

**Parcel 1 (#8701 Lyra Drive, Columbus, OH)**

Situated in the State of Ohio, County of Delaware, City of Columbus, Section 4, Township 3, Range 18, United States Military Lands, Form Let 13, and being 1.899 acres out of Form Let 13 and also being 1.893 acres out of a 3.274 acre tract as conveyed to N.P. Limited Partnership of record in Official Record Volume 76, Page 89 (all records being of the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

Beginning for reference of a found iron pin at the centerline intersection of Lyra Drive (100.00 feet wide) as recorded in First Cabinet 2, Side 386 and Polaris Parkway (104.00 feet wide) as recorded in First Book 24, Page 137:

Thence North 00°28'44" West crossing said Polaris Parkway and with the centerline of Lyra Drive as recorded in First Cabinet 2, Side 386, a distance of 198.44 feet to a point;

Thence continuing with said centerline with a curve by the right handing a radius of 700.00 feet, a central angle of 30°30'00", a chord bearing of North 12°50'16" East, a distance of 463.12 feet to a point;

Thence North 37°09'20" East continuing with the centerline of said Lyra Drive, a distance of 121.2 feet to a point;

Thence North 57°50'40" West crossing said Lyra Drive, a distance of 20.00 feet to a 1" iron pipe set with an EDC cap and being a point of the westerly right-of-way line of said Lyra Drive and being the true point of beginning;

Thence with the boundary line of a 146.324 acre tract as conveyed to Fortune 5 LLC of record in Official Record Volume 0448, Page 1970 the following and (6) courses:

- 1) North 87°16'43" West, a distance of 37.02 feet to a 1" iron pipe set with an EDC cap;
- 2) North 61°04'25" West, a distance of 192.46 feet to a 1" iron pipe set with an EDC cap and being a point of curvature;
- 3) With a curve northwesterly and to the right having a radius of 37.02 feet, a central angle of 13.3614", a chord bearing of North 84°16'03" West, a distance of 49.95 feet to a 1" iron pipe set with an EDC cap;
- 4) North 13°47'30" West, a distance of 66.82 feet to a 1" iron pipe set with an EDC cap and being a point of an non-curved curve;
- 5) With a curve northwesterly and to the left having a radius of 150.93 feet, a central angle of 64°09'08", a chord bearing of North 34°20'00" East, a distance of 213.87 feet to a 1" iron pipe set with an EDC cap;
- 6) South 61°05'22" East crossing said 3.774 acre tract with a polygon line, a distance of 312.14 feet to a 1" iron pipe set with an EDC cap and being a point on a curve on the westerly right-of-way line of said Lyra Drive;

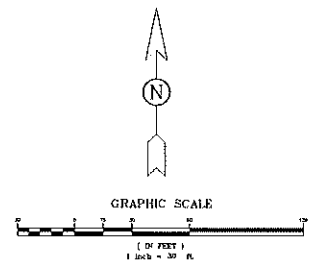
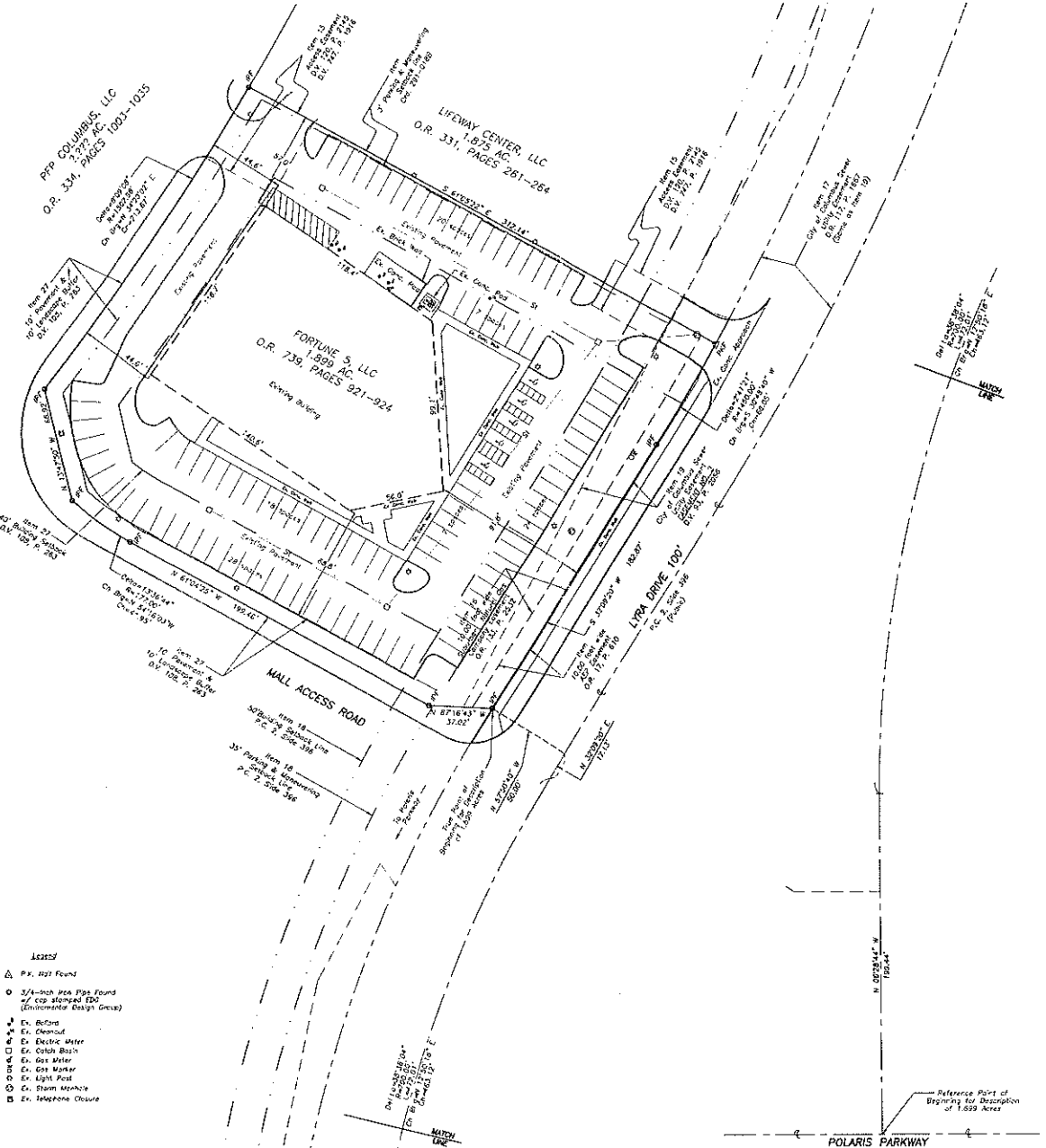
Thence with said westerly right-of-way line with a curve to the right having a radius of 140.00 feet, a central angle of 0°44'23", a chord bearing of South 30°49'40" West, a distance of 68.05 feet to a 1" iron pipe set with an EDC cap;

Thence South 37°09'20" West continuing with said westerly right-of-way line, a distance of 182.86 feet to the true point of beginning and containing 1.899 acres of land, more or less.

**NOTES**

- 1) The word "Certify" or "Certificate" is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty of guarantee, expressed or implied.
- 2) Paving Spaces: 92  
Pop-up Manholes: 103  
Total: 195
- 3) Existing PAVING Height 40".
- 4) 21.000 NOTE:  
The 1.899 acre property is located in Zone A (gross area) and is to be outside the 500-year floodplain shown on the Flood Hazard Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Number 199AV000206 with effective date June 17, 2008.
- 5) Zoning District - LC4  
Ordinance No 231-015C

- LEGEND**
- ▲ Pk. 102 Found
  - 3/4-inch Iron Pipe Found w/ cap stamped EDC (Environmental Design Group)
  - Ex. Station
  - Ex. Easement
  - Ex. Electric Meter
  - Ex. Catch Basin
  - Ex. Gas Meter
  - Ex. Gas Manhole
  - Ex. Light Pole
  - Ex. Storm Manhole
  - Ex. Telephone Closure



- EASEMENT REFERENCE**
- These items shown herein correspond to the item numbers as listed in SCHEDULE B - SECTION 6 of the First American Title Insurance Company Commitment No. 185837.
- \* Insufficient information to plot this item on the map.
- Item No. 15 Official Record 120, Page 2145; Declaration of Access Easement by and between M.P. Limited Partnership and Fortune 5 (Plotted)
  - Item No. 16 Official Record 747, Page 1916, First Amendment to Declaration of Access Easement (Undescribed)
  - Item No. 16 Official Record 153, Page 2532, 10.00 foot wide Suburban Natural Gas Company Easement (Plotted)
  - Item No. 17 Official Record 117, Page 1697, City of Columbus, Sanitary Sewer Eastern (Plotted)
  - Item No. 18 Plat Control 2, Side 396; Plotted Building and Parking Setback (Plotted)
  - Item No. 19 Official Record 83, Page 2056, City of Columbus, Sewer Utility Easement (Plotted)
  - Item No. 20 Deed Volume 276, Page 542 (Document Undescribed)
  - Item No. 21 Deed Volume 348, Page 242, 5.00 foot wide Columbus and Southern Ohio Electric Company Easement as described cannot be located
  - Item No. 22 Deed Volume 364, Page 33, 12.00 foot wide Bell-Co Water Company Easement, as described does not fall within the limits of the subject 1.899 Acres
  - Item No. 23 Deed Volume 224, Page 510 (Document Undescribed)
  - Item No. 24 Deed Volume 412, Page 441, 12.00 foot wide Bell-Co Water Company Easement, as described does not fall within the limits of the subject 1.899 Acres
  - Item No. 25 Deed Volume 548, Page 720, Declaration of Protective Covenants (Blanket)
  - Item No. 26 Deed Volume 535, Page 800, Declaration of Restrictions (Blanket)
  - Item No. 27 Deed Volume 109, Page 261; Declaration of Restrictions (Plotted)

**SURVEYOR'S CERTIFICATE**

To Fortune 5 LLC, The Huntington National Bank, First American Title Insurance Company and Benchmark New Agency, Inc.:

This is to certify that the map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 2000, and include items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certificate, undersigned further certifies that, in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Position Accuracy of this survey does not exceed that which is specified therein.

Date: December 3, 2010

Robert B. Steyer  
Professional Surveyor No. 7244

**ALTA/ACSM LAND TITLE SURVEY OF 1.899 ACRES OF LAND LOCATED ON THE WEST SIDE OF LYRA DRIVE AND NORTH OF POLARIS PARKWAY, IN THE CITY OF COLUMBUS, COUNTY OF DELAWARE, STATE OF OHIO (#8701 LYRA DRIVE)**

**BAUER, DAVIDSON & MERCHANT, INC.**  
Consulting Engineers

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