

GRANTOR'S EXECUTION

In witness whereof, JEFFERSON POINTE LLC, an Ohio limited liability company, by its duly authorized representative Anil Karnati who represents and warrants personally possessing legal authority and capacity to acknowledge this General Warranty Deed on behalf of Grantor, does voluntarily acknowledge this General Warranty Deed on behalf of Grantor on the effective date below.

JEFFERSON POINTE LLC,
an Ohio limited liability company

Anil Karnati

By: Anil Karnati, MEMBER

Print Name: ANIL KARNATI

Print Title: MEMBER

State of Ohio)

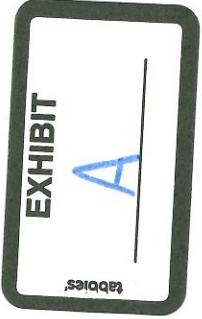
County of Franklin)

Be it remembered on November 16, 2020, I affixed my seal evidencing this instrument was acknowledged before me by Anil Karnati, the Member, on behalf of Grantor, JEFFERSON POINTE LLC, an Ohio limited liability company.



Hollis A. Walker
Notary Public
Commission Expiration Date: May 21, 2022

This Instrument Prepared By:
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054



Right-of-Way Description
~ 0.820 Acre ~
East of Taylor Station Road
North of Cross Pointe Road

Situated in the State of Ohio, County of Franklin, Township of Jefferson, Quarter Township 3, Township 1, Range 16, United States Military District and containing 0.820 acres, said 0.820 acres being part of that 0.952 acre tract of land as conveyed to Jefferson Pointe LLC of record in Instrument No. 201704110048648 and Instrument No. 201704130050390, part of that 1.020 acre tract of land also conveyed to Jefferson Pointe LLC of record in Instrument No. 201703150035602 and part of that 1.968 acre tract of land also conveyed to Jefferson Pointe LLC of record in Instrument No. 201704130050029, said 0.820 acres more particularly described as follows;

Beginning, at a monument box found (F.C.G.S. 5343) at the southwesterly corner of said 0.952 acre tract of land, said monument box also being in the easterly line of that 10.16 acre tract of land as conveyed to The United States of America of record in Instrument No. 199902230045494 and in the centerline of Taylor Station Road (R/W Varies) of record in Road Record 15, Page 392;

Thence **N 28° 17' 06" E**, along the westerly lines of said 0.952 acre tract, said 1.020 acre tract, said 1.968 acre tract, partially along the easterly line of said 10.16 acre tract, along the easterly line of a 6.668 acre tract of land described as Parcel One and conveyed to SS Gahanna LLC of record in Instrument No. 201509230133943, the easterly line of that Original 6.419 acre tract of land as conveyed to Kanwal N. Singh & Lynn W. Singh of record in Instrument No. 200407010153261, the easterly lines of the two Original 1 acre tracts as conveyed to GWJ Holdings II, LTD of record in Instrument No. 201002080015515 and partially along the easterly line of that 0.056 acre tract of land described as Parcel 5WD and as conveyed to the Franklin County Commissioners of record in Instrument No. 200012080248238, **944.22 feet** to a monument box found (F.C.G.S. 5319 reset) at the most northerly corner of said 1.968 acre tract, said corner also being an angle point in said Parcel 5WD, being in the westerly line of a 0.381 acre tract of land as conveyed to the City of Gahanna of record in Official Record 12676, Page F01 and also being an angle point in said Taylor Station Road (R/W Varies);

Thence **S 03° 40' 56" W**, across the right-of-way of said Taylor Station Road (R/W Varies), with the easterly line of said 1.968 acre tract and with the westerly line of said 0.381 acre tract, **96.08 feet** to an iron pin set at the most southerly corner of said 0.381 acre tract, said corner also being a northwesterly corner of that 9.710 acre tract of land as conveyed to Warehouse Specialists, LLC of record in Instrument No. 200610310218396;

Thence **S 28° 17' 06" W**, across said 1.968 acre tract, across said 1.020 acre tract and across said 0.952 acre tract, **840.76 feet** to an iron pin found capped "EMH&T" in the southerly line of said 0.952 acre tract and at the northwesterly corner of Lot 2 as it is numbered and delineated upon the record plat "Crosspoint Commerce Center" of record in Plat Book 94, Page 91, said Lot 2 being conveyed to Taylor Pointe, LLC in Instrument No. 201405200062105;

Thence **N 83° 39' 03" W**, with the southerly line of said 0.952 acre tract, the northerly line of said Lot 2 and partially across the right-of-way of said Taylor Station Road, **43.12 feet** to the **True Point of Beginning**. Containing **0.820 acres**, more or less, inclusive of the present road right-of-way which occupies 0.523 acres. Subject to all legal restrictions, easements and/or rights-of-way.

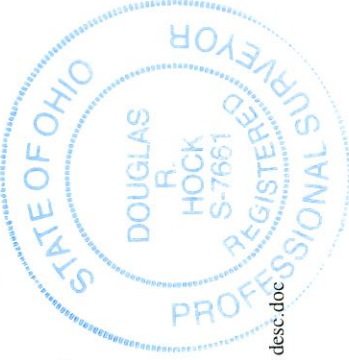
This description is based on existing records from the Franklin County Recorder's and the Franklin County Auditor's Office and an actual field survey by Advanced Civil Design, Inc. in December, 2016. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the bearing of N 28° 17' 06" E for the centerline of Taylor Station Road between Franklin County Geodetic Survey monuments 5343 and 5319 (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007) as established using a GPS survey.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

0-39-2
split
0.820
acre
outlet
(176)
138



ADVANCED CIVIL DESIGN, INC.

[Signature] 7/19/17

Douglas R. Hock, P.S. 7661

Date:

Right-of-Way Exhibit 0.820 Ac.

Township of Jefferson, Franklin County, Ohio
Quarter Township 3, Township 1, Range 16
United States Military District

GRAPHIC SCALE



(IN FEET)

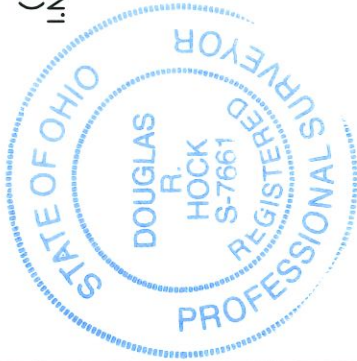
1 inch = 100 ft.

LEGEND

- I.P. Found
- I.P. Set
- [M] Monument Box Found

This exhibit is based on existing Franklin County Auditor's and Recorder's records and an actual field survey performed by Advanced Civil Design in December 2016.

Kanwal N. Singh &
Lynn W. Singh
Orig. 6.419 Ac.
(Remainder tract)
I.N. 200407010153261



SS Gahanna LLC
Parcel One
6.668 Ac.
I.N. 201509230133943

Brass Disc
Found
D-1-1-3
1993

TPOB
United States of America
10.16 Ac.
I.N. 199902230045494 /

I.P. Fnd
EMH&T
N83°39'03"W
43.12'

Taylor Pointe, LLC
I.N. 201405200062105

Crosspoint Commerce Center
Lot 2
P.B. 94, P. 91

Jefferson Pointe LLC
1.020 Ac.
I.N. 201703150035602

Jefferson Pointe LLC
I.N. 201704110048648
I.N. 201704130050390
0.952 Ac.

Jefferson Pointe LLC
1.968 Ac.
I.N. 201704130050029

0.820 Total Ac.
(0.523 Ac. P.R.O.)

City of Gahanna
2.978 Ac.
I.N. 201301020000607

I.P. Fnd
"P&L Sys."
P.S. 6841"

GWJ Holdings II, LTD
Orig. 1 Acre
I.N. 201002080015515

Franklin County
Commissioners
Parcel 5 WD
0.056 Ac.
I.N. 200012080248238

GWJ Holdings II, LTD
Orig. 1 Acre
I.N. 201002080015515

I.P. Fnd
Franklin Co.
Engineer

City of Gahanna
0.381 Ac.
O.R. 12676F01
FCGS
5319
Reset

S3°40'56"W
96.08'

Warehouse Specialists, LLC
I.N. 200610310218396
9.710 Ac.

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Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

[Signature] 7/19/17

Douglas R. Hock, P.S. 7661

Date:

DRAWN BY: BCK	JOB NO.: 16-0017-414
DATE: 7/18/2017	CHECKED BY: DRB



ADVANCED

CIVIL DESIGN

ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755