

NOTES

1. THIS IS NOT A SURVEY.
2. NO FIELD OBSERVATION PERFORMED.
3. BOUNDARY LINES SHOWN HEREON ARE BASED ON LEGAL DESCRIPTIONS AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 3917947 WITH AN EFFECTIVE DATE OF MAY 21, 2012.
4. THE CALCULATED AREA IS BASED ON TITLE DESCRIPTION, AREA= 44.38 ACRES.
5. THIS MAP IS A COMPILATION OF DATA FOR THE UNDERWRITING PURPOSES ONLY. THIS MAP SHOULD NOT BE USED AS A SURVEY OR RELIED UPON FOR ANY PURPOSE OTHER THAN THAT STATED IN THIS PARAGRAPH. AMERICAN SURVEYING AND MAPPING EXPRESSLY DISCLAIMS ANY DUTY, RESPONSIBILITY, OR LIABILITY WHICH MAY ARISE BY USE OF THIS MAP OTHER THAN FOR THE PURPOSE STATED IN THIS PARAGRAPH.
6. THIS AERIAL PHOTOGRAPH WAS TAKEN FROM GOOGLE EARTH AND WAS NOT ORTHO-RECTIFIED TO SCALE. ANY APPEARANCES OF GAPS OR OVERLAPS ARE A RESULT OF THIS DISTORTION AND HAVE NOT BEEN INVESTIGATED. IMAGERY DATE 05/28/2010
7. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONES "X", "SHADED X" AND "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 390167 0319 K (MAP NO. 39049C0319K) AND COMMUNITY PANEL NO. 390167 0338 K (MAP NO. 39049C0338K), WHICH BEAR EFFECTIVE DATES OF 06/17/2008, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. ZONE "SHADED X" DENOTES AREA OF 0.2% ANNUAL CHANCE FLOOD. ZONE "AE" DENOTES A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
8. BEARINGS AND DISTANCES SHOWN ARE CALCULATED BASED ON THE TITLE DESCRIPTION FOR PARCEL 1 AND NOT FIELD SURVEYED.

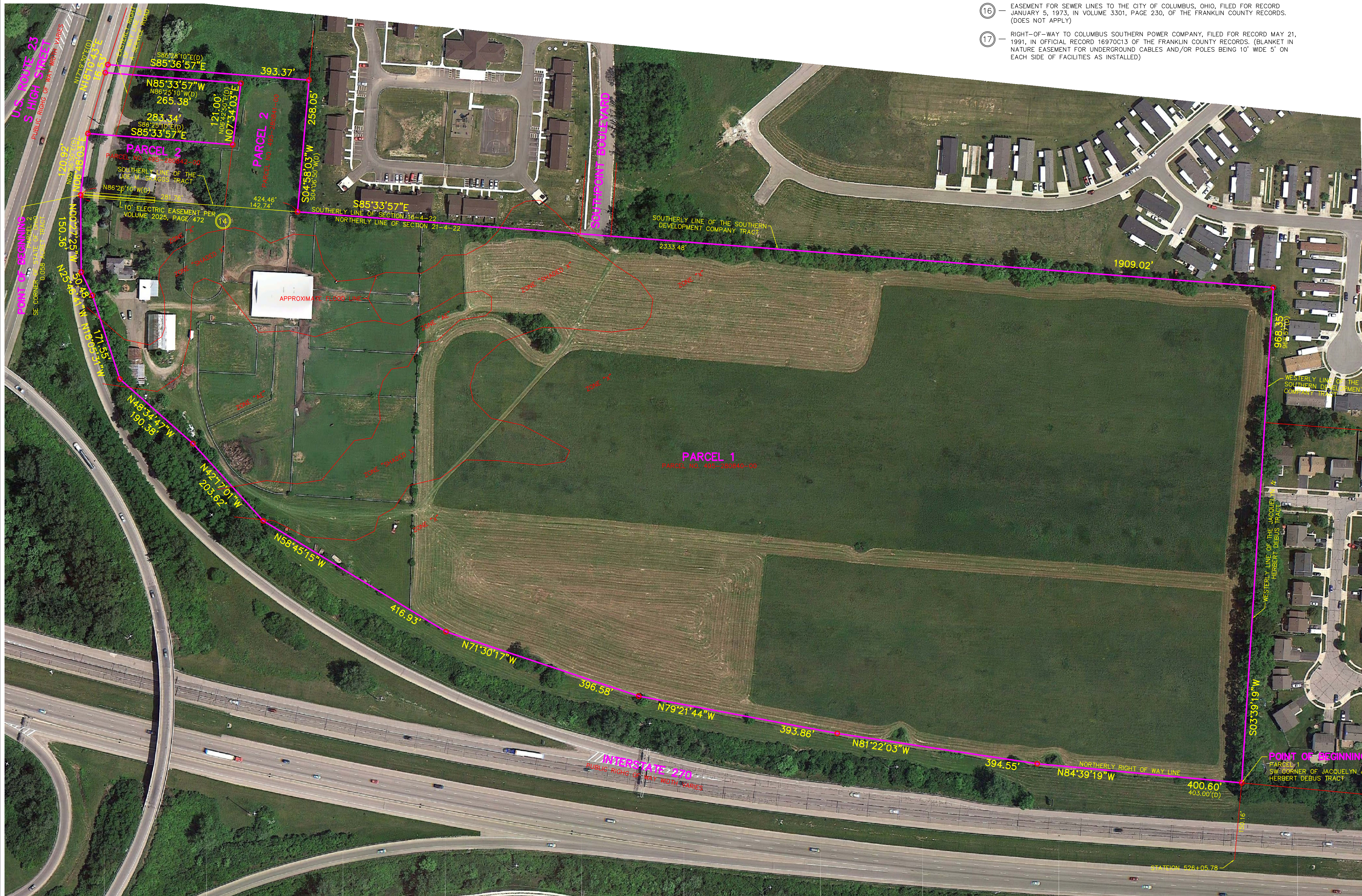
SCHEDULE "B" ITEMS

- (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 3917947 WITH AN EFFECTIVE DATE OF MAY 21, 2012)
10. EASEMENT TO THE COLUMBUS RAILWAY, POWER AND LIGHT COMPANY, FILED FOR RECORD SEPTEMBER 3, 1926, IN VOLUME 832, PAGE 391, OF THE FRANKLIN COUNTY RECORDS. (BLANKET IN NATURE FOR POWER LINES, NO LOCATION OR LEGAL GIVEN)
 11. EASEMENT TO THE COLUMBUS RAILWAY, POWER & LIGHT CO., FILED FOR RECORD DECEMBER 16, 1930, IN VOLUME 957, PAGE 132, OF THE FRANKLIN COUNTY RECORDS. (BLANKET IN NATURE FOR POWER POLE, NO LOCATION OR LEGAL GIVEN)
 12. EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, FILED FOR RECORD AUGUST 29, 1952, IN VOLUME 1699, PAGE 347, OF THE FRANKLIN COUNTY RECORDS. (BLANKET IN NATURE FOR POWER POLES AND GUY ANCHORS, UNABLE TO DETERMINE LOCATION FROM DESCRIPTION)
 13. EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, FILED FOR RECORD JANUARY 13, 1955, IN VOLUME 1857, PAGE 526, OF THE FRANKLIN COUNTY RECORDS. (UNABLE TO PLOT, NEED COPY OF MENTIONED RIGHT OF WAY MAP)
 14. EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, FILED FOR RECORD APRIL 8, 1957, IN VOLUME 2025, PAGE 472, OF THE FRANKLIN COUNTY RECORDS. (APPROXIMATE LOCATION AS SHOWN)
 15. EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, FILED FOR RECORD FEBRUARY 1, 1963, IN VOLUME 2456, PAGE 337, OF THE FRANKLIN COUNTY RECORDS. (UNABLE TO PLOT, NEED COPY OF REFERENCED RIGHT OF WAY MAP)
 16. EASEMENT FOR SEWER LINES TO THE CITY OF COLUMBUS, OHIO, FILED FOR RECORD JANUARY 5, 1973, IN VOLUME 3301, PAGE 230, OF THE FRANKLIN COUNTY RECORDS. (DOES NOT APPLY)
 17. RIGHT-OF-WAY TO COLUMBUS SOUTHERN POWER COMPANY, FILED FOR RECORD MAY 21, 1991, IN OFFICIAL RECORD 16970C13 OF THE FRANKLIN COUNTY RECORDS. (BLANKET IN NATURE EASEMENT FOR UNDERGROUND CABLES AND/OR POLES BEING 10' WIDE 5' ON EACH SIDE OF FACILITIES AS INSTALLED)

LEGAL DESCRIPTION

PARCEL 1:
SITUATED IN THE TOWNSHIP OF HAMILTON, COUNTY OF FRANKLIN AND STATE OF OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:
AND KNOWN AS BEING A PART OF SECTION 21, TOWNSHIP 4, RANGE 22, MATTHEWS SURVEY, CONGRESS LANDS AND BEING A PART OF THE SAME PREMISES CONVEYED TO EDWIN & SYLVIA M. EASTERDAY AS SHOWN OF RECORD IN DEED BOOK 1493, PAGE 76, FRANKLIN COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIPE IN THE NORTHERLY LINE OF 1-270, SAID IRON PIPE BEING LOCATED 150.16 FEET LEFT OF STATION 526 + 05.78 IN THE CENTERLINE OF A SURVEY RECORDED AS FRA-200-946 AND ON FILE AT OHIO DEPARTMENT OF TRANSPORTATION, DIVISION 6, DELAWARE, OHIO AND ALSO BEING THE SOUTHWEST CORNER OF THE JACQUELYN & HERBERT DEBUS TRACT AS SHOWN OF RECORD IN DEED BOOK 1612, PAGE 291, RECORDER'S OFFICE;
THENCE ALONG THE NORTHERLY LINE OF 1-270 AND THE EASTERLY LINE OF U.S. 23 THE FOLLOWING TEN (10) COURSES AND DISTANCES:
1. NORTH 84 DEG. 39' 19" WEST,
2. NORTH 81 DEG. 22' 03" WEST,
3. NORTH 79 DEG. 21' 44" WEST,
4. NORTH 71 DEG. 30' 17" WEST,
5. NORTH 58 DEG. 45' 15" WEST,
6. NORTH 42 DEG. 17' 01" WEST,
7. NORTH 48 DEG. 34' 47" WEST,
8. NORTH 18 DEG. 05' 31" WEST,
9. NORTH 25 DEG. 46' 41" WEST,
A DISTANCE OF 403.00 FEET TO AN IRON PIPE; A DISTANCE OF 394.55 FEET TO AN IRON PIPE; A DISTANCE OF 393.86 FEET TO AN IRON PIPE; A DISTANCE OF 396.58 FEET TO AN IRON PIPE; A DISTANCE OF 416.83 FEET TO AN IRON PIPE; A DISTANCE OF 203.62 FEET TO AN IRON PIPE; A DISTANCE OF 190.38 FEET TO AN IRON PIPE; A DISTANCE OF 171.55 FEET TO AN IRON PIPE; A DISTANCE OF 50.48 FEET TO AN IRON PIPE;
10. NORTH 00 DEG. 27' 25" WEST, A DISTANCE OF 150.36 FEET TO AN EXISTING IRON PIPE IN THE NORTHERLY LINE OF SECTION 21 AND ALSO BEING IN THE SOUTHERLY LINE OF THE JOE M. SKAGGS TRACT AS SHOWN OF RECORD IN MICRO RECORD SECTION 53 3403 1 05;
THEN SOUTH 85 DEG. 33' 57" EAST ALONG THE NORTHERLY LIEN OF SECTION 21 AND THE SOUTHERLY LINE OF THE ABOVE SAID TRACT AND THE SOUTHERLY LINE OF THE SOUTHERN DEVELOPMENT COMPANY TRACT AS SHOWN OF RECORD IN DEED BOOK 2001, PAGE 31, A DISTANCE OF 2333.48 FEET TO AN EXISTING STONE (PASSING AN EXISTING IRON PIPE AT 281.76 FEET AND AGAIN AT 424.44 FEET);
THENCE SOUTH 03 DEG. 39' 19" WEST ALONG THE WESTERLY LINE OF THE ABOVE SAID TRACT AND THE WESTERLY LINE OF THE JACQUELYN & HERBERT DEBUS TRACT; A DISTANCE OF 968.35 FEET TO THE PLACE OF BEGINNING (PASSING AN EXISTING IRON PIPE AT 260.93 FEET), CONTAINING 42,746 ACRES, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.
THE ABOVE PREMISES SURVEYED IN OCTOBER 1983 BY COMPTON-TOLBERT SURVEYING COMPANY AND DESCRIPTION PREPARED BY LEWIS M. TOLBERT, REGISTERED SURVEYOR NO. 5727, STATE OF OHIO.
4086 S. HIGH STREET COLUMBUS, OHIO
PPN: 495-280840-00

PARCEL 2:
SITUATED IN THE TOWNSHIP OF HAMILTON, COUNTY OF FRANKLIN AND STATE OF OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:
AND KNOWN AS BEING SECTION 16, TOWNSHIP 4, RANGE 22, MATTHEWS SURVEY, AND BEING PART OF A 0.844 ACRE TRACT AND PART OF A 67.45 ACRE TRACT, DEEDED TO RAY C. HOOVER, IN DEED BOOK 2008, PAGE 456, AND DEED BOOK 1211, PAGE 885, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE SOUTHERLY LINE OF SAID 0.844 ACRE TRACT AND IN THE SOUTHERLY LINE OF SAID SECTION 16, AND IN THE NORTHERLY LINE OF E.W. EASTERDAY 74 ACRE TRACT, (DEED BOOK 1493, PAGE 76), AND AT THE NORTHEASTLY CORNER OF THE STATE OF OHIO 0.058 ACRE TRACT, PARCEL III-A-WL, (DEED BOOK 2456, PAGE 334), AND IN THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF U.S. ROUTE 23, (THE RIGHT-OF-WAY OF SAID U.S. ROUTE 23 IS SHOWN ON SHEET 263 OF RIGHT-OF-WAY PLAN FRA-200-946, STATE OF OHIO HIGHWAY DEPARTMENT, DIVISION 6, DELAWARE, OHIO);
THENCE ALONG THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID U.S. ROUTE 23, AND ACROSS SAID 0.844 ACRE TRACT, AND ALONG THE EASTERLY LINE OF SAID 0.058 ACRE TRACT, NORTH 5 DEG. 56' 50" EAST, A DISTANCE OF 120.92 FEET TO AN IRON PIN IN THE NORTHERLY LINE OF SAID 0.844 ACRE TRACT AND AT THE NORTHEASTLY CORNER OF SAID 0.058 ACRE TRACT, AND AT THE SOUTHEASTLY CORNER OF THE STATE OF OHIO 0.025 ACRE TRACT, PARCEL III-WL, (DEED BOOK 2450, PAGE 255), AND IN THE SOUTHERLY LINE OF THE B.J. RICHENOLLAR 0.790 ACRE TRACT, (DEED BOOK 2181, PAGE 428);
THENCE ALONG THE NORTHERLY LINE OF SAID 0.844 ACRE TRACT, AND ALONG THE SOUTHERLY LINE OF SAID 0.790 ACRE TRACT, SOUTH 86 DEG. 25' 10" EAST, PASSING AN IRON PIN ON LINE IN THE EASTERLY RIGHT-OF-WAY LINE OF A SERVICE ROAD AT 54.44 FEET, A TOTAL DISTANCE OF 265.38 FEET TO IRON PIN AT THE NORTHEASTLY CORNER OF SAID 0.025 ACRE TRACT, AND AT THE SOUTHEASTLY CORNER OF THE STATE OF OHIO 0.003 ACRE TRACT, PARCEL III-A-1-WL, (DEED BOOK 2456, PAGE 334), AND IN THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID U.S. ROUTE 23;
THENCE NORTH 17 DEG. 19' 30" EAST, ALONG THE EASTERLY LINE OF SAID 0.003 ACRES TRACT, AND ALONG THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID U.S. ROUTE 23, A DISTANCE OF 16.53 FEET TO AN IRON PIN IN A SOUTHERLY LINE OF THE SOUTHERN DEVELOPMENT CO. 42,795 ACRE TRACT, (DEED BOOK 2001 PAGE 31);
THENCE ALONG A SOUTHERLY LINE OF SAID 42,795 ACRE TRACT, SOUTH 86 DEG. 28' 10" EAST, PASSING AN IRON PIN ON LINE IN THE EASTERLY RIGHT-OF-WAY LINE OF A SERVICE ROAD, AT 53.27 FEET, A TOTAL DISTANCE OF 393.37 FEET TO AN IRON PIN AT A CORNER OF SAID 42,795 ACRE TRACT;
THENCE ALONG A WESTERLY LINE OF SAID 42,795 ACRE TRACT, SOUTH 4 DEG. 06' 50" WEST, A DISTANCE OF 25805 FEET TO AN IRON PIN AT A SOUTHWESTERLY CORNER OF SAID 42,795 ACRE TRACT, AND IN THE SOUTHERLY LINE OF SAID SECTION 16, AND ALONG THE NORTHERLY LINE OF SAID 74 ACRE TRACT, NORTH 86 DEG. 25' 10" WEST, PASSING AN IRON PIN ON LINE AT THE SOUTHEASTLY CORNER OF SAID 0.844 ACRE TRACT AT 142.74 FEET, PASSING AN IRON PIN ON LINE IN THE EASTERLY RIGHT-OF-WAY LINE OF A SERVICE ROAD AT 378.24 FEET, A TOTAL DISTANCE OF 424.46 FEET TO THE PLACE OF BEGINNING, CONTAINING 1,692 ACRES, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS AND RESTRICTIONS AND LEASES AND AGREEMENTS OF RECORD AND OF PUBLIC RECORDS IN UTILITY OFFICES.
A SURVEY OF THIS PROPERTY WAS MADE BY ALBERT O. MEYERS, JR., REGISTERED SURVEYOR.
4080 S. HIGH STREET COLUMBUS, OHIO
PPN: 495-28084200 (0.783 ACRES)
V/L S. HIGH STREET COLUMBUS, OHIO
PPN: 495-280841-00 (0571 ACRES)



NO.	DATE	REVISIONS	SCALE	BY	DATE
1	06/08/12	ZIPMAP	1" = 100'	AS PROVIDED BY	
				DRAWING FILE	
				3-DIGITIZER	
				COLUMBUS, OHIO	
				DATE	

ZIPMAP EXHIBIT
OF
4080/4086 SOUTH HIGH STREET
FRANKLIN COUNTY COLUMBUS, OHIO

