

LEGAL DESCRIPTION PER TITLE COMMITMENT:

(PER COMMITMENT FILE NO. NCS-1235760-COL, WITH AN EFFECTIVE DATE OF OCTOBER 4, 2024 AT 7:30 AM)

Parcel 1

Situated in the State of Ohio, county of Franklin and City of Gahanna: Being as Lot No. 63, 64, 65, 66 and 67 in Gramercy Park Estates, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 26, Page 21, recorder's Office, Franklin County Ohio. Less and Exception in Lot 67:

Except the following described premises appropriated the State of Ohio in Case No. 245201, Court of common Pleas, Franklin County, Ohio, and being more particularly described as follows: Being a part of lot 67 of Gramercy Park Estates, as said lot is numbered and delineated upon the plat thereof, of record in Plat Book 26, page 21,

Recorder's office, Franklin County, Ohio, and being further described as follows: Beginning at an iron pin in the southeast corner of lot 67, said iron pin being 49.12 feet left of centerline station 58+ 73.12 of Hamilton Road (S.R. 317) as the same is delineated in the aforementioned survey: Thence north 85° 17' 24" west 30.89 feet along the southerly line of said lot; thence north, 8° 45' 04" east 130.33 feet to an iron pin in the northerly line of said lot, the southerly line of Rocky Fork Drive South; thence southeasterly along a curve concave southwesterly, said curve having a radius of 20 feet and along chord of 28.07 feet, said chord bearing south 40° 43′ 54″ East, to an iron pin; thence south 3° 49′ 31″ west 110.32 feet along the easterly line of said lot to the place of beginning, containing .3205 square feet of land, more or less. Description for this parcel is based on a survey made by Don D. Kreider.

Parcel 2:

Situated in the County of Franklin in the State of Ohio and in the Village of Gahanna and bounded and described as follows: Beginning at a point in the line between Jefferson and Mifflin Townships which is also in the center line of Hamilton Road (formerly Gahanna-Southern Road) at the southeast corner of the 122.52 acre tract, more or less, as described in the deed from The Linville Company to Don C. Roush, of record in D. B. 913, page 698; thence N. 85' 45' W. with the south line of said 122.52 acre tract 327 feet to a point; thence N. 4' 30' E. 267 feet to a point; thence S. 85° 45' E. 327 feet to a point in the center line of Hamilton Road; thence with the center line of said road S. 4° 30' W. 267 feet to the place of beginning, containing 2.004 acres, more or less. Less and Except the portion of the following acreage derived from the 2.004 acres:

PARCEL NO. 1184-WL, (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE, INCLUDING LIMITATION OF ACCESS, IN THE FOLLOWING DESCRIBED PROPERTY Being a part of 2.004 acre and 122.25 acre tracts, same being conveyed to the owners and recorded in Deed Book 2381, Page 554 and Deed Book 2381, Page 556 respectively in the Recorder's Office, Franklin County, Ohio and more particularly bounded and described as follows: Beginning at the owners' northeasterly property corner in the centerline of existing Hamilton Road, same bearing south 3 degrees 49 minutes 31 seconds, west 155.02 feet from a railroad spike at the centerline intersection of Rocky River Drive south and Hamilton Road and being 0.89 feet right of Station 58 plus 72.63 in the centerline of relocated Hamilton Road (S.R. 317) as the same is delineated in the above mentioned survey; thence along the centerline of existing Hamilton Road south 3 degrees 49 minutes 31 seconds West 599.83 feet to the owners' southeasterly property corner; thence along the owners' southerly property line north 86 degrees 29 minutes 20 seconds west passing an iron pin at the northeasterly corner of the Friendship Investment Company tract at 50.00 feet, a total distance of 84.33 feet; thence north 2 degrees 48 minutes

54 seconds east 428.25 feet; thence north 7 degrees 27 minutes 20 seconds east 173.71 feet to a point on the owners' northerly property line and the southerly line of the Gramercy Park Estates; thence along said property line south 85 degrees 17 minutes 24 seconds east, passing an iron pin at the southeasterly corner of said Gramercy Park Estates at 30.89 feet, a total distance of 80.89 feet to the place of beginning, containing 1.208 acres, more or less, including 0.551 of an acre in present road. Description for this parcel is based on a survey made by Don D. Kreider. Parcel 3:

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1, Range 17, United States Military District, being part of that 12.516 acre tract of land described in the deed to the City of Gahanna, Ohio, recorded in Official Record 31107, Page 1-07 (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows: Beginning at a stone found at the northwesterly corner of said 12.516 acre tract, being a corner of those lands described in the deed to Shepard Church of the Nazarene, recorded in Deed Book 2381, Page 556;

thence easterly along the northerly line of said 12.516 acre tract, being a southerly line of said lands the Shepard Church of the Nazarene, South 86°28'24" East, 1113.07 feet to an iron pipe set at the northeasterly corner of said 12.516 acre tract, said corner being an angle point in the limited access right-of-way line of Hamilton Road and Interstate Route 270, as shown on sheet 24 of 28 of the Right-ofWay Plan FRA-270-28.30 N; thence southerly along said limited access right-of-way line, being the easterly line of said 12.516 acre tract, South 9*48'52" West, 126.83 feet to an iron pipe set:

thence southwesterly, westerly, and northwesterly through said 12.516 acre tract, the following four (4) courses and distances: South 53°40'44" West, 482.19 feet to an iron pipe set;

2.North 82°19'17" West, 209.19 feet to an iron pipe set;

3.North 68°44'31" West, 391.81 feet to an iron pipe set; And, 4.North 53°24'27" West, 177.89 feet to an iron pipe set in the westerly line of said 12.516 acre tract;

thence northerly along said westerly line of the 12.516 acre tract, being a line of said lands of Shepard Church of the Nazarene, North 4°04'24" East, 203.51 feet to the 'Point of Beginning," containing 8.396 acres of land, more or less, as surveyed and described in April of 2003, by Carl E. Turner Jr., Registered Land Surveyor No. S-6702.

Bearings are referenced to Grid North (Ohio State Plane Coordinate System-South Zone), as determined from GPS observations. Station and offset locations originated from a concrete monument found in the centerline of I-270, at P.C. station 1659+34.92. All iron pipes called for as set are 34" I.D., 30 inches in length, driven flush to the ground, and capped with a yellow plastic plug inscribed C. TURNER/P.S. 6702. Parcel 4:

Being a part of Quarter Township Number Four (4), Township Number One (1), Range Number Seventeen (17), United States Military Lands bounded and described as follows: Beginning at a point in the line between Jefferson and Mifflin Township, 1584 feet S. 4° 30' West from the intersection of the Gahanna and Havens Corners Road and the line between Mifflin and Jefferson Township; thence continuing South 4° 30' West along the line between Mifflin and Jefferson Townships 2364 feet to an iron stake in the Northeast corner of Sarah Shull's land; thence with the North line of the Shull land, N. 85° 45' W., 1250 feet to a stake; thence S. 4° 45' W., 304.80 feet to a stake; thence N. 85° 45' W., 477 feet to a stake on the East line of the Big Walnut Creek, the same being S. 85° 45' E. 89 feet distant from the center thereof; thence up the East bank of said Big Walnut Creek in an offset from the center thereof of 89 feet, N. 28.5° W. 162 feet off set 110 feet; thence N. 37½° W. 197 feet offset 66 feet; thence N. 21° W. 206 offset 60 feet; thence N. 1734° W. 210 feet offset 50 feet; thence N. 14½° W. 405 feet offset 60 feet; thence N. 8° W. 164 feet offset 65 feet; thence N. 5¾ W. 213 feet offset 60 feet; thence N. 6 W. 141 feet offset 60 feet; thence N. 11½ E. 368 feet to a point which bears S. 85°45'E. 50 feet distant from the confluence of the center line of the Big Walnut and Rocky Fork Creeks; thence N. 85°45'W. 50 feet to the center line of Rocky Fork Creek; thence with the center line of the Rocky Fork Creek, N. 30° 45' E. 637 feet to the confluence of the center line of Rocky Fork Creek, and the Sycamore Run; thence with the center line of said Rocky Fork Creek, N. 0° 30' W. 163 feet to a point in the center of said Creek which bears N. 85° 45' W. 126 feet distant from an iron pin on the East bank thereof; thence with a line parallel with the said Gahanna and Havens Corners Road S. 85° 45' E. 2010.5 feet, passing an iron stake on the East bank of the Rocky Fork Creek at 121 feet, to the place of beginning, containing 122.52 acres, more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES: Beginning at a rail—road spike in the center line of the Gahanna—Southern Road (Mifflin-Jefferson Township line) at the south east corner of the Chesterfield Homes, Incorporated, 20.784 Acre tract, said spike being also the north east corner of the Don C. and May B. Roush 122.52 acre tract and South 4° 47' 30" West 1582.9 feet from a railroad spike at the intersection of ie center line of said Gahanr Southern Road with the center line of the Gahanna and Havens Corners Road: thence along the center line of the Gahanna-Southern Road, South 4*47'30" West 1765.0 feet to a railroad spike; thence North 84" 19' West (passing an iron pin at 50.01 feet) 1593.88 feet to an iron pin; thence North 42° 49' 30" West 193.49 feet to an iron pin; thence North 47° 59' 30" West 271.44 feet to an iron pin; thence North 55° 54' West (passing an iron pin at 316.63 feet) 402.05 feet to a point in the center line of Big Walnut Creek and in the west line of the Don C. and May B. Roush 122.52 Acre tract; thence along the center line of Big Walnut Creek, North 5° 44' West 130.0 feet to a point; continuing along the center line of Big Walnut Creek, North 13° 00' East, 370.94 feet to a point at the intersection of the center line of Big Walnut Creek with the center line of Rocky Fork Creek; thence along the center line of Rocky Fork Creek, North 30° 45' East 637 feet to a point; thence North 0° 30' West 163.0 feet to a point in Rocky Fork Creek and in the south line of the Clifford R. Fisher 42.23 Acre tract; thence along the south lines of the Fisher tract and the Chesterfield Homes, Incorporated, tract, South 85° 45' East (passing an iron pin on the east bank of the creek at 121.0 feet) 2010.5 feet to the place of beginning, containing 84.157 acres, more or less.

FURTHER EXCEPTING THEREFROM THE FOLLOWING: Beginning at a point in the line between Jefferson and Mifflin Townships which is also in the center line of Hamilton Road (formerly Gahanna-Southern Road) at the southeast corner of the 122.52 acre tract, more or less, as described in the deed from The Linville Company to Don C. Roush, of record in D.B. 913, page 638; thence N. 85°45' W. with the south line of said 122.52 acre tract 327 feet to a point; thence N. 4°30' E. 267 feet to a point; thence S. 85°45' E. 327 feet to a point in the center line of Hamilton Road; thence with the center line of said road S. 4°30' W. 267 feet to the place of beginning, containing 2.004 acres, more or less. Less and Except the portion of the following acreage derived from the 122.25 acres: PARCEL NO. 1184-WL, (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE, INCLUDING LIMITATION OF ACCESS, IN THE FOLLOWING DESCRIBED PROPERTY Being a part of 2.004 acre and 122.25 acre tracts, same being conveyed to the owners and recorded in Deed Book 2381, Page 554 and Deed Book 2381, Page 556 respectively in the Recorder's Office, Franklin County, Ohio and more particularly bounded and described as follows: Beginning at the owners' northeasterly property corner in the centerline of existing Hamilton Road, same bearing south 3 degrees 49 minutes 31 seconds, west 155.02 feet from a railroad spike at the centerline intersection of Rocky River Drive south and Hamilton Road and being 0.89 feet right of Station 58 plus 72.63 in the centerline of relocated Hamilton Road (S.R. 317) as the same is delineated in the above mentioned survey; thence along the centerline of existing Hamilton Road south 3 degrees 49 minutes 31 seconds West 599.83 feet to the owners' southeasterly property corner; thence along the owners' southerly property line north 86 degrees 29 minutes 20 seconds west passing an iron pin at the northeasterly corner of the Friendship Investment Company tract at 50.00 feet, a total distance of 84.33 feet; thence north 2 degrees 48 minutes 54 seconds east 428.25 feet; thence north 7 degrees 27 minutes 20 seconds east 173.71 feet to a point on the owners' northerly property line and the southerly line of the Gramercy Park Estates; thence along said property line south 85 degrees 17 minutes 24 seconds east, passing an iron pin at the southeasterly corner of said Gramercy Park Estates at 30.89 feet, a total distance of 80.89 feet to the place of beginning, containing 1.208 acres, more or less, including 0.551 of an acre in present road.

Description for this parcel is based on a survey made by Don D. Kreider. FURTHER EXCEPTING THEREFROM THE FOLLOWING: Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1, Range 17, United States Military District, being part of those lands described in the deed to Shepard (a.k.a. Shepherd) Church of the Nazarene, recorded in Deed Book 2381, Page 556 (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows: Commencing at a stone found at the northwesterly corner of that 12.516 acre tract of land described in the deed to the City of Gahanna, Ohio, recorded in Official Record 31107, Page I-07, being a corner of said lands of Shepard Church of the Nazarene;

thence southerly along the westerly line of said 12.516 acre tract, being an easterly line of said lands of Shepard Church of the Nazarene, South 4°04'24" West, 203.51 feet to an iron pipe set; thence continuing southerly along aforesaid line, South 4°04'24" West, 100.00 feet to a 1" iron pin found at an angle point in the westerly line of said 12.516 acre tract, being a southeasterly corner of said lands of Shepard Church of the Nazarene;

thence westerly along the southerly line of said lands of Shepard Church of the Nazarene, North 86°17'43" West, 289.18 feet to the intersection of said line with the northerly limited access right-of-way line of Interstate Route 270, being 237.00 feet left of centerline station 1630+15.51, as shown on sheet 13 of 17 of the Right-of-Way Plan FRA-270-26.76 N; thence westerly along said limited access right-of-way line, North 71*57'13" West, (passing the deed location of the top of bank of Big Walnut Creek

at 231.57 feet) a distance of 389.25 feet to the approximate original centerline of said Big Walnut Creek; thence northwesterly and northerly, with the approximate meanders of the original centerline of said Big Walnut Creek, the following two (2) courses and distances: 1. North 23°52'22" West, 173.49 feet;

2. North 21°52'53" West, 20.91 feet to the TRUE POINT OF BEGINNING:

thence northerly, continuing with the approximate meanders of the original centerline of said Big Walnut Creek, the following five (5) courses and distances: 1. North 21°52'53" West, 195.40 feet; North 15°47'17" West, 213.35 feet;

- North 16°36'37" West, 409.94 feet;
- 4. North 10°27'00" West, 168.75 feet; And, 5. North 3°29'26" East, 259.36 feet to the southerly line of "GRAMERCY PARK ESTATES" Subdivision,

recorded in Plat Book 26, Page 21;

thence southeasterly and easterly along the southerly line of said Subdivision, the following our (4) courses and distances: 1. South 56*49'36" East, (passing a 5/8" rebar found on the top of bank of said Big Walnut Creek at

- 137.10 feet) a distance of 453.41 feet to a 5/8" rebar found;
- 2. South 48°57'04" East, 271.43 feet to a 5/8" rebar found;
- South 43°48'13" East, 193.31 feet to a 5/8" rebar found; And,
- 4. South 85°16'32" East, 325.01 feet to a 5/8%" rebar found at the intersection of said line, with the easterly right-of-way line of Cliffview Drive (50 feet in width) of said Subdivision;

thence southerly, westerly, southeasterly and southwesterly, through said lands of Shepard Church of the Nazarene, the following four (4) courses and distances: 1. South 4°43'28" West, 50.00 feet to an iron pipe set;

- 2. North 85°16'32" West, 819.19 feet to an iron pipe set;
- 3. South 23°36'14" East, 592.32 feet; And,
- 4. South 66°08'30" West, 213.98 feet to the 'True Point of Beginning,' containing 8.531 acres of land, more or less, as described in April of 2003, Carl E. Turner Jr., Registered Land Surveyor No. S-6702.
- It is the intent of the foregoing description to include all of the lands of Shepard (a.k.a. Shepherd) Church of the Nazarene which lie in and along

Big Walnut Creek. Bearings are referenced to Grid North (Ohio State Plane Coordinate System-South Zone), as determined from GPS observations. Station and offset locations originated from a concrete monument found in the centerline of I-270, at P.C. station 1659+34.92. All iron pipes called for as set are "I.D., 30 inches in length, driven flush to the ground, and capped with a yellow plastic plug inscribed "C. TURNER/P.S. 6702.

and distances:

distances: North 66°08'30" East, 213.98 feet; South 23°36'14" East, 251.80 feet to an iron pipe set; And, South 80°40'53" East, 453.25 feet to the 'True Point of Beginning,' containing 2.540 acres of land, more or less, as described in April of 2003, Carl E. Turner Jr., Registered Land Surveyor No. S-6702. It is the intent of the foregoing description to include all of the lands of Shepard (a.k.a. Shepherd) Church of the Nazarene which lie in and along Big Walnut Creek. Bearings are referenced to Grid North (Ohio State Plane Coordinate System—South Zone), as determined from GPS observations. Station and offset locations originated from a concrete monument found in the centerline of I—270, at P.C. station 1659+34.92. All iron pipes called for as set are 3/4" I.D., 30 inches in length, driven flush to the ground, and capped with a vellow plastic plug inscribed "C. TURNER/P.S. 6702. FURTHER EXCEPTING THEREFROM THE FOLLOWING : PARCEL NO. 1184WL-1 (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE, INCLUDING LIMITATION OF ACCESS, IN THE FOLLOWING DESCRIBED PROPERTY Being a part of 122.52 acre tract of land, as the same is described in Deed Book 2381, Page 556 of the records of Franklin County, and being further described as follows: Commencing at a stone found at a corner in the southerly line of said tract, said stone being the northwesterly corner of a 39.304 acre tract conveyed to Friendship Investment Company by deed of record in Deed Book 3014, Page 412, of the records of Franklin County; thence south 4 degrees 00 minutes 40 seconds west 304.80 feet along an easterly line of said 122.52 acre tract to an iron pin in a southeasterly corner of said tract, said corner being an angle point in the westerly line of said 39.304 acre tract; thence north 86 degrees 00 minutes 38 seconds west 326.55 feet along a southerly line of said 122.52 acre tract to the true point of beginning of the parcel herein described, said point of beginning being 237.00 feet left of centerline Station 1630 plus 15.51 of the aforementioned survey; thence continuing along said southerly line, north 86 degrees 00 minutes 38 seconds west 276.81 feet, to the southwesterly corner of said 122.52 acre tract; thence north 45 degrees 55 minutes 00 seconds west 119.15 feet along the westerly line of said tract to an angle point in said line; thence continuing along said westerly line north 24 degrees 25 minutes 01 seconds west 20.24 feet; thence south 71 degrees 57 minutes 13 seconds east 389.25 feet to the true point of beginning, containing

Commencing in an iron rod set in the intersection of the Easterly right-of-way of Cliffview Dr. (50' ROW P.B. 26 pg. 21) and the Southwesterly corner of Lot 52 of Gramercy Park Estates as shown in P.B. 26 PG.21, Also being in a Northwesterly corner of said Shepard Church, THENCE; Leaving said intersection, in said Easterly right-of-way, and in a Westerly line of said Shepard Church, South 04* 41' 38" West, 50.00 feet to an iron rod set in the Southeasterly corner of said Cliffview Dr., THENCE Leaving said Westerly line and in the Southerly right-of-way line of said Cliffview Dr., North 85° 16' 34" West, 25.03 feet to an iron rod set, being THE TRUE POINT OF BEGINNING of the herein described parcel, THENCE;

set, THEŇCE; 2. Continuing through said Shepard Church's tract, North 85° 16' 34"West, 150.00 feet to an iron rod set, THENCE; 3. Continuing through said Shepard Church's tract, North 04° 43' 26" East, 150.00 feet to an iron rod set in the aforementioned Southerly line of the City of Gahanna's 11.071 acre tract, THENCE; 4. In said Southerly line of the City of Gahanna's 11.071 acre tract, passing the Westerly right of way line of said Cliffview Dr. at 125.03 feet, South 85°16'34"East, 150.00 feet to THE TRUE POINT OF BEGINNING of the herein described tract, containing 22,500.93 Sq. Ft. or 0.517 Acres of land.

Bearings are based on Geodetic North derived from GPS/RTN observations using ODOT CORS network stations, converted to the Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 2024.0108, resulting in the South line of Gramercy Park Estates being South 85° 16' 30" East. The above legal description is the result of an actual field survey made under the direction of Scott R. Lindgren of Metro Consulting Associates, Ohio Registered Surveyor No. 7853 in January of 2024.

Commencing in an iron rod set in the intersection of the Easterly right-of-way of Cliffview Dr. (50' ROW P.B. 26, PG. 21) and the Southwesterly corner of Lot 52 of Gramercy Park Estates as shown in P.B. 26 PG.21, BEING THE TRUE POINT OF BEGINNING of the herein described parcel, THENCE;

THENCE; THENCE; set, THENCE; rod set. THENCE:

Subject to all legal highways, easements and restrictions of record.

All references to "iron rod set" are intended to indicate a 5/8" diameter by 30" long rebar with cap stamped "MCA 03751".

Bearings are based on Geodetic North derived from GPS/RTN observations using ODOT CORS network stations, converted to the Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 2024.0108, resulting in the Southerly line of Gramercy Park Estates being South 85° 16' 30" East.

ALTA/NSPS LAND TITLE SURVEY

IN THE UNITED STATES MILITARY DISTRICT 1/4 TOWNSHIP 4, TOWNSHIP 1, RANGE 17, CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

LEGAL DESCRIPTION PER TITLE COMMITMENT (CONTINUED):

FURTHER EXCEPTING THEREFROM THE FOLLOWING: Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1, Range 17, United States Military District, being part of those lands described in the deed to Shepard (a.k.a. Shepherd) Church of the Nazarene, recorded in Deed Book 2381, Page 556 (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows: Commencing at a stone found at the northwesterly corner of that 12.516 acre tract of land described in the deed to the City of Gahanna, Ohio,

recorded in Official Record 31107, Page I-07, being a corner of said lands of Shepard Church of the Nazarene; thence southerly along the westerly line of said 12.516 acre tract, being an easterly line of said lands of Shepard Church of the Nazarene, South 4°04'24" West, 203.51 feet to an iron pipe set at the TRUE POINT OF BEGINNING: thence continuing southerly along aforesaid line, South 4°04'24" West, 100.00 feet to a 1" iron pin found at an angle point in the westerly line of said 12.516 acre tract, being a southeasterly corner of said lands of Shepard Church of the Nazarene;

thence westerly along the southerly line of said lands of Shepard Church of the Nazarene, North 86°17'43" West, 289.18 feet to the intersection of said line with the northerly limited access right-of-way line of Interstate Route 270, being 237.00 feet left of centerline station 1630+15.51, as shown on sheet 13 of 17 of the Right-of-Way Plan FRA-270-26.76 N; thence westerly along said limited access right-of-way line, North 71°57'13" West, (passing the deed location of the top of bank of Big Walnut Creek

at 231.57 feet) a distance of 389.25 feet to the approximate original centerline of said Big Walnut Creek; thence northwesterly and northerly, with the approximate meanders of the original centerline of said Big Walnut Creek, the following two (2) courses

1.North 23°52'22" West, 173.49 feet; 2.North 21°52'53" West, 20.91 feet; thence northeasterly, southeasterly, and easterly, through said lands of Shepard Church of the Nazarene, the following three (3) courses and

0.311 of an acre of land, more or less. Description for this parcel is based on a survey made by Don D. Kreider.

LEGAL DESCRIPTION COLUMBIA GAS PER SURVEY:

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1 North, Range 17 West, United States Military District, being a part of that 36.359 acre parcel conveyed (by Deed) to Shepard Church of the Nazarene, an Ohio corporation in Deed Book 2381, Page 556, recorded in Recorders office , Franklin County, Ohio, and being more particularly described as follows:

1. Leaving said Southerly right-of-way line, and through and across said Shepard Church's tract, South 04° 43' 26" West, 150.00 feet to an iron rod

Subject to all legal highways, easements and restrictions of record.

Prior Deeds: Deed Book. 2381, Page 556

All references to "iron rod set" are intended to indicate a 5/8" diameter by 30" long rebar with cap stamped "MCA 03751".

LEGAL DESCRIPTION SHEPARD CHURCH REMAINDER PER SURVEY:

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1 North, Range 17 West. United States Military District, being part of that 36.359 acre parcel (by Deed, 26.078 acres by survey) conveyed to Shepherd Church of the Nazarene, an Ohio corporation in Deed Book 2381, Page 556, recorded in the Recorders office, Franklin County, Ohio, and being more particularly described as follows:

1. Leaving said intersection, and in the Northerly line of said Shepherd Church, and the southerly line of said Gramercy Park Estates, South 85° 16' 30" East, 1188.02 feet to a iron rod set in the Westerly right-of-way line of Hamilton Ave,(Variable ROW) being the northwest corner of a 1.208 acre tract designated as parcel 1184-WL (FRA-270-28.30N) as appropriated to the State of Ohio in Franklin County Court of Common Pleas Case No. 72-CV-01-17 and subsequently recorded in D.B. 3343, PG 567, THENCE; 2. Leaving said southerly line of Gramercy Park Estates, in said Westerly right-of-way line and also being in the west line of said Parcel 1184-WL,

South 07° 27' 58"West, 173.71 feet to an iron rod set, THENCE; 3. Continuing in said right-of-way line and the west line of said Parcel 1184-WL, South 02° 49' 35" West, 160.31 feet to an iron rod set, in the Northerly line of a 2.004 acre parcel of land conveyed to Shepard Church of the Nazarene, an Ohio Corporation (PID 025-002205) in D.B. 2381 PG.554,

4. Leaving said right of way line and in the Northerly line of said Shepard Church's 2.004 acre tract (PID 025-002205), North 86° 25' 04" West, 237.92 feet to an iron rod set, THENCE; 5. Leaving said Northerly line and in the Westerly line of said Shepard Church's 2.004 acre tract (PID 025-002205) South 03' 49' 56" West, 267.00 feet to an iron rod set in the Northerly line of an 8.396 acre parcel of land as conveyed to Shepard Church of the Nazarene (PID 025-000406) in Instrument #200305230153436, Also being the Southwesterly corner of the aforementioned Shepard Church's 2.004 acre tract (PID 025-002205)

6. Leaving said Westerly line and In the Northerly line of said Shepard Church's 8.396 acre tract, North 86° 25' 04" West, 923.00 feet to an iron rod 7. Leaving said Northerly line and in the Westerly line of said Shepard Church's 8.396 acre tract, South 04° 05' 00" West, 203.62 to an iron rod set, being the Southwest corner of said Shepard Church's 8.396 acre tract, also being a southerly corner of the herein described tract, and being a Northeasterly corner of a 11.071 acre parcel of land as conveyed to the City of Gahanna (PID 025-012951) in Instrument #200310140330157 and the balance of a 12.516 acre tract conveyed to the City of Gahanna in O.R. 31107 IO7, THENCE; 8. Leaving said Southwest corner and In the Northerly line of said City of Gahanna's 11.071 acre tract, North 80° 53' 46" West, 450.68 feet to an iron

9. Continuing in an Easterly line of said City of Gahanna's 11.071 acre tract, North 23° 36' 17" West, 844.11 feet to an iron rod set, THENCE; 10. Continuing in said City of Gahanna's 11.071 acre tract, South 85° 16' 34" East, 644.14 feet to an iron rod set in the Westerly line of a 0.517 acre parcel of land as conveyed to Columbia Gas of Ohio Inc. in Instrument # THENCE: 11. Leaving said City of Gahanna line and in said Westerly line of said Columbia Gas of Ohio's 0.517 acre tract, South 04° 43' 26" West, 150.00 feet to an iron rod set in the southerly line of said Columbia Gas of Ohio's 0.517 acre tract, THENCE; 12. Leaving said Westerly line and in the Southerly line of said Columbia Gas of Ohio's 0.517 acre tract, South 85° 16' 34" East, 150.00 feet to an iron rod set in the Easterly line of said Columbia Gas of Ohio's 0.517 acre tract, THENCE; 13. Leaving said Southerly line and in said Easterly line, North 04° 43' 26"East, 150.00 feet to an iron rod set in the Southerly right-of-way line of the aforementioned Cliffview Dr., THENCE; 14. Leaving said Easterly line and in said Southerly right-of-way line, South 85° 16' 34" East, 25.03 feet to a point in a Southeasterly corner of the

aforementioned Cliffview Dr., THENCE; 15. Leaving said Southerly right-of-way line and in the Easterly right-of-way line of the aforementioned Cliffview Dr., North 04° 41' 38" East, 50.00 feet to THE TRUE POINT OF BEGINNING of the herein described parcel, containing 1,112,369.9 Sq. Ft. or 25.536 Acres of land.

Prior Deeds: Deed Book. 2381, Page 556

The above legal description is the result of an actual field survey made under the direction of Scott R. Lindgren of Metro Consulting Associates, Ohio Registered Surveyor No. 7853 in January of 2024.

LEGAL DESCRIPTION CLIFF Situated in the State of Ohio, County o

States Military District, being a part of recorded in Recorders office, Franklin C Commencing in an iron rod set in the in

of Lot 52 of Gramercy Park Estates as Shepard Church of the Nazarene, an Ohi parcel THENCE:

1. Leaving said intersection, and in a We corner of the said City of Gahanna tract 2. Leaving said Westerly line and in said to a point, THENCE; 3. Through and across said City of Gaha Gramercy Park Estates, THENCE;

n the Southerly Line of said Gramercy TRUE POINT OF BEGINNING of the herein Subject to all legal highways, easements

^Drior Deeds: Instrument# 2003101403301 All references to "iron rod set" are intend

Bearings are based on Geodetic North d Zone, Horizontal Datum NAD83(2011) epc

The above legal description is the result Registered Surveyor No. 7853 in January

EW RD. EXTENSION: ranklin, City of Gahanna, located in 11.071 acre parcel of land as con	Call before you dig.		
y, Ohio, and being more particula resection of the Easterly right-of- own in P.B. 26 PG.21, Also being corporation in Deed Book 2381, Po	THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.		
erly line of said Shepard Church, South 04° 41' 38" West, 50.00 feet to an iron rod set in the Southeasterly THENCE; outherly line, North 85° 16' 34" West, passing an iron rod set at 25.03 feet, a total distance of 50.00 feet na's tract, North 04° 41' 38" West, 50.00 feet to a point in the Southeasterly corner of Lot 51 of said			
Estates and the Northerly line o scribed tract, containing 2,500.00 d restrictions of record.		Gahanna's tract, South 85° 16' 34" East, 50.00 feet to THE 057 Acres of land.	CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE
to indicate a 5/8" diameter by . ed from GPS/RTN observations us 2024.0108, resulting in the South	CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THI WORK, OF PERSONS ENGAGED IN TH WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.		
an actual field survey made unde 2024	er the directic	n of Scott R. Lindgren of Metro Consulting Associates, Ohio	Revisions
	SCHEDULE B II EXCEPTIONS: (Per commitment file no. NCS-1235760-COL, with and effective date of		ור
	OCTOBER	4, 2024 AT 7:30 AM)	
	1-6	INTENTIONALLY DELETED NOT A SURVEY MATTER	
	7-26	INTENTIONALLY DELETED	
	27	EASEMENT AND RESTRICTIONS DISCLOSED IN THE DEED RECORDED MAY 23, 2003 AS INSTRUMENT NO. 200305230153440 OF FRANKLIN COUNTY RECORDS. (AFFECTS SUBJECT PROPERTY-PLOTTED)	
	28	EASEMENT AND RIGHT OF WAY IN FAVOR OF THE COLUMBUS SOUTHERN POWER COMPANY, AN OHIO CORPORATION RECORDED AUGUST 19, 2004 AS INSTRUMENT NO. 200408190194318 OF FRANKLIN COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)	
	29-38	INTENTIONALLY DELETED	
	39	NOT A SURVEY MATTER	
	40	GAHANNA AND COLUMBIA GAS OF OHIO, INC. DATED AND RECORDED, 202_ IN INSTRUMENT NO. , FRANKLIN COUNTY RECORDS. (AFFECTS SUBJECT PROPERTY-PLOTTED)	
SURVEYORS NOTES:			
			CAMPOS EPC
1. THE BEARING BASIS FOR THE SITE IS OHIO STATE PLANE COORDINATE SYSTEM, South Zone, US FEET, (NAD 83)			
2. DATE OF SURVEY: JANUAR		Y BE OUT OF SCALE FOR CLARITY.	
4. DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE			
NOTED. 5. AS PERTAINING TO TABLE A REQUIREMENTS, ITEM 1, MONUMENTS PLACED AS SHOWN ON DRAWING.			
 AS PERTAINING TO TABLE A REQUIREMENTS, ITEM 2, NO ADDRESS FOR THE PROPOSED PARCEL AT THE TIME OF THE SURVEY. PERTAINING TO TABLE A ITEM 4 TO SQUARE FOOTAGE: 			
25.536 ACRE,	22,500.93 SQU OF SHEPARD (1,112,369.9 S	JARE FEET). CHURCH REMAINDER PARCEL GQ. FT)	Dynamic. Daring. Diverse. DIFFEREN
11. AS PERTAINING TO TABLE	A REQUIREME	NTS, ITEM 8, SUBSTANTIAL FEATURES OBSERVED ARE SHOWN HEREON NTS, ITEM 11(A), NO PLANS WERE PROVIDED BY THE CLIENT NTS, ITEMS 13, NAMES OF ADJOINERS SHOWN HEREON AS OF THE	
DATE OF THIS SURVEY. 13. AS PERTAINING TO TABLE A REQUIREMENTS, ITEMS 15, NO REMOTE SENSING EQUIPMENT OR METHODS WERE USED IN THIS SURVEY.			Project Number Date 1037-23-1218EA 01/10/25 P.M. Checked by Drawn by Crew/Bool SRL SRL CNS TM
14. AS PERTAINING TO TABLE A REQUIREMENTS, ITEMS 16, NO EARTHWORK OBSERVED AT TIME OF SURVEY.15. AS PERTAINING TO TABLE A REQUIREMENTS, ITEMS 17, NO EVIDENCE OF ROAD IMPROVEMENTS, REPAIRS OR CHANGES TO R/W WERE OBSERVED.			Client CAMPOS/COLUMBIA GAS
 16. AS PERTAINING TO TABLE A REQUIREMENTS, ITEMS 18, NO APPURTENANT EASEMENTS WERE DISCLOSED IN THE PROVIDED DOCUMENTS UNLESS SHOWN ON THE FACE OF THIS DRAWING. 17. AS PERTAINING TO GENERAL REQUIREMENTS, 4. RECORDS RESEARCH – THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS, RECORDS WERE RESEARCHED BY METRO CONSULTING ASSOCIATES (NOT PROVIDED) IN JANUARY, 2024. 			Project SHEPARD CHURCH ALTA
			Site Address 425 S HAMILTON RD GAHANNA, OHIO, 43230
			County Community FRANKLIN MIFFLIN TWP ¼ Township Range 4 17
TO: (I) COLUMBIA GAS OF OHIO, AMERICAN TITLE COMPANY: THIS IS TO CERTIFY THAT THIS M ACCORDANCE WITH THE 2021 MII JOINTLY ESTABLISHED AND ADOP	Parforeito et M		
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 11A, 13, 15, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK AS COMPLETED IN JANUARY OF 2024.			Professional Name Date SCOTT R. LINDGREN
			ALTA/NSPS LAND TITLI
Scott R. Lindgren, PS Professional Surveyor No. 7853		Dated:	Drawing Scale Sheet Number
slindgren@metroca.net			N/A 2 OF 2