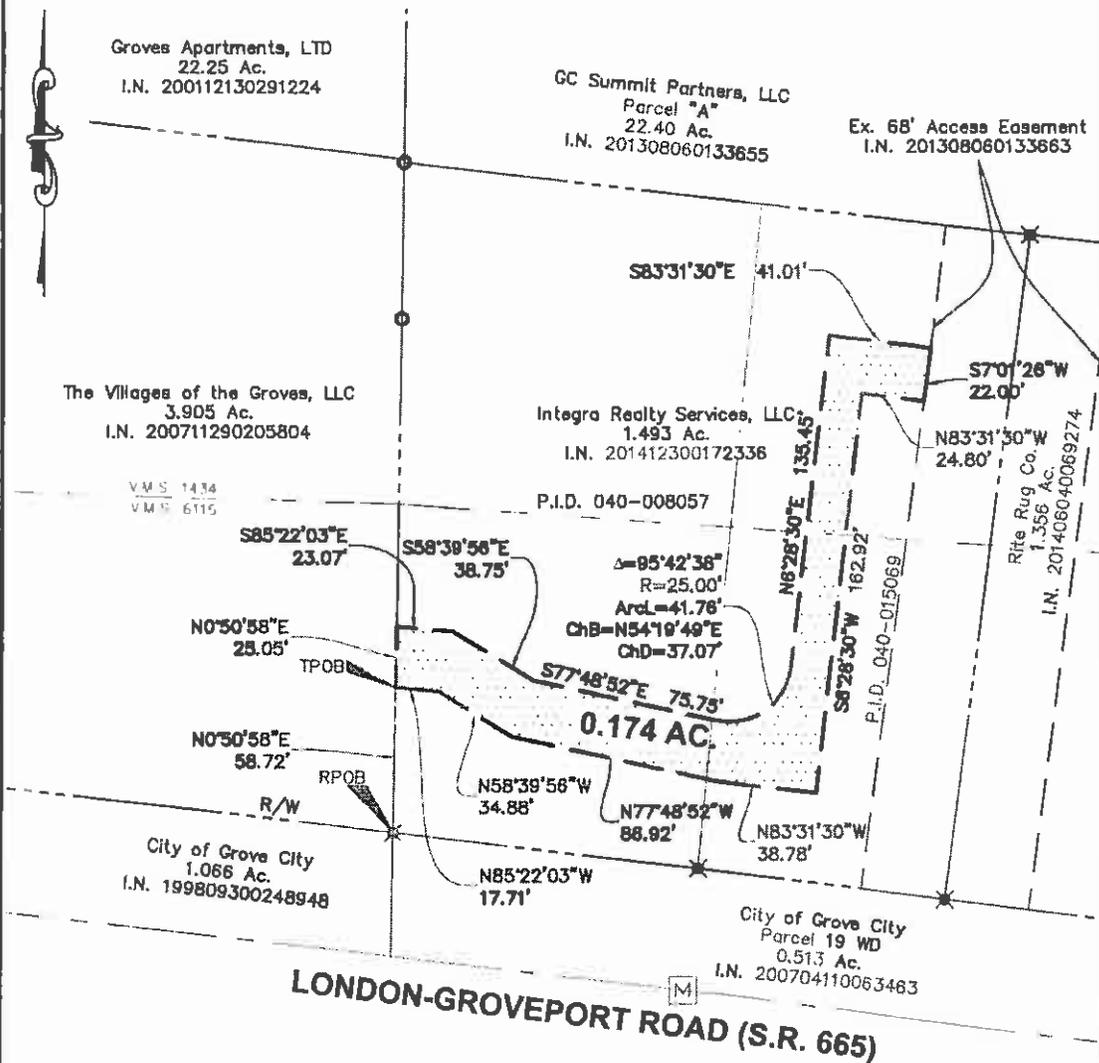


0.174 Acre Access Easement Exhibit

Grove City, Franklin County, Ohio
Virginia Military Surveys 1434 & 6115



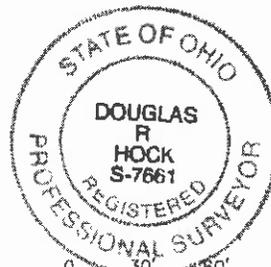
Z:\15-0001-686\DWG\PRODUCTION DRAWINGS\SURVEY\0001-686 access ease exhibit1.dwg Page 1 May 26, 2015 10:47:21am bkrshner

- Iron Pipe Found
- ✕ PK Nail Found

Bearings are based on the Ohio State Plane Coordinate System NAD83 NSRS 2007. A bearing of N 83° 31' 37" W was established by GPS for the right-of-way of London-Groveport Road (S.R. 665), said right-of-way also being the southerly line of Parcel No. 040-008057 of the 1.493 acre tract as recorded in the deed to Integro Realty Services LLC of record in Instrument No. 201412300172336.

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

[Signature] 5/24/15
Douglas R. Hobk, P.S. 7661 Date:



DRAWN BY: <i>BCK</i>	JOB NO.: 15-0001-686
DATE: 5/22/2015	CHECKED BY: <i>DRB</i>

ADVANCED CIVIL DESIGN
ENGINEERS' SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

**Access Easement Description – 0.174 acre
North of London-Groveport Road (S.R. 665)
West of Hoover Road**

-1-

Situated in the State of Ohio, County of Franklin, Township of Jackson, part of Virginia Military Survey No. 1434 and Virginia Military Survey No. 6115 and being 0.174 acres out of that 1.493 acre tract of land conveyed to Integra Realty Services, LLC of record in Instrument No. 201412300172336, and described as follows:

Beginning for reference at a P.K. Nail found at the southwest corner of said 1.493 acre tract, the southeast corner of that 3.905 acre tract conveyed to The Village of the Groves, LLC of record in Instrument No. 200711290205804, the northwest corner of that 0.513 acre tract of land described as Parcel 19WD and conveyed to the City of Grove City of record in Instrument No. 200704110063463, the northeast corner of that 1.066 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 199809300248948 and in the northerly right-of-way line of London Groveport Road (State Route 665);

Thence with the westerly line of said 1.493 acre tract and the easterly line of said 3.905 acre tract, **N 00° 50' 58" E, 58.72 feet** to the **True Point of Beginning**;

Thence with the common line of said 1.493 acre tract and said 3.905 acre tract, **N 00° 50' 58" E, 25.05 feet** to a point;

Thence across said 1.493 acre tract the following thirteen (13) courses and distances:

S 85° 22' 03" E, 23.07 feet to a point;

S 58° 39' 56" E, 38.75 feet to a point;

S 77° 48' 52" E, 75.75 feet to a point of curvature;

with a curve to the left having a central angle of **95° 42' 38"** and a radius of **25.00 feet**, an arc length of **41.76 feet** and a chord bearing and distances of **N 54° 19' 49" E, 37.07 feet** to a point of tangency;

N 06° 28' 30" E, 135.45 feet to a point;

S 83° 31' 30" E, 41.01 feet to a point;

S 07° 01' 26" W, 22.00 feet to a point;

N 83° 31' 30" W, 24.80 feet to a point;

S 06° 28' 30" W, 162.92 feet to a point;

N 83° 31' 30" W, 38.78 feet to a point;

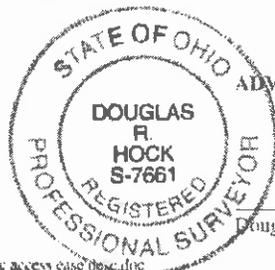
N 77° 48' 52" W, 86.92 feet to a point;

N 58° 39' 56" W, 34.88 feet to a point;

N 85° 22' 03" W, 17.71 feet to the **True Point of Beginning**. Containing **0.174 acres** of land, more or less. Subject to all legal restrictions, easements and rights-of-way. The above description was written by Advanced Civil Design on May 26, 2015 from existing records and a field survey performed in January 2015. A drawing of the above description has been prepared and is a part hereof.

Bearings are based on the Ohio State Plane Coordinate System NAD83 NSRS 2007. A bearing of **N 83° 31' 37" W** was established by GPS for the right-of-way of London-Groveport Road (S.R. 665), said right-of-way also being the southerly line of Parcel No. 040-008057 of the 1.493 acre tract as recorded in the deed to Integra Realty Services LLC of record in Instrument No. 201412300172336.

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



ADVANCED CIVIL DESIGN, INC.

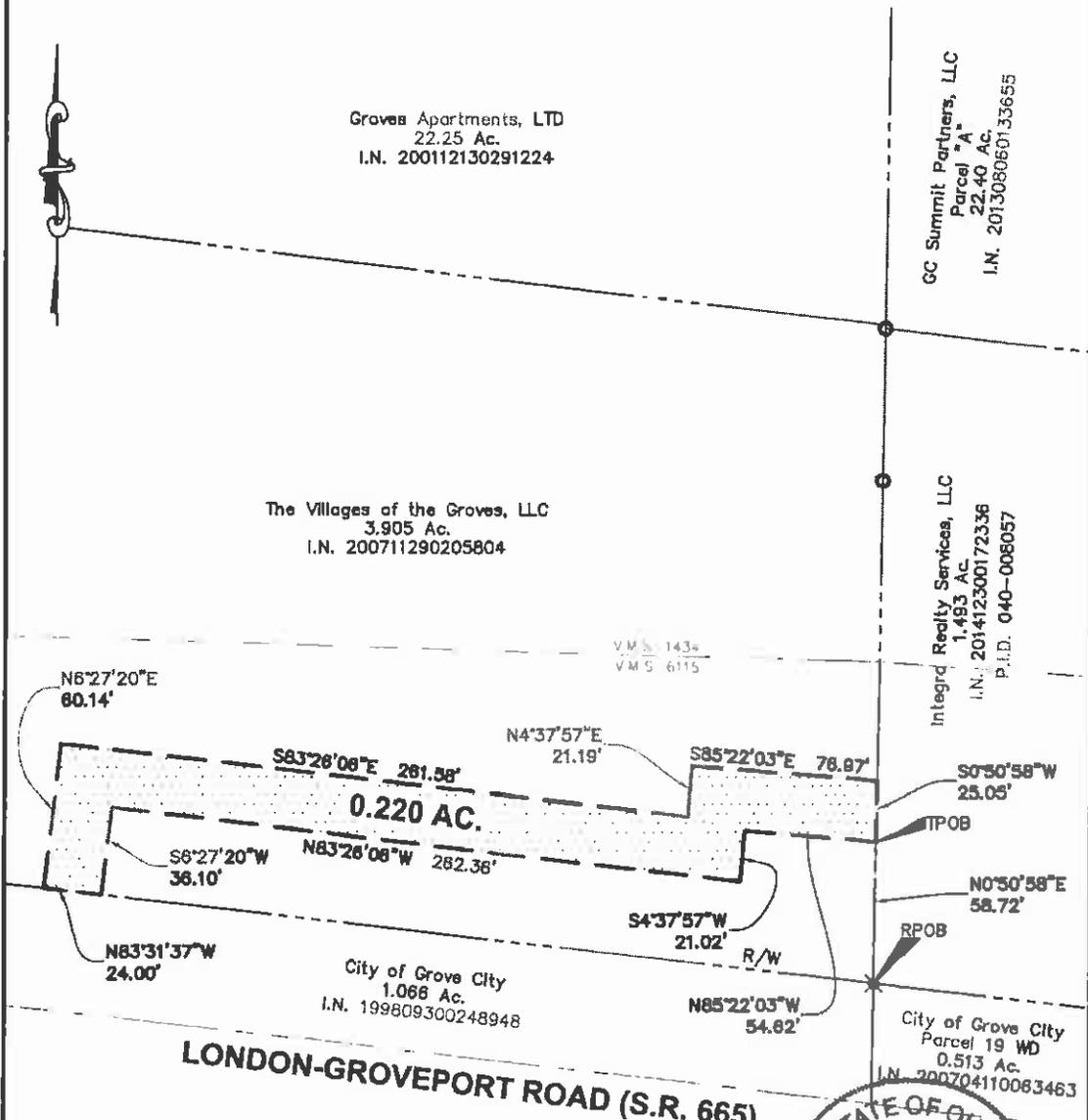
Douglas R. Hock, P.S. 7661

Date:

5/26/15

0.220 Acre Access Easement Exhibit

Grove City, Franklin County, Ohio
Virginia Military Survey 6115



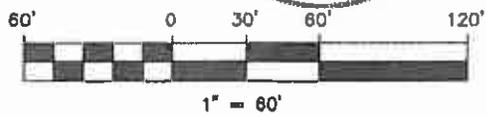
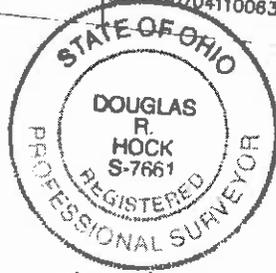
Z:\15-0001-686\DWG\PRODUCTION DRAWINGS\SURVEY\0601-686 access ease exhibit1.dwg Page 2 May 26, 2015 - 10:47:29am bkarshner

- Iron Pipe Found
- ✕ PK Nail Found

Bearings are based on the Ohio State Plane Coordinate System NAD83 NSRS 2007. A bearing of N 83° 31' 37" W was established by GPS for the right-of-way of London-Groveport Road (S.R. 665), said right-of-way also being the southerly line of Parcel No. 040-008057 of the 1.493 acre tract as recorded in the deed to Integra Realty Services LLC of record in Instrument No. 201412300172336.

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

Douglas R. Hock 5/26/15
 Douglas R. Hock, P.S. 7661 Date:



DRAWN BY: <i>BCK</i>	JOB NO.: 15-0001-686
DATE: 5/22/2015	CHECKED BY: <i>DRB</i>



ADVANCED
CIVIL DESIGN

ENGINEERS SURVEYORS

422 Beecher Road
Cahonna, Ohio 43230
ph 614.428.7760
fax 614.428.7755

**Access Easement Description – 0.220 acre
North of London-Groveport Road (S.R. 665)
West of Hoover Road**

-1-

Situated in the State of Ohio, County of Franklin, Township of Jackson, part of Virginia Military Survey No. 6115 and being 0.220 acres out of that 3.905 acre tract of land conveyed to The Villages of the Groves, LLC of record in Instrument No. 200711290205804, and described as follows:

Beginning for reference at a P.K. Nail found at the southeast corner of said 3.905 acre tract, said corner also being the southwest corner of that 1.493 acre tract of land conveyed to Integra Realty Services, LLC of record in Instrument No. 201412300172336, the northwest corner of that 0.513 acre tract of land described as Parcel 19WD and conveyed to the City of Grove City of record in Instrument No. 200704110063463, the northeast corner of that 1.066 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 199809300248948 and in the northerly right-of-way line of London-Groveport Road (State Route 665);

Thence with the easterly line of said 3.905 acre tract and the westerly line of said 1.493 acre tract, **N 00° 50' 58" E, 58.72 feet to the True Point of Beginning;**

Thence across said 3.905 acre tract the following four (4) courses and distances:

N 85° 22' 03" W, 54.62 feet;

S 04° 37' 57" W, 21.02 feet;

N 83° 26' 06" W, 262.36 feet;

S 06° 27' 20" W, 36.10 feet to a point in the southerly line of said 3.905 acre tract, the northerly line of said 1.066 acre tract and in said northerly right-of-way line;

Thence with the southerly line of said 3.905 acre tract, the northerly line of said 1.066 acre tract and along said northerly right-of-way line, **N 83° 31' 37" W, 24.00 feet;**

Thence across said 3.905 acre tract the following four (4) courses and distances:

N 06° 27' 20" E, 60.14 feet;

S 83° 26' 06" E, 261.58 feet;

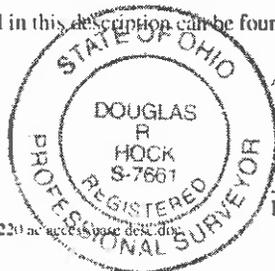
N 04° 37' 57" E, 21.19 feet;

S 85° 22' 03" E, 76.97 feet to the easterly line of said 3.905 acre tract and the westerly line of said 1.493 acre tract;

Thence continuing with the easterly line of said 3.905 acre tract and the westerly line of said 1.493 acre tract, **S 00° 50' 58" W, 25.05 feet to the True Point of Beginning.** Containing **0.220 acres** of land, more or less. Subject to all legal restrictions, easements and rights-of-way. The above description was written by Advanced Civil Design on May 26, 2015 from existing records and a field survey performed in January 2015. A drawing of the above description has been prepared and is a part hereof.

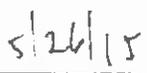
Bearings are based on the Ohio State Plane Coordinate System NAD83 NSRS 2007. A bearing of N 83° 31' 37" W was established by GPS for the right-of-way of London-Groveport Road (S.R. 665), said right-of-way also being the southerly line of Parcel No. 040-008057 of the 1.493 acre tract as recorded in the deed to Integra Realty Services LLC of record in Instrument No. 201412300172336.

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



ADVANCED CIVIL DESIGN, INC.


Douglas R. Hock, P.S. 7661

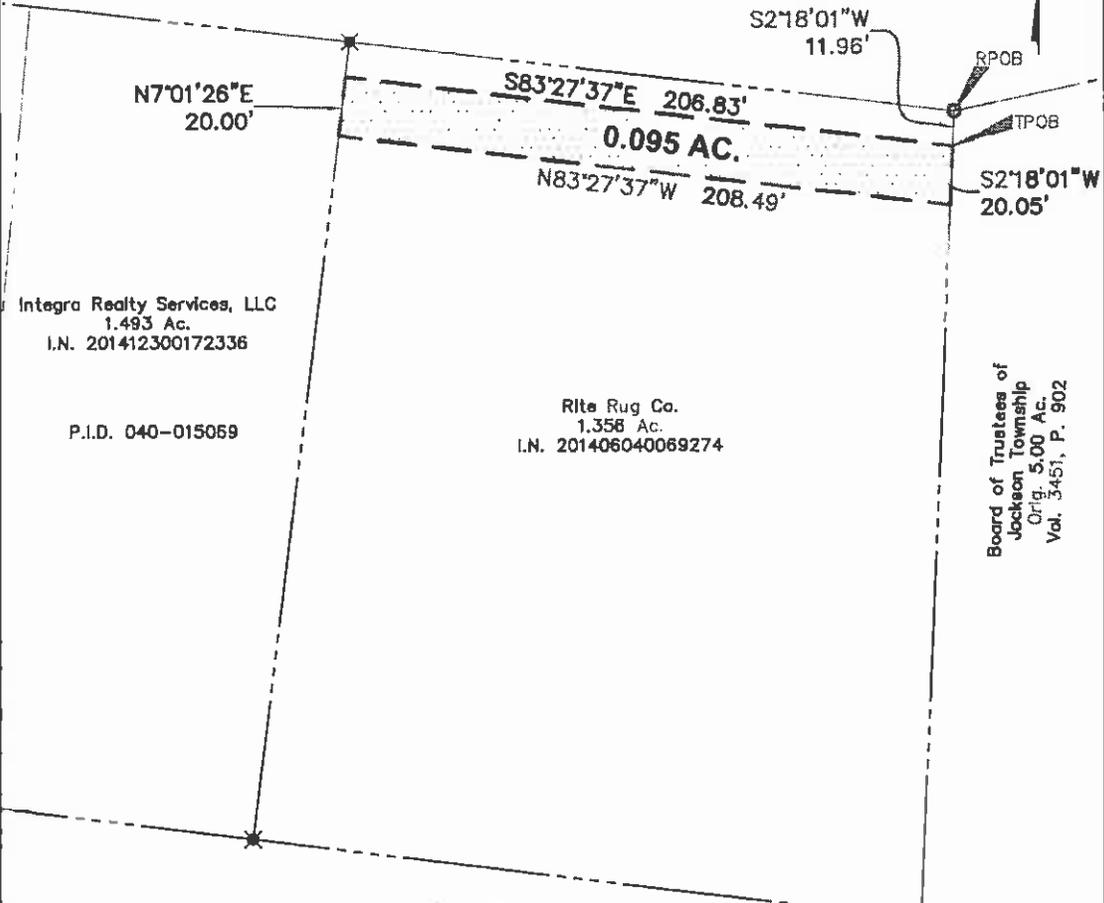

Date

0.095 Acre Sanitary Sewer Easement Exhibit

Grove City, Franklin County, Ohio
Virginia Military Surveys 1434

GC Summit Partners, LLC
Parcel "A"
22.40 Ac.
I.N. 201308060133655

○ Iron Pipe Found
✕ PK Nail Found



Integra Realty Services, LLC
1.493 Ac.
I.N. 201412300172336

P.I.D. 040-015069

Rite Rug Co.
1.358 Ac.
I.N. 201406040069274

Board of Trustees of
Jackson Township
Orig. 5.00 Ac.
Vol. 3451, P. 902

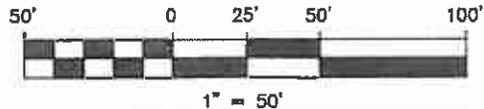
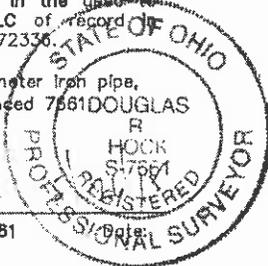
City of Grove City
Parcel 19 WD
0.513 Ac.
I.N. 200704110083463

LONDON-GROVEPORT ROAD (S.R. 665)

Bearings are based on the Ohio State Plane Coordinate System NAD83 NSRS 2007. A bearing of N 83° 31' 37" W was established by GPS for the right-of-way of London-Groveport Road (S.R. 665), said right-of-way also being the southerly line of Parcel No. 040-008057 of the 1.493 acre tract as recorded in the deed to Integra Realty Services LLC of record in Instrument No. 201412300172336.

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

Douglas R. Hock, P.S. 7861



DRAWN BY: BCK	JOB NO.: 15-0001-686
DATE: 5/26/2015	CHECKED BY: DRB



422 Beecher Road
Cohanna, Ohio 43230
ph 614.428.7780
fax 614.428.7755

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Sanitary Sewer Easement Description – 0.095 acre
North of London-Groveport Road (S.R. 665)
West of Hoover Road

-1-

Situated in the State of Ohio, County of Franklin, Township of Jackson, part of Virginia Military Survey No. 1434 and being 0.095 acres out of that 1.356 acre tract of land conveyed to Rite Rug Co. of record in Instrument No. 201406040069274, and described as follows:

Beginning for reference at an iron pipe found at the northeast corner of said 1.356 acre tract, said corner also being the northwest corner of that Original 5.00 acre tract of land as conveyed to the Board of Trustees of Jackson Township of record in Volume 3451, Page 902 and being an angle point in the southerly line of that 22.40 acre tract of land described as Parcel "A" in the deed to GC Summit Partners, LLC of record in Instrument No. 201308060133655;

Thence with the easterly line of said 1.356 acre tract and the westerly line of said Original 5.00 acre tract, **S 02° 18' 01" W, 11.96 feet to the True Point of Beginning;**

Thence continuing along said common line **S 02° 18' 01" W, 20.05 feet to a point;**

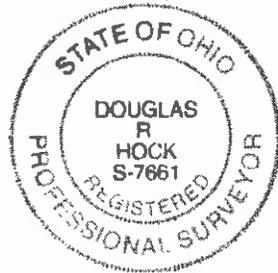
Thence across said 1.356 acre tract, **N 83° 27' 37" W, 208.49 feet to a point in the westerly line of said 1.356 acre tract and in the easterly line of that 1.493 acre tract of land as conveyed to Integra Realty Services, LLC of record in Instrument No. 201412300172336;**

Thence with the westerly line of said 1.356 acre tract and the easterly line of said 1.493 acre tract, **N 07° 01' 26" E, 20.00 feet to a point;**

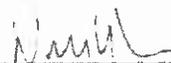
Thence across said 1.356 acre tract, **S 83° 27' 37" E, 206.83 feet to the True Point of Beginning.** Containing **0.095 acres** of land, more or less. Subject to all legal restrictions, easements and rights-of-way. The above description was written by Advanced Civil Design on May 15, 2015 from existing records and a field survey performed in January 2015. A drawing of the above description has been prepared and is a part hereof.

Bearings are based on the Ohio State Plane Coordinate System NAD83 NSRS 2007. A bearing of N 83° 31' 37" W was established by GPS for the right-of-way of London-Groveport Road (S.R. 665), said right-of-way also being the southerly line of Parcel No. 040-008057 of the 1.493 acre tract as recorded in the deed to Integra Realty Services LLC of record in Instrument No. 201412300172336.

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



ADVANCED CIVIL DESIGN, INC.

 5/26/15

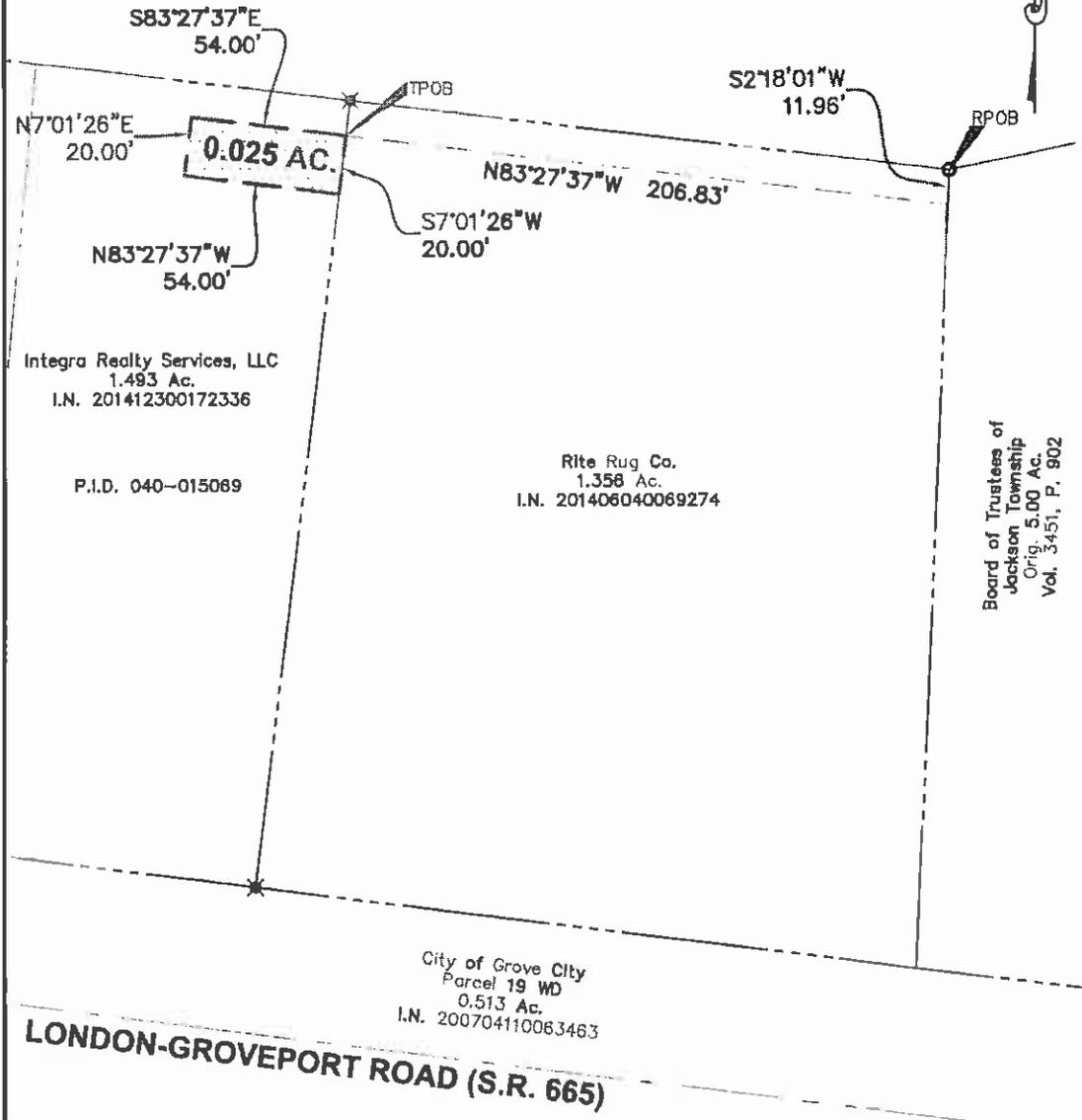
Douglas R. Hoek, P.S. 7661 Date:

0.025 Acre Sanitary Sewer Easement Exhibit

Grove City, Franklin County, Ohio
Virginia Military Surveys 1434

○ Iron Pipe Found
✕ PK Nail Found

GC Summit Partners, LLC
Parcel "A"
22.40 Ac.
I.N. 201308060133655

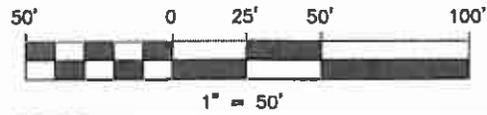


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City of Grove City
Parcel 19 WD
0.513 Ac.
I.N. 200704110063463

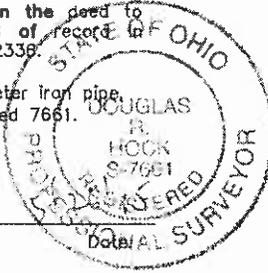
LONDON-GROVEPORT ROAD (S.R. 665)

Bearings are based on the Ohio State Plane Coordinate System NAD83 NSRS 2007. A bearing of N 83° 31' 37" W was established by GPS for the right-of-way of London-Groveport Road (S.R. 665), said right-of-way also being the southerly line of Parcel No. 040-008057 of the 1.493 acre tract as recorded in the deed to Integra Realty Services LLC of record in Instrument No. 201412300172338.



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

Douglas R. Hock
Douglas R. Hock, P.S. 7661



DRAWN BY: <i>BCK</i>	JOB NO.: 15-0001-686
DATE: 5/26/2015	CHECKED BY: <i>DRB</i>



422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7760
fax 614.428.7755

**Sanitary Sewer Easement Description – 0.025 acre
North of London-Groveport Road (S.R. 665)
West of Hoover Road**

-1-

Situated in the State of Ohio, County of Franklin, Township of Jackson, part of Virginia Military Survey No. 1434 and being 0.025 acres out of that 1.493 acre tract of land conveyed to Integra Realty Services, LLC of record in Instrument No. 201412300172336, and described as follows:

Beginning for reference at an iron pipe found at the northeast corner of that 1.356 acre tract as conveyed to Rite Rug Co. of record in Instrument No. 201406040069274, said corner also being the northwest corner of that Original 5.00 acre tract of land as conveyed to the Board of Trustees of Jackson Township of record in Volume 3451, Page 902 and being an angle point in the southerly line of that 22.40 acre tract of land described as Parcel "A" in the deed to GC Summit Partners, LLC of record in Instrument No. 201308060133655;

Thence with the easterly line of said 1.356 acre tract and the westerly line of said Original 5.00 acre tract, **S 02° 18' 01" W, 11.96 feet** to a point;

Thence across said 1.356 acre tract, **N 83° 27' 37" W, 206.83 feet** to a point in the westerly line of said 1.356 acre tract and in the easterly line of said 1.493 acre tract, the *True Point of Beginning*;

Thence with the common line of said 1.493 acre tract and said 1.356 acre tract, **S 07° 01' 26" W, 20.00 feet** to a point;

Thence across said 1.493 acre tract the following three (3) courses and distances:

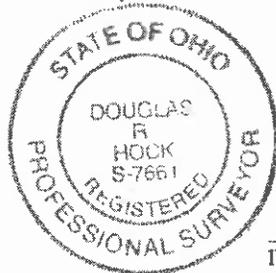
N 83° 27' 37" W, 54.00 feet to a point;

N 07° 01' 26" E, 20.00 feet to a point;

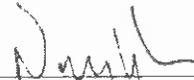
S 83° 27' 37" E, 54.00 feet to the **True Point of Beginning**. Containing **0.025 acres** of land, more or less. Subject to all legal restrictions, easements and rights-of-way. The above description was written by Advanced Civil Design on May 15, 2015 from existing records and a field survey performed in January 2015. A drawing of the above description has been prepared and is a part hereof.

Bearings are based on the Ohio State Plane Coordinate System NAD83 NSRS 2007. A bearing of N 83° 31' 37" W was established by GPS for the right-of-way of London-Groveport Road (S.R. 665), said right-of-way also being the southerly line of Parcel No. 040-008057 of the 1.493 acre tract as recorded in the deed to Integra Realty Services LLC of record in Instrument No. 201412300172336.

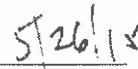
All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.



Douglas R. Hoek, P.S. 7661



Date: