

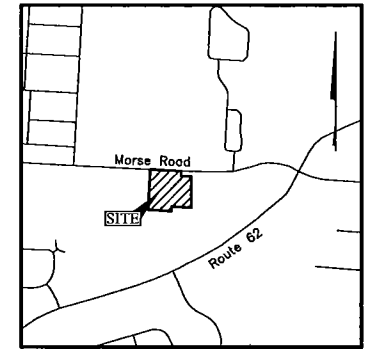
ALTA/NSPS LAND TITLE SURVEY

QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

EXHIBIT A
ORD-0091-2016



LOCATION MAP AND BACKGROUND DRAWING
SCALE: NOT TO SCALE

NOTE: There is evidence on the site of activity associated with infrastructure construction such as soil stock piles, public water main and appurtenances, public sanitary sewer main and appurtenances, and a relocated stream. There is no observable evidence of activity associated with building construction at time of survey.

PARCEL I:

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 2, Township 1, Range 16, United States Military Lands, being comprised of a part of each of those tracts of land conveyed to The New Albany Company LLC by deeds of record in Official Record 12127E10, Official Record 12773A11, Official Record 16314A03, Official Record 21256E01 and Instrument Number 19981120289607, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at FCGS Monument Number 6623 found in the centerline of Morse Road (R/W width varies), the northwesterly corner of that 8.839 acre tract conveyed to S-K Gahanna, LLC by deed of record in Instrument Number 201505260068251, the southwesterly corner of that 0.304 acre tract conveyed as Parcel 7-WD to the City of Columbus, Ohio by deed of record in Instrument Number 201502040014476;

Thence South 86° 49' 32" East, with said centerline, a distance of 575.32 feet to a mag nail set at the northeasterly corner of that tract conveyed to S-K Gahanna, LLC by deed of record in Instrument Number 201505260068251, the TRUE POINT OF BEGINNING for this description;

Thence South 86° 49' 32" East, with said centerline, a distance of 297.00 feet to a mag nail set at the northwesterly corner of that tract conveyed as Parcel 21-WD to Franklin County Commissioners by deed of record in Instrument Number 200608030153013, said mag nail being located North 86° 49' 32" West, a distance of 408.39 feet from FCGS Monument Number 1959;

Thence South 09° 11' 32" East, with the westerly line of said Parcel 21-WD, passing a 5/8" rebar capped "FCE" found at 30.05 feet, a total distance of 60.10 feet to a 5/8" rebar capped "FCE" found at the southwesterly corner thereof;

Thence South 03° 10' 28" West, crossing said New Albany Company tract (Official Record 12127E10), a distance of 289.49 feet to an iron pin set in the northerly line of that 2.45 acre tract conveyed to Edward J. Doersam by deed of record in Official Record 3976G03;

Thence North 86° 49' 32" West, with said northerly line, a distance of 77.91 feet to an iron pin set at the northwesterly corner thereof;

Thence South 00° 12' 03" East, with the westerly line of said 2.45 acre tract, a distance of 30.07 feet to an iron pin set at a northeasterly corner of said S-K Gahanna, LLC tract;

Thence North 86° 02' 58" West, with a northerly line of said S-K Gahanna, LLC tract, a distance of 223.48 feet to an iron pin set at a corner thereof;

Thence North 03° 02' 00" East, with an easterly line of said S-K Gahanna, LLC tract a distance of 376.49 feet to the TRUE POINT OF BEGINNING, containing 2.551 acres of land, more or less, of which 0.459 acre is out of Parcel Number 025-011235, 1.387 acres are out of Parcel Number 025-011236 and 0.705 acre is out of Parcel Number 025-011239. Also, 0.205 acre falls within the presently occupied right of way of Morse Road, of which 0.030 acre is out of Parcel Number 025-011235, 0.110 acre is out of Parcel Number 025-011236 and 0.065 acre is out of Parcel Number 025-011239.

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.

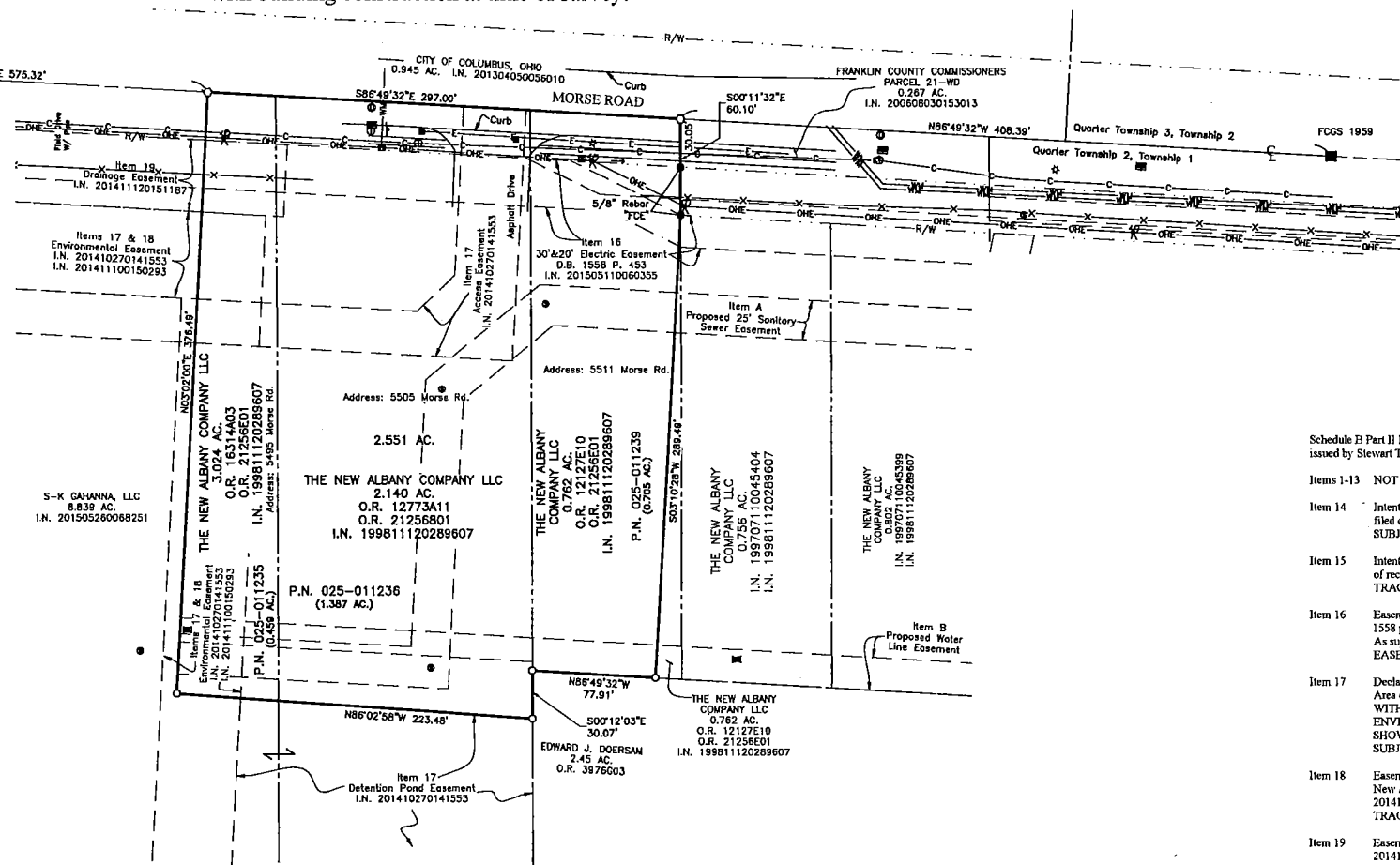
The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1983 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South 86° 49' 32" East between said monuments.

PARCEL II:

Non-exclusive Easements contained within Environmental Covenant Easement Agreement by and between The New Albany Company and Spectrum Acquisition Gahanna LLC of record in Instrument No. 20141100150293.

PARCEL III:

Non-exclusive easements contained within that certain Declaration of Covenants, Conditions, Restrictions and Easements for The Morse/62 Corridor Area of record in Instrument No. 201410270141553.



Schedule B Part II Items from Title Commitment File No. 01032-19503 - Amended No. 3 REV June 8, 2016, issued by Stewart Title Guaranty Company with an effective date of May 24, 2016 at 8:00 A.M.

Items 1-13 NOT SURVEY RELATED ITEMS.

- Item 14 Intentionally Deleted - Easement granted to The Columbus Railway, Power & Light Company filed of record in Deed Book 858 Page 644. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 15 Intentionally Deleted - Easement granted to The Columbus Railway, Power & Light Company of record in Deed Book 859 page 176. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 16 Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 1558 page 453. As supplemented of record in Instrument No. 201505110060355. 30' AND 20' ELECTRIC EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 17 Declaration of Covenants, Conditions, Restrictions and Easements for The Morse/62 Corridor Area of record in Instrument No. 201410270141553. SUBJECT TRACT IS LOCATED WITHIN AREA DESCRIBED AS "EASTERN PARCEL". ACCESS AND ENVIRONMENTAL EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. DETENTION POND EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT, BUT IS SHOWN HEREON FOR REFERENCE.
- Item 18 Easements contained within Environmental Covenant Easement Agreement by and between The New Albany Company and Spectrum Acquisition Gahanna LLC of record in Instrument No. 20141100150293. ENVIRONMENTAL EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 19 Easement granted to the City of Columbus, Ohio, of record in Instrument No. 20141120151187. DRAINAGE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 20 Easement granted to the City of Columbus, Ohio, of record in Instrument No. 20141120151189. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 21 NOT A SURVEY RELATED ITEM.

ADDITIONAL ITEMS:

- Item A Proposed 25' Sanitary Sewer Easement. PROPOSED EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item B Proposed Water Line Easement. PROPOSED WATER LINE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

CERTIFICATION: Commitment No. 01032-19503 - Amended No. 3 REV June 8, 2016

To: Spectrum Acquisition Gahanna, LLC, The New Albany Company LLC, Stewart Title Guaranty Company and Stewart Title Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "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, 8 and 13 of Table A thereof. The fieldwork was completed in May of 2014.

LEGEND

- = STONE FND.
- = MON. FND.
- = 5/8" I.P. FND. (UNLESS OTHERWISE NOTED)
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- ▲ = R.R. SPK. SET
- ▲ = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

- = Gas Marker Post
- = Fire Hydrant
- = Water Valve
- = Water Service
- = Catch Basin
- = Storm Manhole
- = Storm Manhole/w Grate Lid
- = Fiber Optic Pedestal
- = Cable TV Pedestal
- = Telephone Manhole
- = Sanitary Manhole
- = Mail Box
- = Utility Pole
- = Light Pole
- = Electric Pull Box
- = Sign
- = Curb Inlet
- = Propose Tank
- = Guy Wire
- = Fence
- = Water Line
- = Overhead Electric
- = Underground Communication

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Map (dated June 17, 2008), the subject tract shown hereon lies within Zone X (area determined to be outside of the 0.2% annual chance floodplain), Community Panel No. 39049C021K.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. A Utility Mapping and Plans request was submitted to Ohio Utility Protection Service (OUPS) on June 14, 2016. 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 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), as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South 86° 49' 32" East between said monuments.

NOTE:
There are no gaps, gores or overlaps between the subject tract and the adjoining properties shown on this survey.

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

EMHT		Date: June 22, 2016	
Evers, Mechwart, Hambleton & Tiron, Inc. Engineers - Surveyors - Planners - Scientists 4000 New Albany Road, Columbus, OH 43004 Phone: 614.773.4500 Fax: 614.773.3444 emht.com		Scale: 1" = 50'	
		Job No: 2016-0223	
		Sheet: 1 of 1	
REVISIONS			
MARK	DATE	DESCRIPTION	