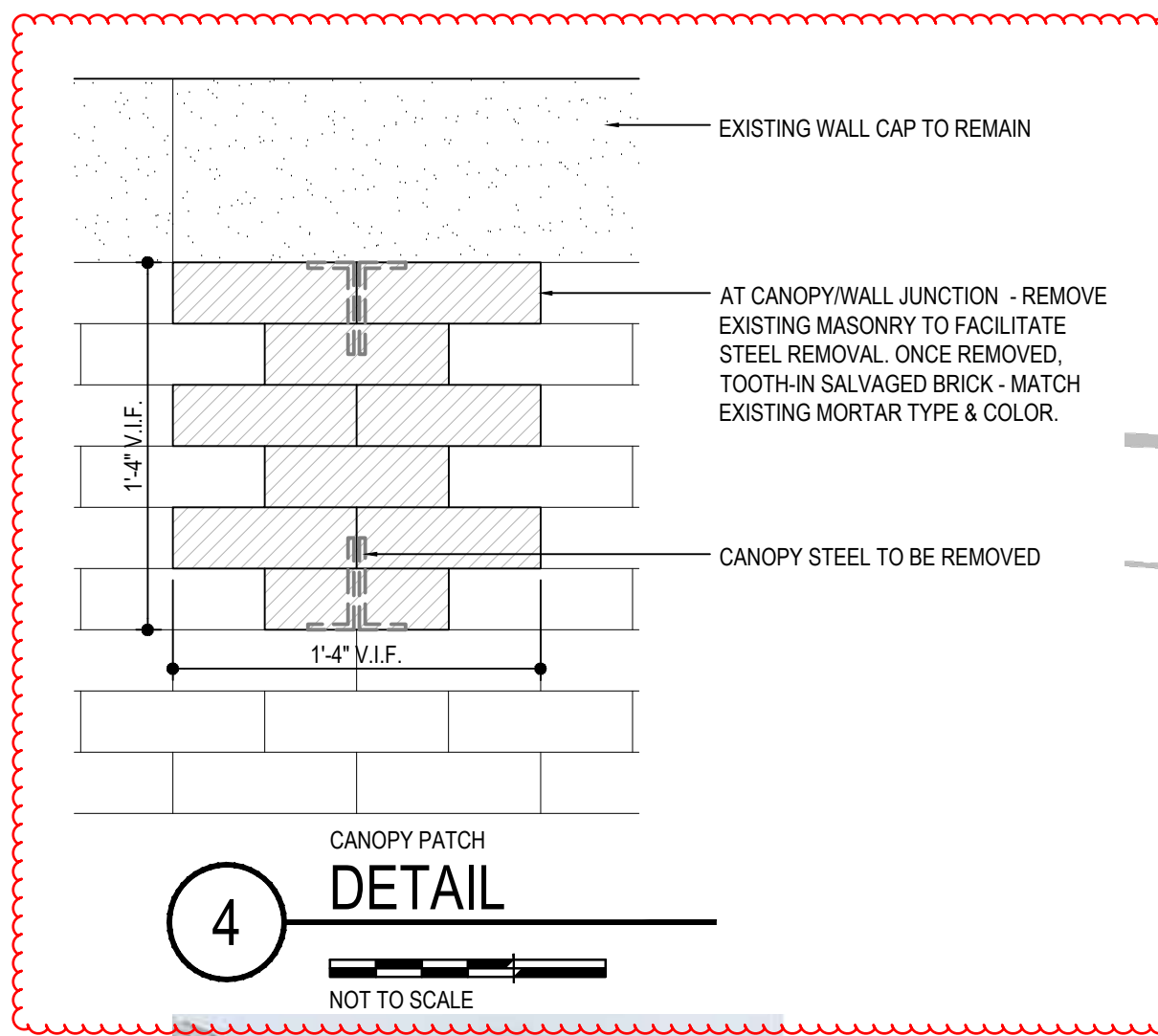
REVISION

12.27.21 / AMP COMMENT

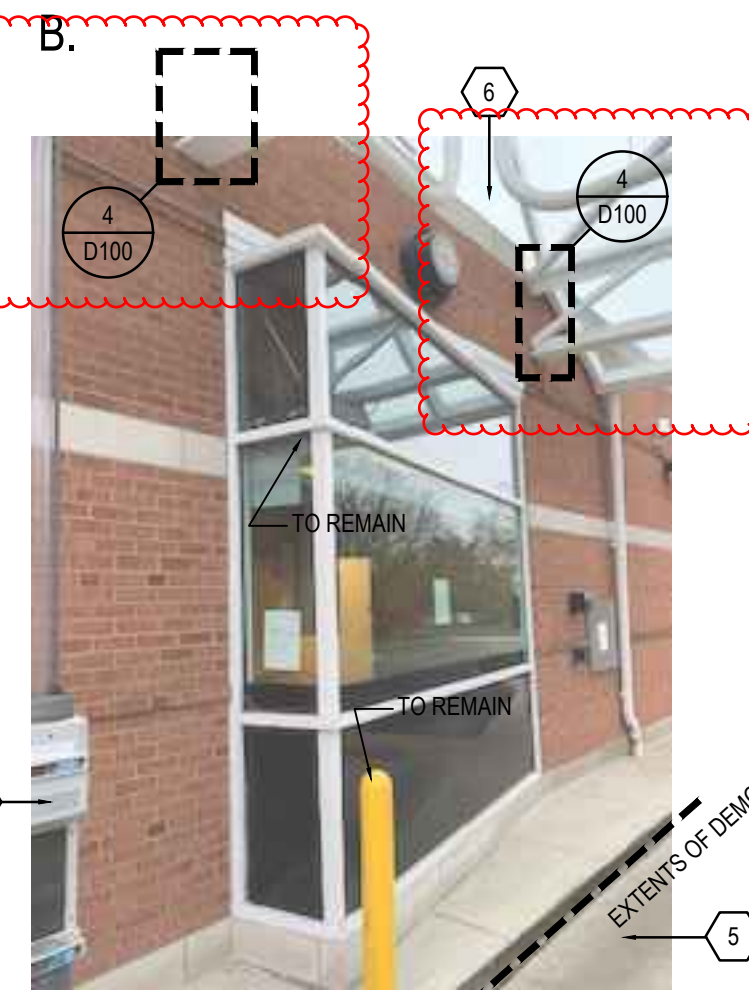
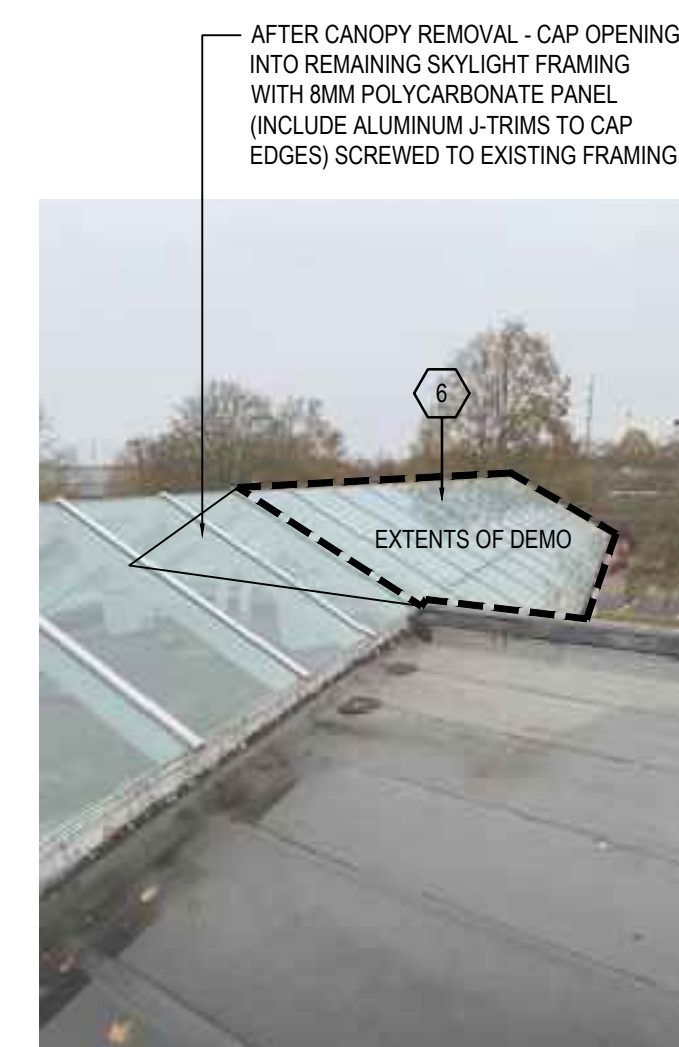
SHEET NUMBER

# D100

GENERAL SHEET NOTES	SHEET KEYNOTES
<p>A. PATCH &amp; REPAIR ANY HOLES IN BUILDING ENVELOPE WITH MATERIAL &amp; COLOR TO MATCH EXISTING.</p>	<p>1. DEMOLISH &amp; REMOVE EXISTING ATM MACHINE, INCLUDING ALL ANCHORS &amp; POWER SUPPLY. REMOVE POWER CABLING BACK TO BUILDING &amp; TERMINATE AT CONDUIT.</p> <p>2. DEMOLISH &amp; REMOVE EXISTING BOLLARDS, INCLUDING ALL FOUNDATIONS.</p> <p>3. DEMOLISH &amp; REMOVE EXISTING CONCRETE CURB ISLAND.</p> <p>4. DEMOLISH &amp; REMOVE EXISTING PNEUMATIC (VACUUM) TUBE EQUIPMENT. REMOVE TUBE SYSTEM IN CANOPY, INCLUDING POINT OF ORIGIN INSIDE BUILDING. TERMINATE ANY POWER SUPPLY CABLING FOR EQUIPMENT BACK TO NEAREST JUNCTION BOX.</p> <p>5. DEMOLISH &amp; REMOVE EXISTING CONCRETE SLAB, AFTER REMOVAL, RE-COMPACT EXISTING SUB-BASE. PROVIDE NEW ASPHALT BINDER &amp; TOP COAT TO MATCH EXISTING ADJACENT ASPHALT THICKNESS &amp; PROFILE.</p> <p>6. DEMOLISH &amp; REMOVE EXISTING STEEL &amp; GLASS CANOPY. INCLUDE EXISTING LIGHT &amp; ELECTRICAL FIXTURES.</p> <p>7. DEMOLISH &amp; REMOVE EXISTING STEEL &amp; MASONRY COLUMNS, INCLUDING EXISTING CONCRETE FOUNDATIONS. SALVAGE BRICK FOR PATCHING AT CANOPY REMOVAL.</p>

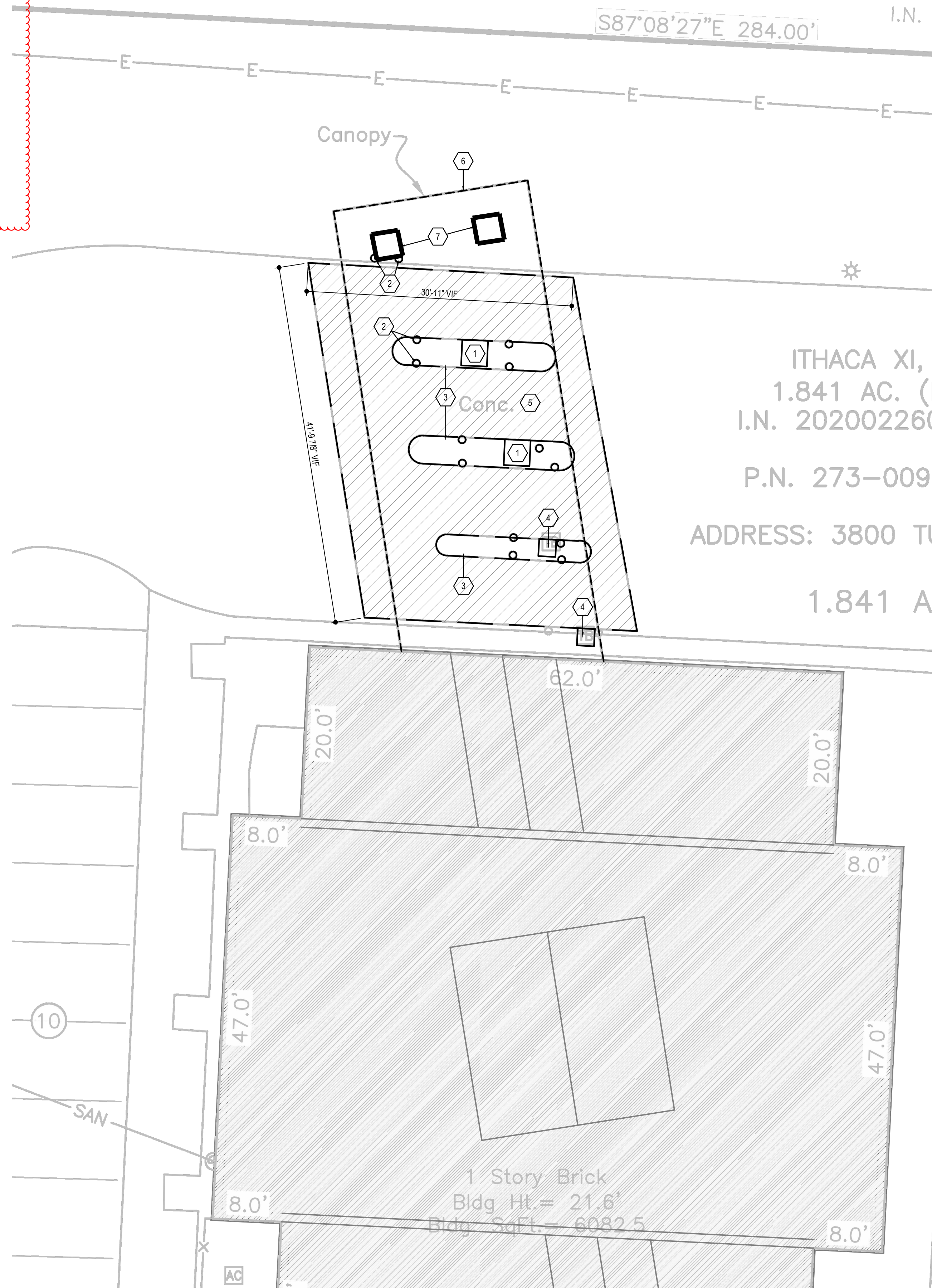


C.



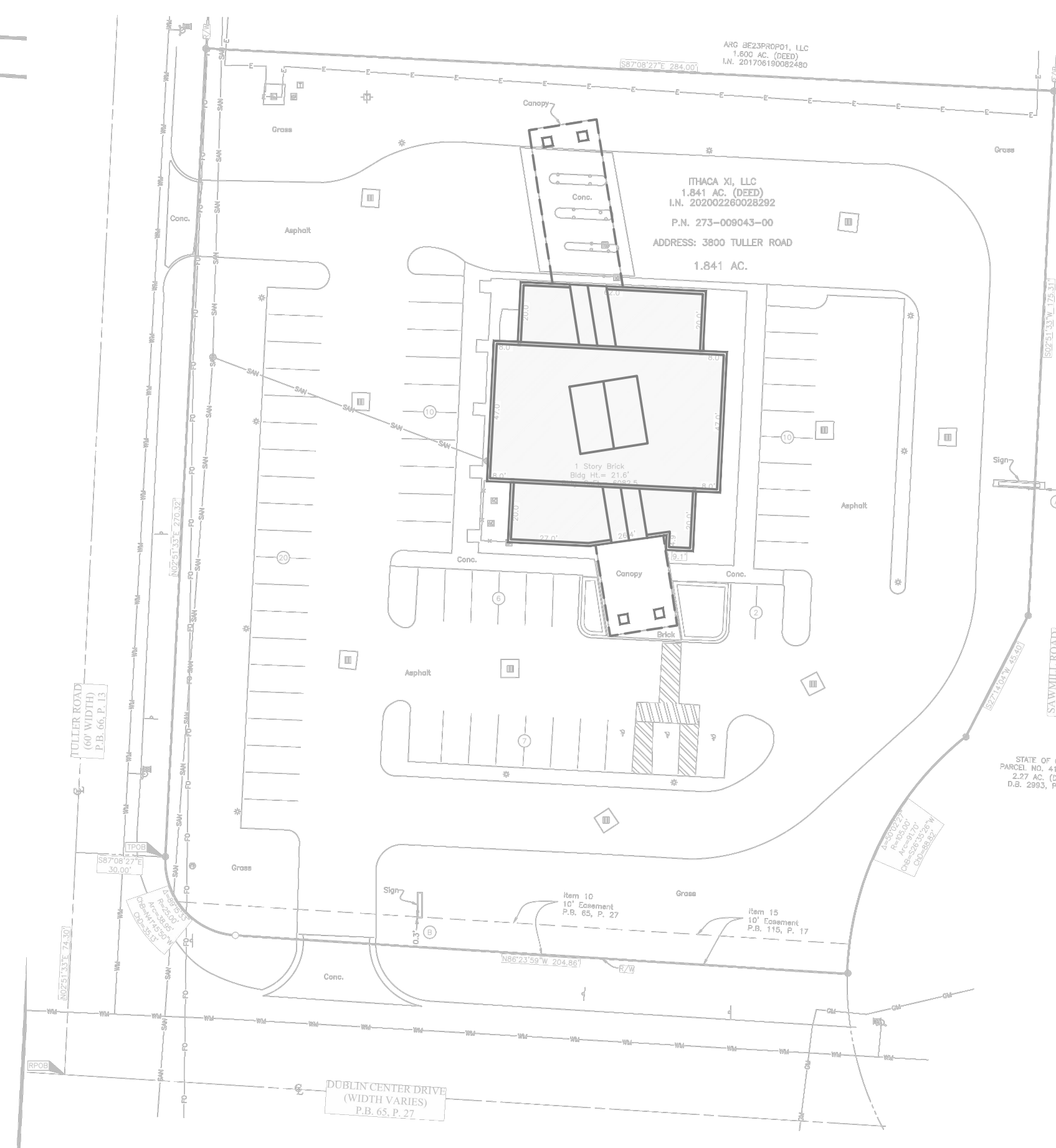
A. EXISTING PHOTOS

**3** NOT TO SCALE



**2** DEMOLITION PLAN

1/8" = 1'-0"



**1** OVERALL SITE PLAN

1" = 40'-0"



DESCRIPTION FROM TITLE COMMITMENT:

1.841 ACRES

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

Situated in the State of Ohio, County of Franklin, City of Dublin, being in Quarter Township 2, Township 2 North, Range 19 West, United States Military Lands, containing 1.841 acres of land, more or less, said 1.841 acres being out of that 41.724 acre tract of land conveyed to Continental Sawmill Limited Partnership by deed of record in Official Record 06439F17, said 1.841 acres being part of Lot No. 1 as the same is numbered and delineated upon the recorded plat of the Lands of Chauncey McGurk, of record in Plat Book 12, Page 27, part of said 1.841 acres being part of vacated Tuller Road (0.997 acre) by the Village of Dublin, Ohio Ordinance No. 26-87 passed on March 2, 1987 and shown (crosshatched) on the recorded plat of the Dedication of Part of Tuller Road and Easements, of record in Plat Book 66, Page 13, all being of record in the Recorder's Office, Franklin County, Ohio, said 1.841 acres of land being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Tuller Road and Dublin Center Drive as said intersection is shown and delineated upon the recorded plat of said Dedication of Part of Tuller Road and Easements;

Thence N-2° 51' 21" E, with the centerline of said Tuller Road, a distance of 74.30 feet to a point;

Thence S-87° 08' 39" E, a distance of 30.00 feet to a 3/4-inch (I.D.) iron pipe at the true point of beginning, the same being a point of tangency in the Easterly right-of-way boundary of said Tuller Road;

Thence, from said true point of beginning, N-2° 51' 21" E, with an Easterly right-of-way line of said Tuller Road, a distance of 270.32 feet to a 1/2-inch (I.D.) iron pipe;

Thence S-87° 08' 39" E, a distance of 284.00 feet to a 1/2-inch (I.D.) iron pipe in an Easterly line of said 41.724 acre tract, the same being in a Westerly line of that 2.27 acre tract of land designated as Parcel No. 4115 A-WD and described in the deed to the State of Ohio, of record in Deed Book 2993, Page 192, Recorder's Office, Franklin County, Ohio;

Thence S-2° 51' 21" W, with an Easterly line of said 41.724 acre tract and with a Westerly line of said 2.27 acre tract, a distance of 175.31 feet to a 1/2-inch (I.D.) iron pipe at an angle point in the Easterly boundary of said 41.724 acre tract, the same being an angle point in the Westerly boundary of said 2.27 acre tract;

Thence S-27° 13' 52" W, with a Southeasterly line of said 41.724 acre tract and with a Northwesterly line of said 2.27 acre tract, a distance of 45.40 feet to a 1/2-inch (I.D.) iron pipe at a point of curvature in the Easterly boundary of said 41.724 acre tract, the same being a point of curvature in the Westerly boundary of said 2.27 acre tract;

Thence Southwestwardly, with a Southeasterly line of said 41.724 acre tract and with a Northwesterly line of said 2.27 acre tract, the same being the arc of a curve to the left having a radius of 105.00 feet, a central angle of 50° 02' 27" and a chord that bears S-26° 35' 11" W, a chord distance of 88.82 feet to a 1/2-inch (I.D.) iron pipe at an angle point (Northeasterly corner) in the right-of-way boundary of said Dublin Center Drive as the same is shown and delineated upon the recorded plat of Dublin Village Center (Dedication of Federated Boulevard, Dublin Center Drive, Tuller Road and Easements), of record in Plat Book 65, Pages 27 and 28, Recorder's Office, Franklin County, Ohio;

Thence N-86° 24' 12" W, with a Northerly right-of-way line of said Dublin Center Drive as shown on the recorded plat of said Dublin Village Center, with the Southerly line of said vacated Tuller Road and parallel with and 50.00 feet Northerly from, as measured at right angles, the centerline of said Dublin Center Drive, a distance of 204.86 feet to a 1/2-inch (I.D.) iron pipe at a point of curvature;

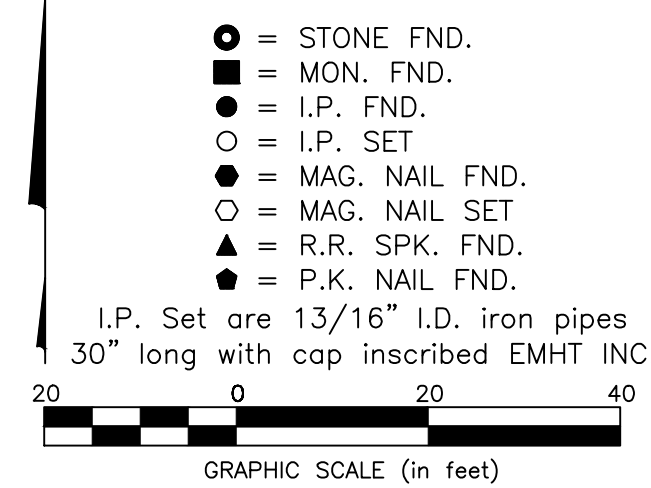
Thence Northwestwardly, with a Northeasterly right-of-way line of said Dublin Center Drive and with the arc of a curve to the right having a radius of 25.00 feet, a central angle of 89° 15' 33" and a chord that bears N-41° 46' 25" W, a chord distance of 35.13 feet to the true point of beginning and containing 1.841 acres of land, more or less.

We hereby certify that the foregoing description was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc., in August and September of 1985 and in March of 1987.

All of the survey markers noted in the foregoing description were in place in March of 1987.

The bearings given in the foregoing description correspond to the bearings given for the centerline of survey made by the Ohio Department of Highways for Interstate Route I-270 (FRA.-270-10.33N)

LEGEND	
— Sign	⊙ Sanitary Sewer Cleanout
⊘ Disabled Parking	⊙ Sanitary Sewer Manhole
☎ Telephone Pull Box	⊠ Catch Basin
☐ Telephone Pedestal Box	⊠ Curb & Gutter Inlet
⊠ Teller Drive-Up	⊠ Fire Hydrant
⊠ Fiber Optic Marker Post	⊠ Water Valve
⊠ Light Pole	—X— Fence Line
⊠ Air Conditioning Unit	—WM— Water Line
⊠ Electric Meter	—GM— Gas Line
⊠ Electric Access Cover	—STM— Storm Line
⊠ Transformer	—SAN— Sanitary Line
⊠ Bollard	—E— Underground Electric
	—FO— Fiber Optic

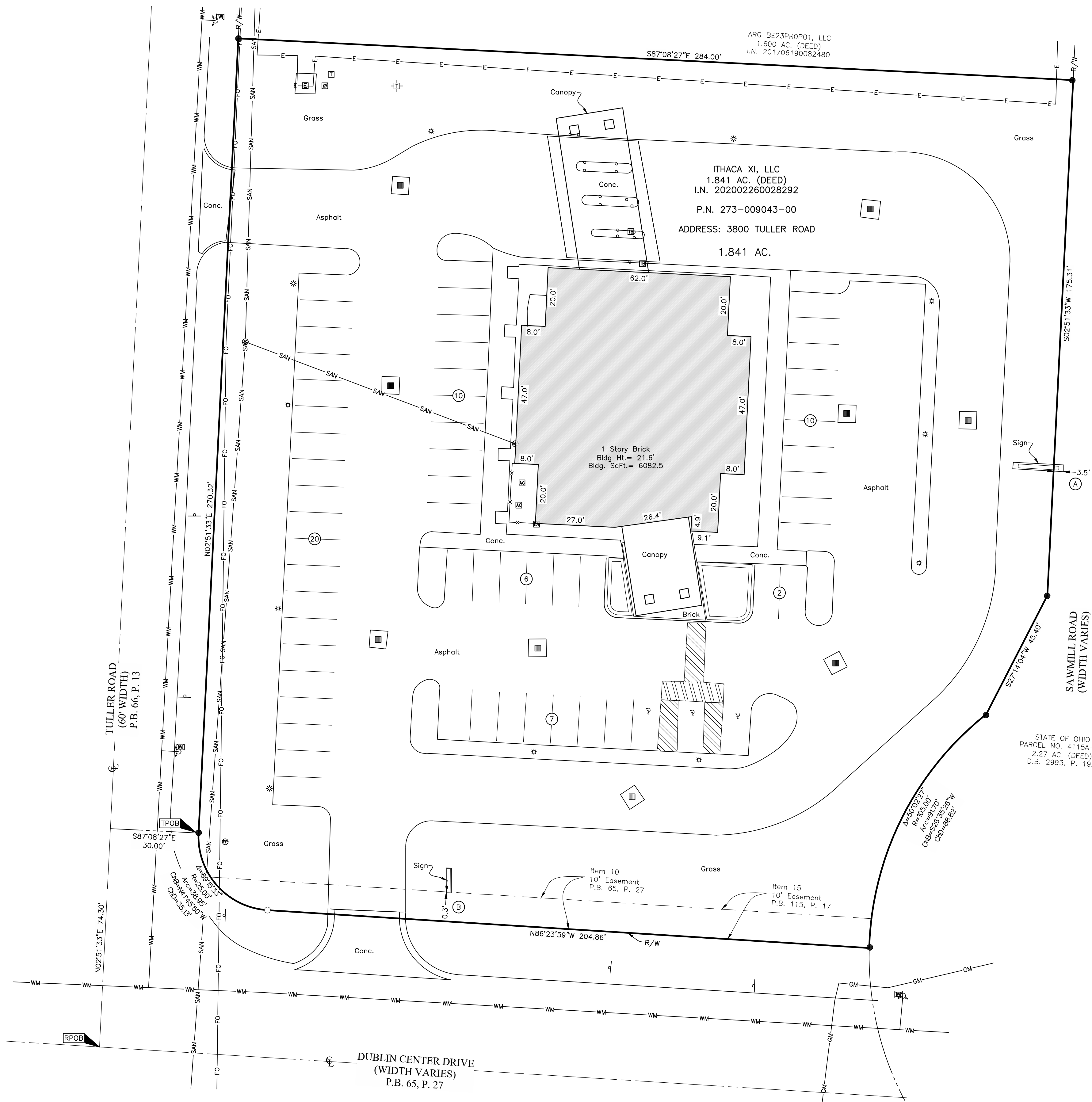


# ALTA/NSPS LAND TITLE SURVEY

## QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19

### UNITED STATES MILITARY LANDS

#### CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

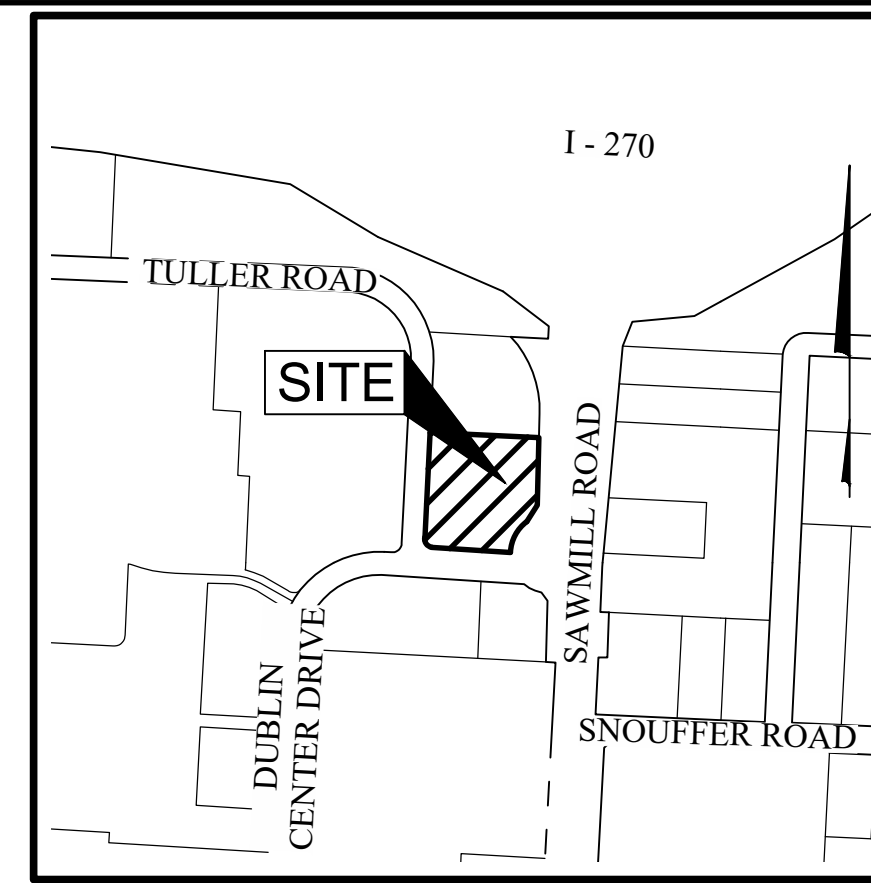


**UTILITY STATEMENT:**  
A Utility Marking and Plans request was submitted to OHIO811 on October 7, 2021. The utilities shown hereon have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although s/he does certify that they are located as accurately as possible.

**SURVEY NOTE:**  
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

**BASIS OF BEARINGS:**  
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 73, and FRANK 74. The portion of the easterly right of way of Tuller Road, having a bearing of North 02° 51' 33" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

**PARKING COUNT:**  
45 Regular Spaces  
+ 3 Disabled Spaces  
48 Total Spaces



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

Schedule B Items from Title Commitment No. NCS-1037546-INDY issued by First American Title Insurance Company National Commercial Services with an effective date of November 3, 2020 at 6:00 A.M.

- Items 1-9 NOT SURVEY RELATED ITEMS.
- Item 10 Utility easements, as per Plat Book 65, Pages 27 & 28, Recorder's Office, Franklin County, Ohio. THE 10' EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 11 Easement of record in Official Record Volume 10816, Page F12, Recorder's Office, Franklin County, Ohio. THE 10' TELEPHONE EASEMENT IS LOCATED ON THE SUBJECT TRACT CENTERED ON THE LINES AS INSTALLED.
- Item 12 Restrictions of record in Official Record Volume 9006, Page A04; as modified in Official Record Volume 11407, Page J04, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS LOCATED IN THE DESCRIBED AREA.
- NOTE: Said restrictions are not being violated and any future violations thereof, shall not result in a reversion or forfeiture of title.
- Item 13 Restrictions of record in Official Record Volume 10271, Page G08, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS LOCATED IN THE DESCRIBED AREA.
- NOTE: Said restrictions are not being violated and any future violations thereof, shall not result in a reversion or forfeiture of title.
- Item 14 City Easement Encroachment Agreement by and between the City of Dublin and Progressive Realty Associates LP as disclosed by the document recorded May 03, 2012 in/as Document No. 201205030061726 of Franklin County Records. ENCROACHMENT AREA CANNOT BE LOCATED FROM DOCUMENT PROVIDED. EXHIBIT "A" NOT INCLUDED.
- Item 15 Matters as Disclosed in the Plat of Dublin Village Center recorded May 03, 2012, in/as Plat Book 115, Page 17 of Franklin County Records. THE 10' EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Items 16-20 NOT SURVEY RELATED ITEMS.

**FEMA NOTE:**  
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0152K (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain). Any floodplain lines shown are georeferenced and are not based on actual field elevations.

**POTENTIAL ENCROACHMENT NOTE:**  
Except as noted below and shown hereon, no evidence of potential encroachments was observed in the process of conducting the field work or determined in the course of analyzing the field work and preparing this survey. This includes potential encroachments: (1) extending from the subject tract onto an adjoining tract, (2) extending from an adjoining tract onto the subject tract, or (3) extending into an easement located on the subject tract. The undersigned makes these representations based solely on a physical observation of the subject tract and does NOT make any representation, opinion, or determination as to the legal validity of any potential encroachment that is shown hereon.

- A. Sign extending 3.5 feet into Sawmill Road right of way.  
B. Sign extending 0.3 feet into easement.

**CERTIFICATION:** Commitment No. NCS-1037546-INDY

To: ITHACA XI, LLC, ECC Tuller LLC, FIP Lender, LLC, First American Title Insurance Company, and First American Title Insurance Company National Commercial Services:

This is to certify that this map or plat of the survey on which it is based was 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, 7(a), 8, 9 and 13 of Table A thereof. The fieldwork was completed in October 2021.

**DRAFT**

By: Matthew A. Kirk, Professional Surveyor No. 7865, mkirk@emht.com  
Date:

<b>EMHT</b> Evans, Mechwart, Hamilton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5000 New Albany Road, Columbus, OH 43254 Phone: 614.775.4300 • Fax: 614.775.4348 emht.com		Date: December 2, 2021
Scale: 1" = 20'		Job No: 20211038
Sheet: 1 of 1		REVISIONS
MARK	DATE	DESCRIPTION