

**SURVEYED PARCEL
OR 515, PG 562 & REMAINDER OF
PARCELS 2, 4, & 6 OF OR 498, PG 68**
35.199 ACRES
(INCLUSIVE OF 1.441 ACRES IN EAST
STATE STREET R/W)

REMAINDER OF PARCELS 1, 2, & 3
(REMAINDER OF PARCELS 2, 4, &
6 OF OR 498, PG 68)
20.032 ACRES
(INCLUSIVE OF 0.452 ACRES IN
EAST STATE STREET R/W)

**EAST STATE STREET
DEVELOPMENT CO., LLC
OR 515, PG 562
15.167 ACRES
(INCLUSIVE OF 0.989 ACRES
IN EAST STATE STREET R/W)**

**NOTE:
SEE SHEETS 2-5 FOR LEGEND
SEE SHEET 5 FOR VICINITY MAP AND OTHER NOTES**

- TITLE COMMITMENT NOTES**
- The following comments are made with respect to items listed in Schedule BII (Exceptions) from First American Title Insurance Company Commitment for Title Insurance File No.: NCS-80988-MPLS dated September 2, 2016 at 7:30 a.m.
- Items 1-9 and 19-21 are general in nature, or are not survey related and are not addressed herein.
 - Easement from J. G. Hope and Lydia B. Hope to Columbus and Southern Ohio Electric Company recorded October 15, 1947 in Volume 190, Page 724 of Athens County Records. *Blanket in nature.*
 - Agreement by and between The Baltimore and Ohio Railroad Company and the City of Athens, Ohio as disclosed by the document recorded September 25, 1953 in Volume 214, Page 342 of Athens County Records. *Location cannot be determined. The drawing referenced in this document was not provided.*
 - Easement from J. G. Hope and Lydia B. Hope to Columbus and Southern Ohio Electric Company recorded August 5, 1955 in Volume 218, Page 659 of Athens County Records. *Blanket in nature.*
 - Easement from J. G. Hope and Lydia B. Hope to Columbus and Southern Ohio Electric Company recorded August 5, 1955 in Volume 218, Page 659 of Athens County Records. *Blanket in nature.*
 - Easement from The Ohio Fuel Gas Company, et al to Columbus and Southern Ohio Electric Company recorded June 27, 1960 in Volume 237, Page 174 of Athens County Records. *Affects the surveyed parcel as shown.*
 - Easement from The Ohio Fuel Gas Company to The Baltimore and Ohio Railroad Company recorded July 27, 1960 in Volume 237, Page 532 of Athens County Records. *Affects the surveyed parcel as shown.*
 - Agreement by and between The Baltimore and Ohio Railroad Company and The Ohio Fuel Gas Company as disclosed by the document recorded August 29, 1991 in Volume 102, Page 80 of Athens County Records. *Affects the surveyed parcel as shown.*
 - Agreement by and between The Baltimore and Ohio Railroad Company and The Hocking Conservancy District as disclosed by the document recorded November 14, 1968 in Volume 285, Page 548 of Athens County Records. *Location cannot be determined. The drawing referenced in this document was not provided.*
 - Right of way in favor of Abby D. Energy Group recorded July 24, 1984 in Volume 666, Page 953 of Athens County Records. *Affects the surveyed parcel as shown.*
 - Deed of Easement from The Baltimore and Ohio Railroad Company to the State of Ohio recorded December 15, 1975 in Volume 332, Page 492 of Athens County Records. *Affects the surveyed parcel as shown.*
- The following comments are made with respect to items listed in Schedule BII (Exceptions) from First American Title Insurance Company Commitment for Title Insurance File No.: NCS-80995-MPLS dated September 1, 2016 at 7:30 a.m.
- Items 1-9, 32 and 33 are general in nature, or are not survey related and are not addressed herein.
 - Oil and gas lease from J. A. Roberts and Carrie Roberts, Lessor, to E. M. Conant, Lessee, filed for record May 9, 1955 in Volume 33, Page 579 of Athens County Records. *Blanket in nature.* Assignment and Option recorded August 3, 1955 in Volume 34, Page 59 of Athens County Records. Assignment and Option recorded August 3, 1955 in Volume 34, Page 64 of Athens County Records. Assignment recorded June 26, 1957 in Volume 34, Page 451 of Athens County Records. Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.
 - Right of way in favor of The Buckeye Pipe Line Co. recorded July 3, 1913 in Volume 118, Page 445 of Athens County Records. *Blanket in nature.*
 - Reservation of Right of Way from John C. Campbell and Bess Campbell to O. C. Shelman and Rose Shelman recorded October 29, 1925 in Volume 144, Page 364 of Athens County Records. *Location cannot be determined.*
 - Right of way in favor of The Southern Ohio Electric Co. recorded June 13, 1927 in Volume 147, Page 366 of Athens County Records. *Blanket in nature.*
 - Right of way in favor of The Southern Ohio Electric Co. recorded October 16, 1929 in Volume 151, Page 330 of Athens County Records. *Blanket in nature.*
 - Easement from Jesse Roberts to the State of Ohio recorded September 9, 1955 in Volume 167, Page 346 of Athens County Records. *The easement does not touch the surveyed parcel.*

- TITLE COMMITMENT NOTES - CONTINUED**
- Easement from J. G. Hope and Lydia B. Hope to Columbus and Southern Ohio Electric Company recorded October 15, 1947 in Volume 190, Page 724 of Athens County Records. *Blanket in nature.*
 - Easement Agreement by and between The Baltimore and Ohio Railroad Company and City of Athens, Ohio as disclosed by the document recorded September 25, 1953 in Volume 214, Page 342 of Athens County Records. *Location cannot be determined. The drawing referenced in this document was not provided.*
 - Easement from J. G. Hope and Lydia B. Hope to Columbus and Southern Ohio Electric Company recorded August 5, 1955 in Volume 218, Page 659 of Athens County Records. *Blanket in nature.*
 - Right of way in favor of The Ohio Fuel Gas Company recorded August 10, 1960 in Volume 237, Page 615 of Athens County Records. *Blanket in nature.* Assignment recorded in Volume 256, Page 147 of Athens County Records.
 - Easement from James G. Hope and Lydia Belle Hope to Columbus and Southern Ohio Electric Company recorded October 9, 1961 in Volume 243, Page 645 of Athens County Records. *Blanket in nature.*
 - Easement from James G. Hope and Lydia B. Hope to Columbus and Southern Ohio Electric Company recorded September 14, 1962 in Volume 248, Page 346 of Athens County Records. *Blanket in nature.*
 - Right of way in favor of The Ohio Fuel Gas Company recorded November 2, 1962 in Volume 249, Page 57 of Athens County Records. *Blanket in nature.* Assignment recorded in Volume 256, Page 147 of Athens County Records.
 - Reservation and Easement contained within the Warranty Deed from James G. Hope and Lydia B. Hope to Community Improvement Corporation of Athens, Ohio recorded June 9, 1968 in Volume 270, Page 323 of Athens County Records. *This document refers to a highway easement for East State Street, as shown. This document also refers to a sewer easement which does not touch the surveyed parcel.*
 - Agreement by and between The Baltimore and Ohio Railroad Company and The Hocking Conservancy District as disclosed by the document recorded November 14, 1968 in Volume 285, Page 548 of Athens County Records. *Location cannot be determined. The drawing referenced in this document was not provided.*
 - Right of way in favor of Tappens Plains Chester Water District recorded March 5, 1969 in Volume 287, Page 462 of Athens County Records. *Blanket in nature.*
 - Easement for Highway Purposes from Emanuel Gevas, et al to the State of Ohio recorded February 9, 1972 in Volume 307, Page 115 of Athens County Records. *The easement does not touch the surveyed parcel.*
 - Right of Way contained within the Judgment Settlement Entry from Emmanuel Gevas, et al to J. Philip Richey, et al recorded May 16, 1973 in Volume 314, Page 707 of Athens County Records. *Affects the surveyed parcel as shown. This document also limits access to the surveyed parcel.*
 - Right of Way contained within the Judgment Settlement Entry from Community Improvement Corporation of Athens, et al to J. Philip Richey, et al recorded May 22, 1973 in Volume 314, Page 801 of Athens County Records. *Affects the surveyed parcel as shown. This document also limits access to the surveyed parcel.*
 - Deed of Easement from The Baltimore and Ohio Railroad Company to the State of Ohio recorded December 15, 1975 in Volume 332, Page 492 of Athens County Records. *Affects the surveyed parcel as shown.*
 - Release of Easement recorded May 2, 2007 in OR Book 410, Page 333 of Athens County Records. *The release does not affect the easements that affect the surveyed parcel.*
 - Utility Easement and Usage Agreement from Edward Renzelli to James Brent Hayes recorded June 26, 1998 in OR Volume 269, Page 1681 of Athens County Records. *Affects the surveyed parcel as shown.*
 - Agreement by and between The Baltimore and Ohio Railroad Company and The Ohio Fuel Gas Company as disclosed by the document recorded August 29, 1991 in Volume 102, Page 80 of Athens County Records. *Affects the surveyed parcel as shown.*

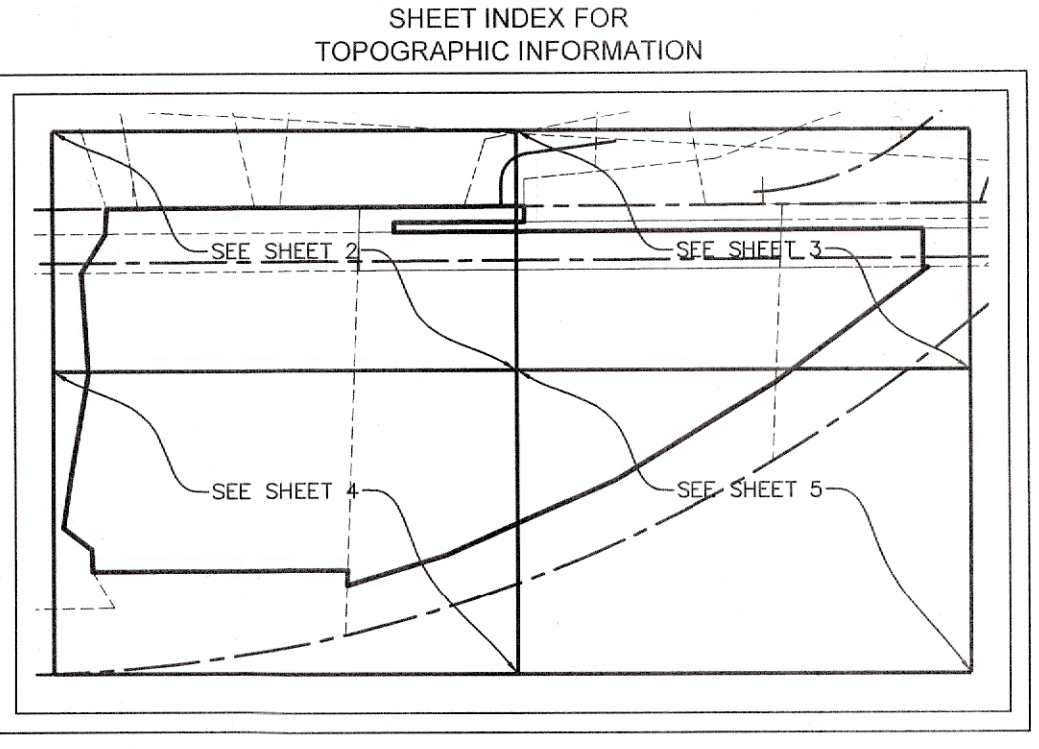
LEGAL DESCRIPTION (retrieved from First American Title Insurance Company Commitment for Title Insurance File No.: NCS-80988-MPLS)
Situated in the Township of Canaan, County of Athens, State of Ohio, described as follows:
Being a tract of land transferred to Holzer DOGS, LLC as recorded in Official Records Volume 387 at Page 316 Athens County Recorder's Office, Athens County, Ohio, also being a part of Fraction 34, Section 28, Township 5, Range 13, Canaan Township, Athens County, State of Ohio and being more particularly described as follows:
Beginning at a point in the centerline of East State Street assumed to be the Northeast corner of the grantor which bears North 00°09'53" West a distance of 28.18 feet and South 89°50'07" West a distance of 3781.87 feet from the assumed Northeast corner of said Fraction 34;
Thence leaving said centerline and along the westerly boundary of tracts transferred to Alice M. Renzelli as recorded in Official Records Volume 20 at Page 706 and Official Records Volume 267 at Page 780 the following four courses:
1) South 02°09'54" West a distance of 65.74 feet to an existing iron pin;
2) South 00°11'18" East a distance of 100.00 feet to an existing iron pin;
3) North 89°48'44" East a distance of 4.11 feet to a 5/8" iron pin set;
4) South 02°09'54" West a distance of 774.69 feet to an existing iron pipe being a point on the northerly limited access/right of way line of U.S. Route 50 and being a point on the South property line of the grantor;
Thence leaving said westerly boundary and along said limited access/right of way line South 89°50'58" West passing through an existing iron pipe at a distance of 608.95 feet and going a total distance of 663.22 feet to a 5/8" iron pin set on the East boundary of a tract transferred to East State Street Development Company LLC as recorded in Official Records Volume 408 at Page 1550;
Thence leaving said limited access/right of way line and along said East boundary line the following seven courses:
1) North 02°30'01" West a distance of 55.45 feet to an existing iron pin;
2) North 51°20'01" West a distance of 93.25 feet to an existing iron pin;
3) North 08°38'59" East a distance of 143.95 feet to an existing iron pin;
4) North 09°39'59" East a distance of 261.47 feet to an existing iron pin;
5) North 02°09'54" West a distance of 260.36 feet to an existing iron pin;
6) North 31°33'17" East a distance of 117.44 feet to an existing iron pin;
7) North 05°04'21" East a distance of 66.36 feet to a point in the centerline of East State Street;
Thence leaving said East boundary and along said centerline North 89°50'07" East a distance of 658.35 feet to the principal point of beginning containing 15.1893 acres more or less subject to all legal easements and rights of way.

LEGAL DESCRIPTION (remainder of PARCELS 2, 4 AND 6 OF OFFICIAL RECORD 498, PAGE 68)
Part of Fraction 34, Section 28, Township 5, Range 13 of the Ohio Company's Purchase, Canaan Township, Athens County, Ohio, being more particularly described as follows:
Commencing at the Northeast Corner of said Fraction 34; thence North 00 degrees 13 minutes 26 seconds West (bearings are based on the Ohio Coordinate System of 1983, South Zone (NAD 83)) 30.47 feet to the center line of East State Street; thence along said center line South 89 degrees 48 minutes 34 seconds West 3352.07 feet to the northwest corner of the State of Ohio (Parcel 383-WJ-1 of Deed Volume 314, Page 801) being the POINT OF BEGINNING; thence along the west line of the State of Ohio South 00 degrees 13 minutes 26 seconds East 40.49 feet to the North line of the State of Ohio (Parcel 383-WJ of Deed Volume 314, Page 801); thence along the perimeter of the State of Ohio South 89 degrees 47 minutes 16 seconds West 341.01 feet; thence continuing along said perimeter South 00 degrees 12 minutes 44 seconds East 25.00 feet to an existing 5/8-inch diameter rebar on the North line of Edward J. Renzelli (Parcel 6 of Official Record 498, Page 68); thence along said North line North 89 degrees 47 minutes 16 seconds East 1378.55 feet to an existing 5/8-inch rebar with cap stamped "6805" on the west line of Seven Generations, LLC (Tract 10 of Official Record 512, Page 579); thence along said West line South 00 degrees 12 minutes 44 seconds East 100.00 feet to the North line of Edward J. Renzelli (Parcel 2 of Official Record 498, Page 68); thence along said North line North 89 degrees 47 minutes 16 seconds East 13.21 feet to the northerly right-of-way line of U.S. Highway 50;
thence along said northerly right-of-way the following five (5) calls:
1) South 53 degrees 23 minutes 34 seconds West 495.57 feet to an existing 5/8" diameter rebar;
2) South 55 degrees 56 minutes 08 seconds West 487.82 feet to an existing (bent) 3/4-inch diameter iron pipe;
3) South 66 degrees 18 minutes 15 seconds West 482.17 feet;
4) South 73 degrees 21 minutes 15 seconds West 272.12 feet;
5) North 02 degrees 09 minutes 08 seconds East 39.57 feet to an existing 3/4-inch iron pipe at the southeast corner of East State Street Development Co., LLC (Official Record 515, Page 562); thence along the perimeter of East State Street Development Co., LLC the following four (4) calls:
1) North 02 degrees 09 minutes 08 seconds East 774.45 feet;
2) North 89 degrees 47 minutes 16 seconds East 4.13 feet to an existing 5/8-inch diameter rebar with a plastic cap stamped "6805";
3) North 00 degrees 12 minutes 44 seconds West 100.00 feet;
4) North 02 degrees 09 minutes 08 seconds East 65.46 feet to the center line of East State Street;
thence along said center line North 89 degrees 48 minutes 34 seconds East 429.75 feet to the POINT OF BEGINNING, containing 20.032 acres, more or less.
Being the remainder of Parcels 2, 4 and 6 of the property conveyed to Edward J. Renzelli by Official Record 498, Page 68.
This description was prepared on March 30, 2018 by Joshua David Werner, Professional Surveyor Number 8619 and is based upon a survey made by him on November 2, 2016.

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards
APR 09 2018
Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
BY: [Signature]
DATE: 4/16/18

Date: 11/02/2016
Revised: 04/03/2018
JOSHUA DAVID WERNER
8619
PROFESSIONAL SURVEYOR



Concrete Monument Found 1.0' B.G. at P.S.C. STA. 891+59.08

Ohio co-ordinate system of 1983, south zone NAD83 (CONRS83)

SCALE: 1"=100'

Chk. By: [Blank] Date: [Blank]

Revision [Blank]

Add legal description for Remains of Parcel 2, 4 & 6 of OR 498, PG 68

VIOX&VIOX
Civil Engineers, Surveyors, and Landscape Architects
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Project No.: [Blank] Approval: [Blank] Ref: [Blank] Date: [Blank]

MENARD, INC.
ALTA/NSPS LAND TITLE SURVEY
Fraction 24, Section 28, Township 5 North, Range 13 West
CITY OF ATHENS, ATHENS COUNTY, OHIO

Sheet:
1 OF 5