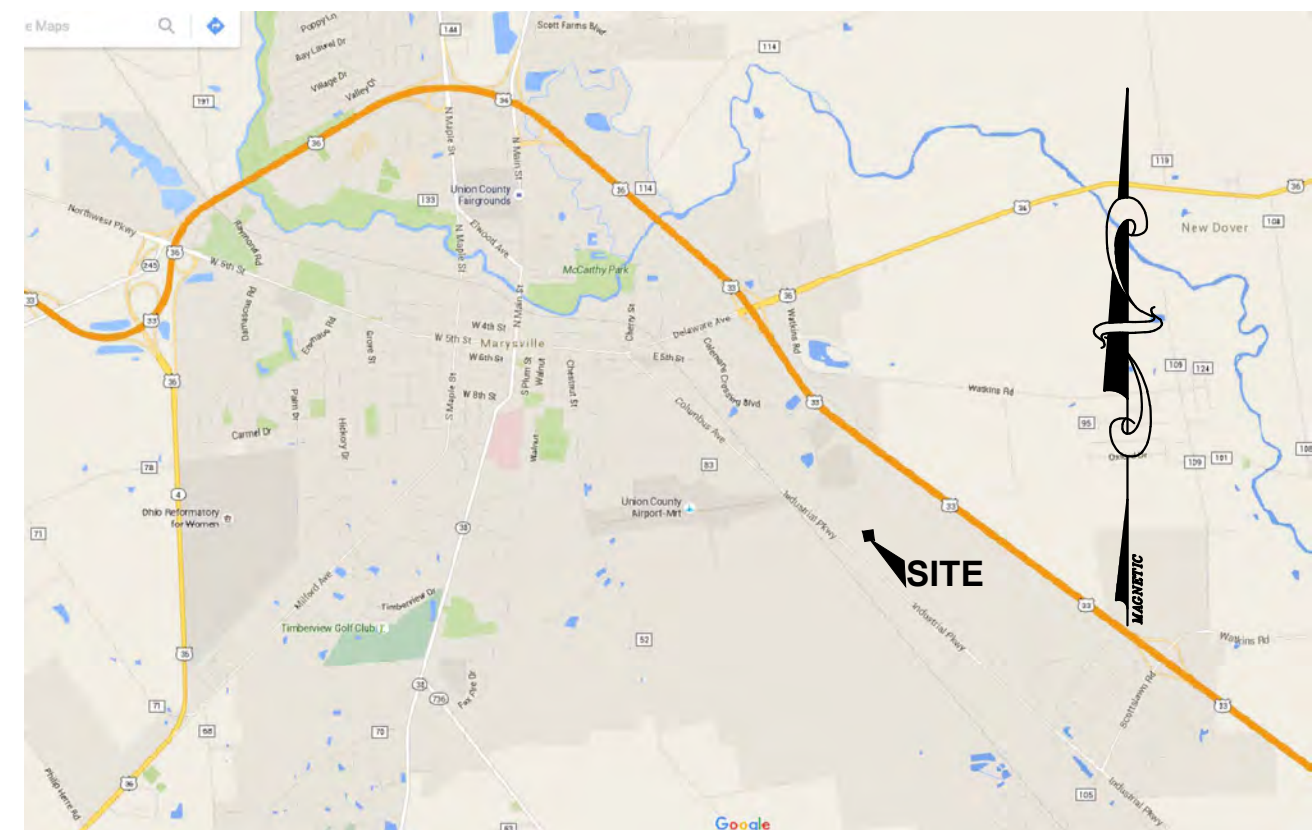


INDUSTRIAL PARKWAY 206.487 Ac. (By Survey)

TOWNSHIP OF PARIS, CITY OF MARYSVILLE, UNION COUNTY, OHIO
VIRGINIA MILITARY SURVEY NO. 2234



VICINITY MAP

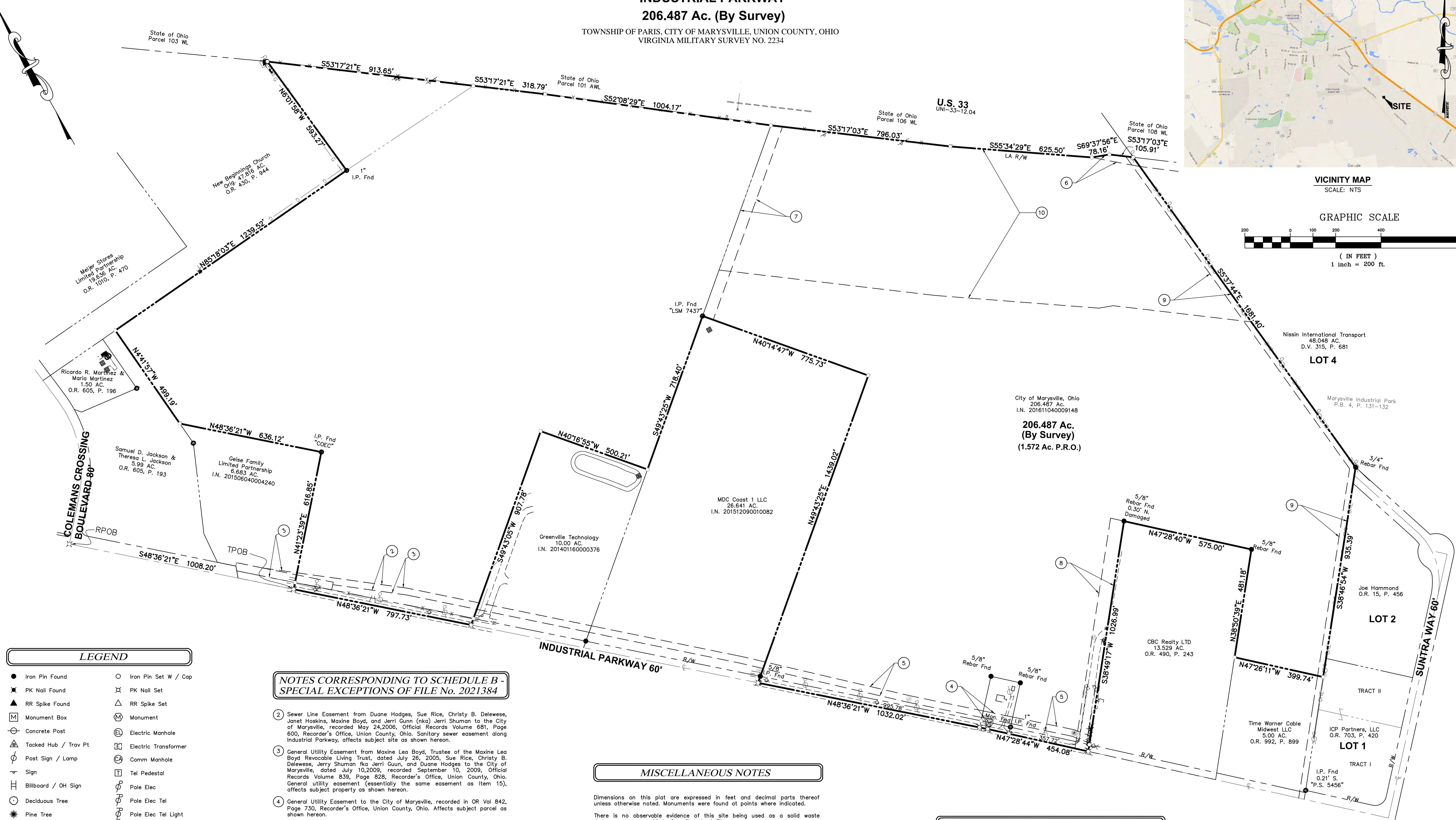
SCALE: NTS

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.



LEGEND

- | | |
|---------------------------|------------------------|
| ● Iron Pin Found | ○ Iron Pin Set W / Cap |
| ✱ PK Nail Found | ✱ PK Nail Set |
| ▲ RR Spike Found | ▲ RR Spike Set |
| ■ Monument Box | ■ Monument |
| ⊙ Concrete Post | ⊙ Electric Manhole |
| ⊙ Tacked Hub / Trav Pt | ⊙ Electric Transformer |
| ⊙ Post Sign / Lamp | ⊙ Comm Manhole |
| ⊙ Sign | ⊙ Tel Pedestal |
| ⊙ Billboard / OH Sign | ⊙ Pole Elec |
| ⊙ Deciduous Tree | ⊙ Pole Elec Tel |
| ⊙ Pine Tree | ⊙ Pole Elec Tel Light |
| ⊙ Shrub | ⊙ Pole Tel |
| ⊙ Sanitary Manhole | ⊙ Pole Tel Light |
| ⊙ Sanitary Cleanout | ⊙ Pole Light |
| ⊙ Storm Manhole | ⊙ Pole Signal |
| ⊙ Catch Basin | ⊙ Traffic Box |
| ⊙ Curb Inlet W / Grate | ⊙ Guy Pole |
| ⊙ Gas Valve | ⊙ Guy Wire |
| ⊙ Gas Meter | ⊙ Fire Hydrant |
| ⊙ Underground Line Marker | ⊙ Water Valve |
| ⊙ Sprinkler Valve Box | ⊙ Mailbox |
| | ⊙ Monitoring Well |

NOTES CORRESPONDING TO SCHEDULE B - SPECIAL EXCEPTIONS OF FILE No. 2021384

- Sewer Line Easement from Duane Hodges, Sue Rice, Christy B. Delewese, Janet Hoskins, Maxine Boyd, and Jerri Gunn (nka) Jerri Shuman to the City of Marysville, recorded May 24, 2006, Official Records Volume 681, Page 600, Recorder's Office, Union County, Ohio. Sanitary sewer easement along Industrial Parkway, affects subject site as shown hereon.
- General Utility Easement from Maxine Lea Boyd, Trustee of the Maxine Lea Boyd Revocable Living Trust, dated July 26, 2005, Sue Rice, Christy B. Delewese, Jerry Shuman fka Jerri Gunn, and Duane Hodges to the City of Marysville, dated July 10, 2009, recorded September 10, 2009, Official Records Volume 839, Page 828, Recorder's Office, Union County, Ohio. General utility easement (essentially the same easement as Item 15), affects subject property as shown hereon.
- General Utility Easement to the City of Marysville, recorded in OR Vol 842, Page 730, Recorder's Office, Union County, Ohio. Affects subject parcel as shown hereon.
- Permanent Utility Easement and Temporary construction easement to City of Marysville as set forth in Final Judgment Entry and Vesting Title recorded, recorded in OR Vol 719, Page 95. Affects subject parcel as shown hereon.
- Easement for Channel Purposes to State of Ohio, recorded in Deed Volume 229, Page 178. Affects subject parcel as shown hereon.
- Drainage Easement between Coleman Industrial Parkway Properties, LLC and Summary Investments, LLC, recorded in Instrument Number 201401080000131. Affects subject parcel as shown hereon.
- Road and Utility Easement, recorded in OR Vol 104, Page 421, page 425, page 428, page 431, page 437, page 440, page 449, page 452, page 455, page 458, page 461, Page 464, page 467 and page 470. Affects subject property as shown hereon.
- Easement to Dayton Power and Light Company, recorded in Deed Volume 231, Page 344. Affects subject property as shown hereon.
- Easement for Limitation of access and restriction of and use within 660 feet of the edge of the highway right of way for Route 33 contained in Warranty Deed recorded in Deed Volume 229, Page 175. Right-of-Way for US 33 Affects subject property as shown hereon.

MISCELLANEOUS NOTES

Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

There is no observable evidence of this site being used as a solid waste dump, sump or any kind of sanitary land fill.

At the time of the survey, there was no observable evidence of recent earth moving work, building construction or building additions.

Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of under ground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

Zoning.

No zoning report was provided, Per City of Marysville Official Zoning Map with an effective date of December 4th, 2005, site is zoned M2 - Heavy Manufacturing.

The land described hereon is all of the land as described in Schedule A of the title commitment as issued by Title First Agency, Inc., Commitment No. 2021384, with an Effective date of November 4, 2016 at 8:05 A.M..

STATEMENT OF ENCROACHMENTS

None Visible

FLOOD NOTE

By graphic plotting only this property is located in Zone "x" (Areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39159C0352D, with an effective date of December 16, 2008, in Union County, Ohio and Community Panel No. 39159C0355D (No map printed). No field surveying was performed to determine this zone.

Township of Paris, City of Marysville, Union County, Ohio
Virginia Military Survey No. 2234

ALTA/NSPS Land Title Survey



PLAN PREPARED BY: BCK

CHECKED BY:

422 Beecher Road
Cahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 200'

DATE: April 21, 2017

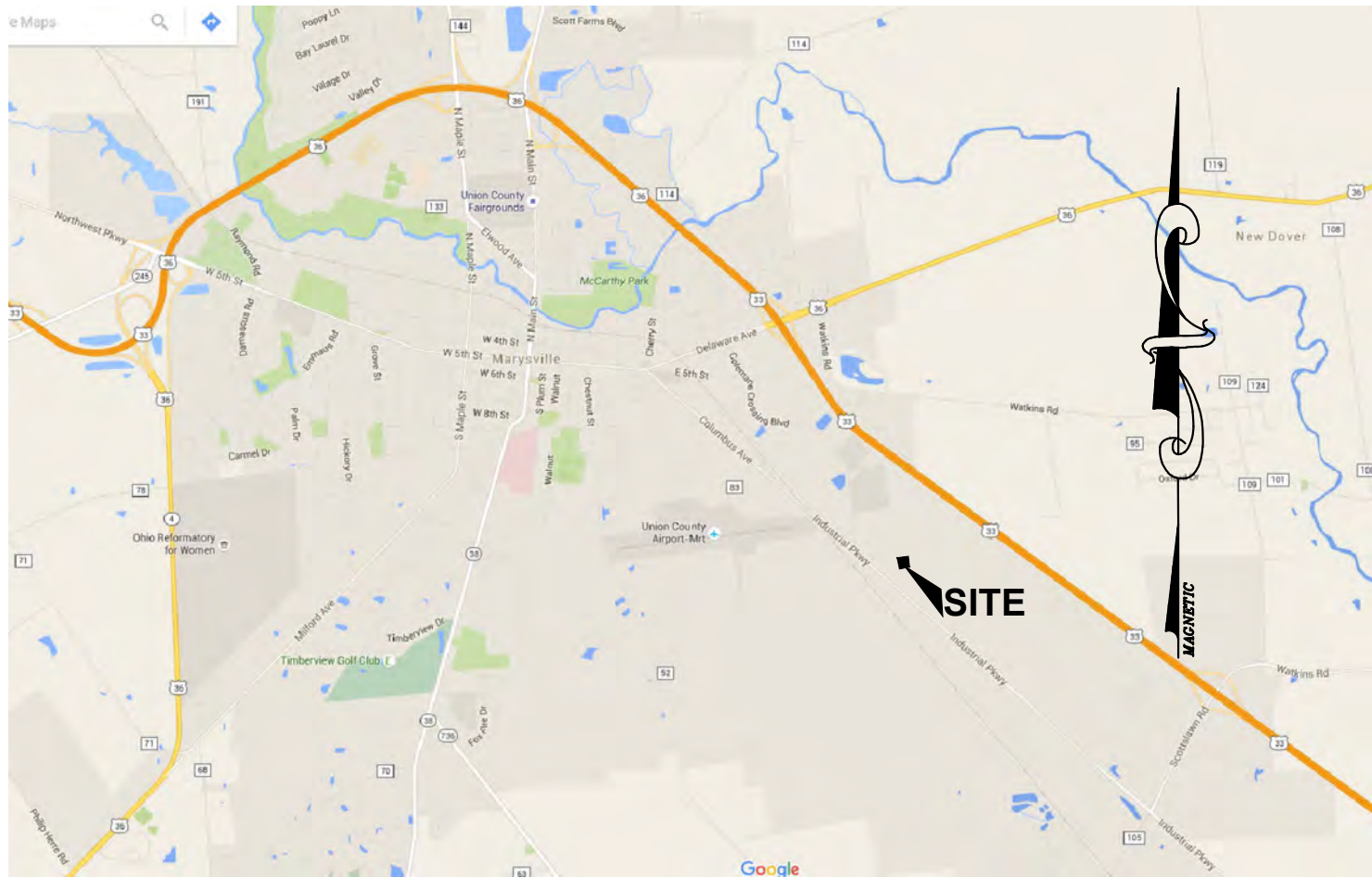
SHEET 1 / 2

JOB NO.: 16-0003-339

Z:\16-0003-339\DWG\PRODUCTION DRAWINGS\SURVEY\0003-339 206 acre total dtd.dwg Page 2 Apr 21, 2017 - 4:29:37pm bkarshner

INDUSTRIAL PARKWAY
206.487 Ac. (By Survey)

TOWNSHIP OF PARIS, CITY OF MARYSVILLE, UNION COUNTY, OHIO
VIRGINIA MILITARY SURVEY NO. 2234



VICINITY MAP
SCALE: NTS

LEGAL DESCRIPTION - FILE NO.2021384

Parcel Description
~ 206.487 Acre ~
South of Coleman's Crossing Boulevard
East of Industrial Parkway
-1-

Situated in the State of Ohio, County of Union, Township of Paris, City of Marysville, Part of Virginia Military Survey 2254 and 3350, and being part of the remainder of an Original 108.783 acres of land, after exceptions, as conveyed to Duane Hodges, et al. of record in Official Record 729, Page 398, Official Record 656, Page 908, Official Record 347, Page 686 and Official Record 262, Page 35, also being the remainder of the Original 195 acre tract of land as conveyed to Coleman Industrial Parkway Properties, LLC, of record in Instrument No. 201309300002099 and being all of that 0.700 acre tract of land as conveyed to Coleman Estate Properties, LLC of record in Official Record 961, page 1000, and described as follows:

Beginning, for Reference, at a MagNail set at the centerline intersection of Industrial Parkway 60' and Coleman's Crossing Boulevard 80' as dedicated upon the record plat for Coleman's Crossing in Plat Book 5, Page 103-108;

Thence S 48° 36' 21" E, with the centerline of Industrial Parkway 60' and partially with the southerly line of that 6.683 acre tract of land as conveyed to Geise Family Limited Partnership of record in Instrument No. 201506040004240, 1008.20 feet to a MagNail set at the southeasterly corner of said 6.683 tract, a westerly corner of the remainder of said Original 108.783 acre tract and in the centerline of said Industrial Parkway 60', the True Point of Beginning;

Thence N 41° 23' 39" E, across said right-of-way and with the southeasterly line of said 6.683 acre tract and westerly line of said remainder, 616.85 feet to an iron pin found with a cap inscribed "OCEC" at an angle point (passing over an iron pin set at 30.00 feet);

Thence N 48° 36' 21" W, with a northeasterly line of said 6.683 acre tract and westerly line of said remainder, 636.12 feet to an iron pin set at the most northerly corner of said 6.683 acre tract, at an angle point in the westerly line of said remainder tract and in the easterly line of that 5.99 acre tract of land as conveyed to Samuel D. Jackson and Theresa L. Jackson of record in Official Record 605, Page 193;

Thence N 04° 41' 57" W, with the westerly line of said remainder tract and the easterly line of said 5.99 acre tract, 499.19 feet to an iron pin set at the northeasterly corner of said 5.99 acre tract, at a northwesterly corner of said remainder tract, and in the southerly line of the remainder of an Original 47.816 acre tract of land as conveyed to New Beginnings Church of record in Official Record 430, Page 944, said line also being the northerly line of Virginia Military Survey No. 2254 and the southerly line of Virginia Military Survey No. 3350;

Thence N 85° 18' 03" E, with a northerly line of the remainder of said Original 108.783 acre tract, with the southerly line of the remainder of said Original 47.816 acre tract and along said common Virginia Military Survey line, 1239.52 feet to a 1" iron pin found at the southeasterly corner of said Original 47.816 acre remainder tract;

Thence N 06° 01' 58" W, with the easterly line of the remainder of said Original 47.816 acre tract, and a westerly line of the remainder of said Original 108.783 acre tract, 593.27 feet to an iron pin set at the northeasterly corner of the remainder of said Original 47.816 acre tract, the most northerly corner of the remainder of said Original 108.783 acre tract and in the southwesterly limited access right-of-way line of U.S. Route 33 (UNI-33-12.04);

Thence with the northeasterly lines of the remainder of said Original 108.783 acre tract, with the southerly lines of said limited access right-of-way the following three (3) courses and distances;

S 53° 17' 21" E, 913.65 feet to an iron pin set;

LEGAL DESCRIPTION - FILE NO.2021384

S 53° 17' 21" E, 318.79 feet to an iron pin set;

S 52° 08' 29" E, 1004.17 feet to an iron pin set at the most easterly corner of the remainder of said Original 108.783 acre tract and at the most northerly corner of the remainder of said Original 195 acre tract;

Thence with the northeasterly lines of the remainder of said 195 acre tract and with said limited access right-of-way line, the following four (4) courses and distances:

S 53° 17' 03" E, 796.03 feet to an iron pin set at an angle point;

S 55° 34' 29" E, 625.50 feet to an iron pin set at an angle point;

S 69° 37' 56" E, 78.16 feet to an iron pin set at an angle point;

S 53° 17' 03" E, 105.91 feet to an iron pin set at an easterly corner of the remainder of said 195 acre tract; said corner being the most northerly corner of Lot 4 as it is numbered and delineated upon the record plat for Marysville Industrial Park of record in Plat Book 4, Page 131-132, said Lot 4 being conveyed to Nissin International Transport of record in Deed Volume 315, Page 681;

Thence S 05° 37' 44" E, with the easterly line of the remainder of said Original 195 acre tract and with the westerly line of said Lot 4, 1681.40 feet to a 3/4" rebar found at an angle point thereof, said angle point also being at the northerly corner of the terminus of Suntra Way 60' as recorded in said plat;

Thence S 38° 46' 54" W, with an easterly line of the remainder of said Original 195 acre tract and with the westerly line of said Suntra Way terminus, the westerly line of Lot 2 of said plat, and partially with the westerly line of Tract II as it is described in the deed to ICP Partners, LLC of record in Official Record 703, Page 420, 935.39 feet to an iron pin set at the most southerly corner of the remainder tract of said Original 195 acre tract, said corner also being the most easterly corner of that 5.00 acre tract of land as conveyed to Time Warner Cable Midwest, LLC of record in Official Record 992, Page 899;

Thence N 47° 26' 11" W, with a southwesterly line of the remainder tract of said Original 195 acre tract and a northeasterly line of said 5.00 acre tract, 399.74 feet to an iron pin set at the most northerly corner of said 5.00 acre tract, an angle point in a southwesterly line of the remainder of said Original 195 acre tract and in the southeasterly line of that 13.529 acre tract of land as conveyed to CBC Realty LTD of record in Official Record 490, Page 243;

Thence with the common lines of said 13.529 acre tract and the remainder of said Original 195 acre tract, the following three (3) courses and distances:

N 38° 50' 39" E, 481.18 feet to a 5/8" rebar found at a corner thereof;

N 47° 28' 40" W, 575.00 feet to point, witness a 5/8" rebar found damaged at 0.30' north;

S 38° 49' 17" W, 1026.99 feet to a MagNail set at the most westerly corner of said 13.529 acre tract and in the centerline of said Industrial Parkway 60' (passing over an iron pin set at 996.93 feet);

Thence N 47° 28' 44" W, with the a southwesterly line of the remainder of said 195 acre tract, a southwesterly line of said 0.700 acre tract and with the centerline of Industrial Parkway 60', 454.08 feet to a MagNail set at an angle point thereof;

Thence N 48° 36' 21" W, with a southwesterly line of said 0.700

LEGAL DESCRIPTION - FILE NO.2021384

acre tract, with a southwesterly line of the remainder of said Original 195 acre tract and with the centerline of Industrial Parkway 60', 1032.02 feet to a MagNail set at the most southerly corner of that 26.641 acre tract of land as conveyed to MDC Coast 1 LLC of record in Instrument No. 201512090010082 and in the centerline of Industrial Parkway 60';

Thence with westerly lines of the remainder of said Original 195 acre tract and with easterly lines of said 26.641 acre tract, the following two (2) courses and distances:

N 49° 43' 25" E, 1439.02 total feet (passing a 5/8" iron pin found at 30.20 feet) to an iron pin set at an angle point;

N 40° 14' 47" W, 775.73 feet to an iron pin found with a cap marked LSM 7437" at a common corner thereof, said corner being in the southeasterly line of the remainder of said Original 108.783 acre tract;

Thence S 49° 43' 25" W, with the southeasterly line of the remainder of said Original 108.783 acre tract and partially with the northwesterly line of said 26.641 acre tract, 718.40 feet to an iron pin set at the most easterly corner of that 10.00 acre tract of land as conveyed to Greenville Technology of record in Instrument No. 201401160000376;

Thence with southeasterly and southwesterly lines of the remainder of said Original 108.783 acre tract and with the northeasterly and northwesterly lines of said 10.00 acre tract, the following two (2) courses and distances:

N 40° 16' 55" W, 500.21 to an iron pin set at an angle point;

S 49° 43' 05" W, 907.78 feet to a MagNail set at the most westerly corner of said 10.00 acre tract, a southerly corner of the remainder of said Original 108.783 acre tract and in the centerline of said Industrial Parkway 60' (passing over an iron pin set at 877.46 feet);

Thence N 48° 36' 21" W, with a southwesterly line of said 108.783 acre tract and the centerline of said Industrial Parkway 60', 797.73 feet to the True Point of Beginning and containing 206.487 acres more or less, of which 1.572 acre is within the present right-of-way occupied.

The above description was prepared by Advanced Civil Design Inc. on 10/10/2016 and is based on existing County Auditor records County Recorder records and actual field surveys performed in August, 2016. A drawing of the above description is attached hereto and made a part thereof.

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

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

Bearings are based on the Ohio State Plane Coordinate System NAD83, NSRS 2007. A bearing of N 48°36'21" W was held for the centerline of Industrial Parkway at the southwesterly line of the Coleman tract.

ALTA / NSPS CERTIFICATION

To: City of Marysville, a municipal corporation and political subdivision of the State of Ohio, Chicago Title Insurance Company and Title First Agency, Inc..

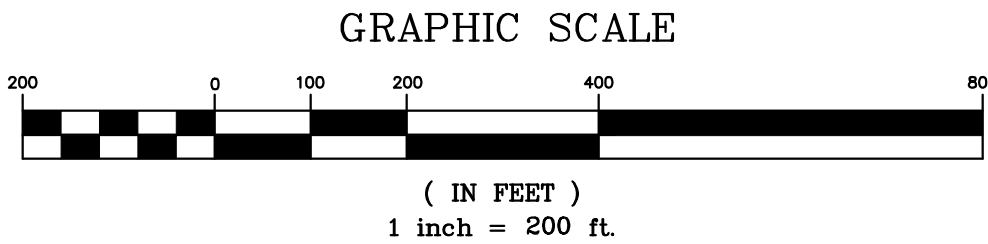
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 6, 8, 9, 10, 11a, 13 and 16 of Table A thereof. The field work was completed on August 23, 2016.

ADVANCED CIVIL DESIGN, INC.

PRELIMINARY 4-21-17

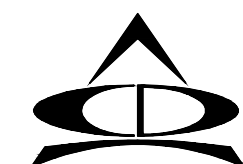
Douglas R. Hock, P.S. 7661

Date:



Township of Paris, City of Marysville, Union County, Ohio
Virginia Military Survey No. 2254

ALTANSPS Land Title Survey



PLAN PREPARED BY: BCK
CHECKED BY:

422 Beecher Road
Cahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 200'
DATE: April 21, 2017

SHEET 2 / 2
JOB NO.: 16-0003-339