



Commercial Real Estate  
Due Diligence Management  
4125 State Route 43  
Kent, OH 44240  
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### ALTA/ACSM Land Title Survey

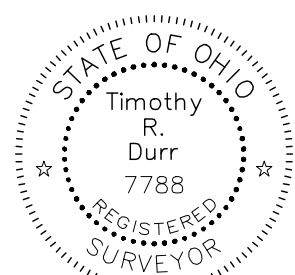
Project New Cafe AN 284

Surveyor Certification

30353  
23633 US Route 23  
Circleville, OH  
County of Pickaway

To: First American Title Insurance Company, AR Capital, LLC; Regent Bank; ARC CAFEHLD001, LLC; and American National, LLC, this is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 16, 17, 18 of Table A thereof. The field work was completed on June 9, 2013.

*Timothy R. Durr*  
Timothy R. Durr  
Land Surveyor Number: 7788  
In State of Pennsylvania  
Date of Plat or Map: June 18, 2013  
Date of last revision:  
Date of this Printing:



Network reference # 20130337-146  
Survey Performed By:  
LMS Surveying, LTD.  
P.O. Box 65  
Sharon Copley, OH 44274  
PH: 330-329-6812  
Fax: 330-239-1529  
Job No. B-130273

### Record Legal Description

Situated in the Township of Circleville, County of Pickaway, State of Ohio, described as follows:

SITUATED IN THE TOWNSHIP OF CIRCLEVILLE, COUNTY OF PICKAWAY, STATE OF OHIO AND BEING A PART OF SECTION 30, TOWNSHIP 11, RANGE 21 BOUNDED AND DESCRIBED AS FOLLOWS:

BEING A PART OF PARCEL NO. 5 OF GOODCHILD'S PARCEL AS SHOWN AND DELINEATED ON THE PLAT OF SAME RECORDED IN PLAT BOOK 7, PAGE 119 IN PICKWAY COUNTY RECORDER'S OFFICE.

BEGINNING AT A HALF INCH IRON PIN FOUND IN THE WEST LINE OF GOODCHILD SERVICE ROAD (TOWNSHIP ROAD NO. 323) BEING 60.00 FEET WIDE, SAID IRON PIN BEING THE SOUTHEAST CORNER TO PARCEL NO. 5 AND THE NORTHEAST CORNER TO PARCEL NO. 4 AS SHOWN AND DELINEATED ON THE PLAT OF GOODCHILD'S PARCELS, RECORDED IN PLAT BOOK 7, PAGE 119 IN PICKWAY COUNTY RECORDER'S OFFICE; THENCE WITH THE LINE BETWEEN PARCEL NO. 5 AND PARCEL NO. 4 S. 84° 04' W. 325.00 FEET TO A HALF INCH REBAR SET IN SAID LINE BEING THE SOUTHWEST CORNER TO THE TRACT HEREIN DESCRIBED FROM WHICH A HALF INCH IRON PIN WAS FOUND IN THE EAST LINE OF THE C AND D RAILROAD S. 84° 04' W. 443.38 FEET DISTANT; THENCE ON A NEW LINE THRU SAID PARCEL NO. 5 N. 5° 56' W. 150.00 FEET TO A HALF INCH REBAR SET; THENCE ON ANOTHER NEW LINE N. 84° 04' E. 323.00 FEET TO A HALF INCH REBAR SET IN THE WEST LINE OF SAID GOODCHILD SERVICE ROAD AND BEING S. 5° 56' E. 226.77 FEET DISTANT FROM A HALF INCH IRON PIN FOUND AT THE NORTHEAST CORNER TO SAID GOODCHILD SERVICE ROAD; THENCE WITH THE WEST SIDE OF THE GOODCHILD SERVICE ROAD; BEING THE EASTERLY LINE OF SAID PARCEL NO. 5 S. 5° 56' E. 150.00 FEET TO THE PLACE OF BEGINNING.

The land shown in this survey is the same as that described in First American Title Insurance Company's Commitment No. NCS-605921OH68-PHX1, dated May 22, 2013.

### MISCELLANEOUS NOTES

Subject Property has access to US 23, a publicly dedicated right of way, maintained by City of Circleville.

The current zoning classification allows for the current use of the subject property.

The locations of utilities shown on the survey are from visible evidence.

The address of the site is 23633 UD 23.

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

The Property described and shown herein is the same property described in the First American Title Insurance Company's Title Commitment No. NCS-605921OH68-PHX1 dated, May 22, 2013.

At the time of this survey there was no evidence of any changes in the street right-of-way lines, either completed or proposed.

There is no observable evidence that the subject property is being used as a solid waste dump, sump, or as a sanitary landfill.

All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

At the time of this survey there was no evidence of any cemeteries on the subject property observed in the field.

According to the U.S. Fish & Wildlife Service-National Wetlands Inventory Website, the subject property does not have any wetlands.

### Notes Corresponding to Schedule B

10. Matters shown on the Plat recorded in Plat Book 6, Page 152 of Pickaway County Records. AFFECTS SUBJECT PROPERTY - NO PLOTTABLE ITEMS

Matters shown on the Plat recorded in Plat Book 7, Page 119 of Pickaway County Records. AFFECTS SUBJECT PROPERTY AND IS SHOWN AND PLOTTED HEREON

Matters shown on the Plat recorded in Plat Book 7, Page 191 of Pickaway county Records. AFFECTS SUBJECT PROPERTY AND IS SHOWN AND PLOTTED HEREON

11. Easement contained in Sheriff's Deed from Stoddard Stowe to Robert H. Beattie, et al, filed for record April 8, 1974 and recorded in Volume 236, Page 445 of Pickaway County Records. DOES NOT AFFECTS SUBJECT PROPERTY

12. Easement from John N. Bowers and Donald E. Goodchild to Donald E. Goodchild, dated March 7, 1975, filed for record March 14, 1975 and recorded in Volume 242, Page 276 of Pickaway County Records. DOES NOT AFFECT SUBJECT PROPERTY

13. Easement contained in the deed from Donald E. Goodchild to Golden Corral Corporation, dated April 4, 1986, filed for record April 7, 1986 and recorded in Volume 295, Page 155 of Pickaway County Records. AFFECTS SUBJECT PROPERTY AND IS SHOWN AND PLOTTED HEREON

14. Deed of Easement from Donald E. Goodchild to The City of Circleville, Ohio, dated February 12, 1976, filed for record February 12, 1976 and recorded in Volume 248, Page 184 of Pickaway County Records. AFFECTS SUBJECT PROPERTY AND IS SHOWN AND PLOTTED HEREON

15. Easement contained in the deed from Donald E. Goodchild to Quality Farm & Fleet, Inc., filed for record February 12, 1976 and recorded in Volume 248, Page 186 of Pickaway County Records. DOES NOT AFFECT SUBJECT PROPERTY

16. Easement from Golden Corral Corporation to Columbus and Southern Ohio Electric Company, dated April 18, 1986, filed for record May 5, 1986 and recorded in Volume 295, Page 478 of Pickaway County records. AFFECTS SUBJECT PROPERTY AND IS SHOWN AND PLOTTED HEREON

17. Financing Statement from Martha Louise Corporation, Debtor, to Northwestern National Life Insurance Company, Secured Party, filed for record September 8, 1986 and recorded as Pickaway County Recorder's Document No. 4335. AFFECTS SUBJECT PROPERTY - NO PLOTTABLE ITEMS

Continuation filed for record July 30, 1991 and recorded as Pickaway County Recorder's Document No. 2622.

18. Declaration of Restrictive Covenants by JDN Enterprises Inc., dated as of November 30, 1989, filed for record December 26, 1989 and recorded in Volume 6A, Page 631 of Plats of Pickaway County Records.

Amendment, dated March 19, 1992, filed for record March 20, 1992 and recorded in Volume 6A Page 730 of Plats of Pickaway County Records. DOCUMENT TOO ILLEGIBLE TO PLACE EASEMENTS

### PARKING

Regular Parking Spaces - 81

Handicapped Spaces - 3

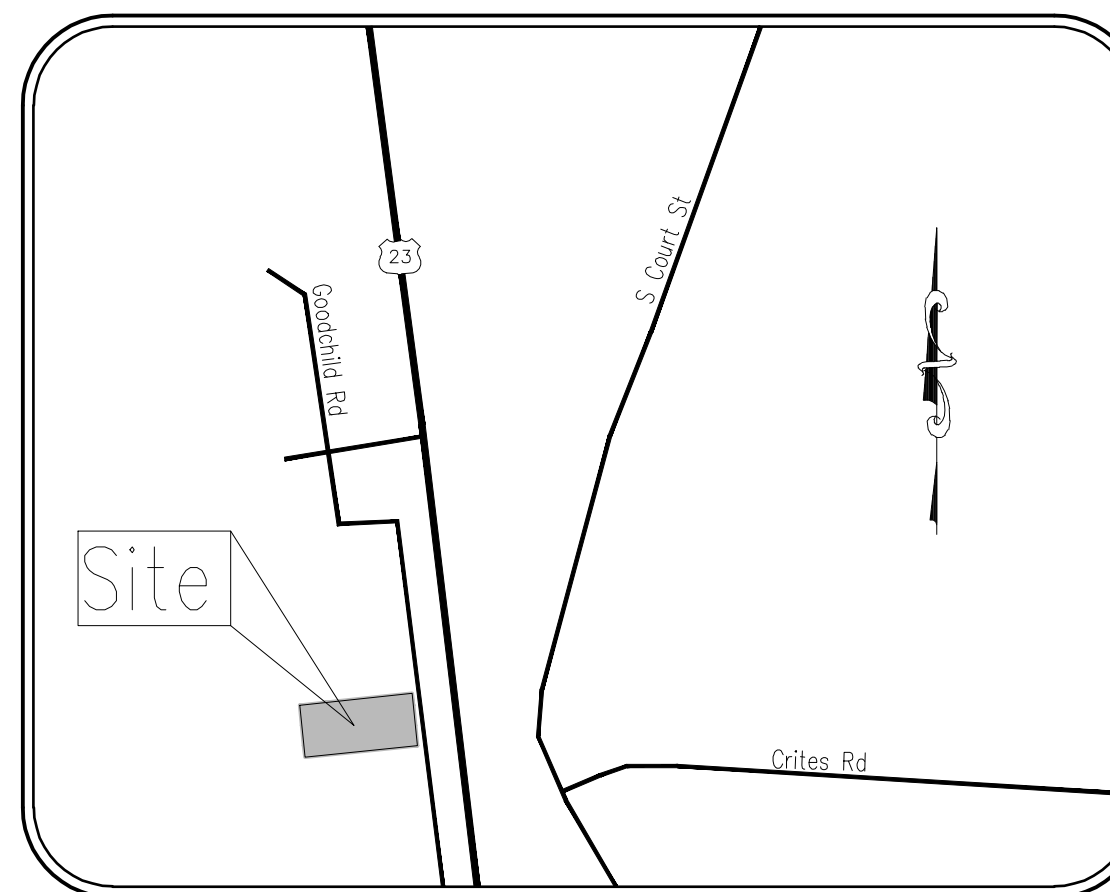
Total Parking Spaces - 84

### Encroachment Statement

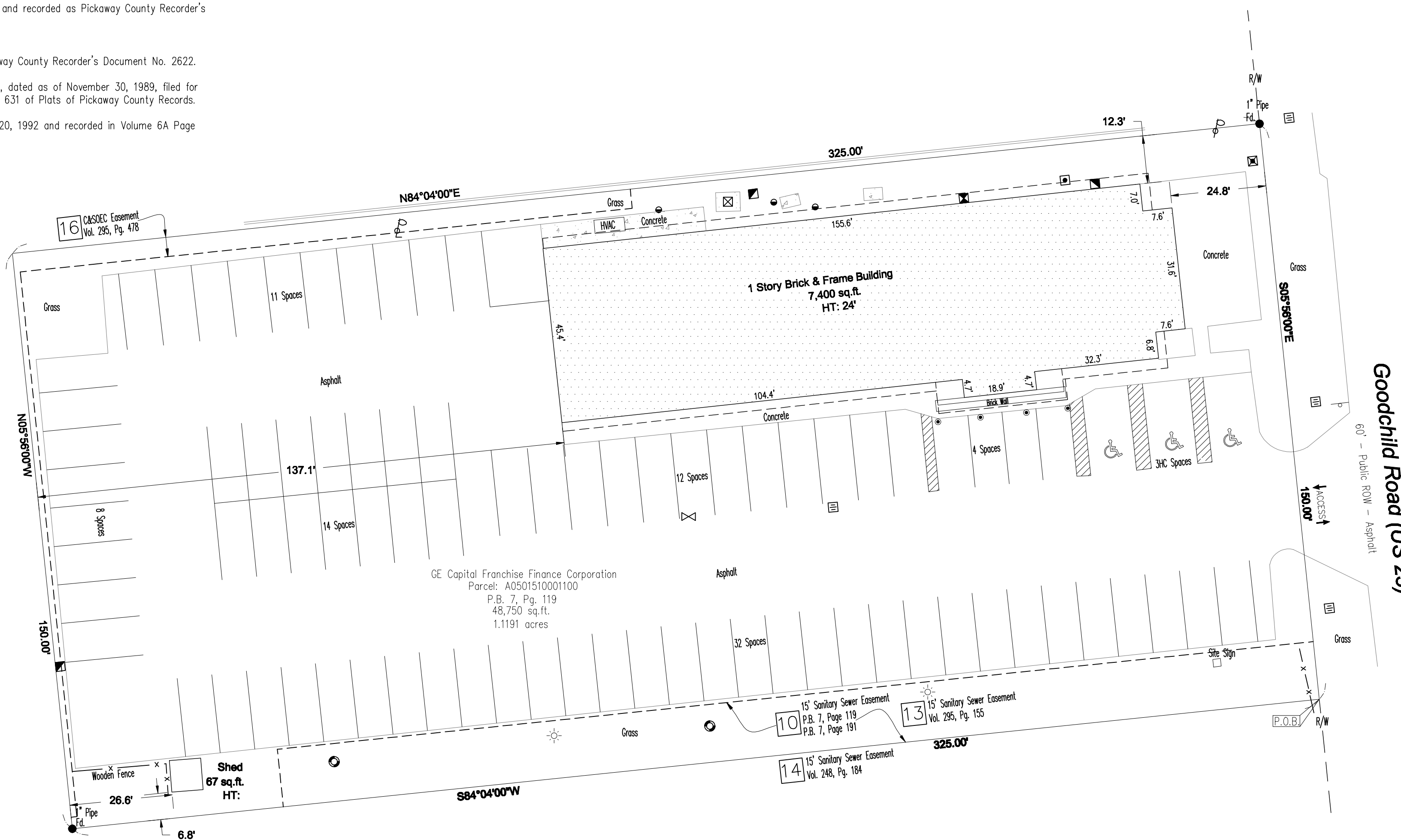
No apparent encroachments

### Legend of Symbols & Abbreviations

-x-	Fence	R/W	Right of Way
○	Iron Pin Set	C/L	Centerline
▨	Building Area	P.O.B.	Place of Beginning
⊙	Light Pole	○	Ballard
⊕	Transformer	⊙	Power Pole
⊖	Water Valve	⊙	Sign
⊙	Hydrant	⊙	Sanitary Manhole
→	Guy Wire	(M)	Measured
⊙	Electric Meter	(R)	Recorded
RCP	Reinforced Concrete Pipe	⊙	Catch Basin (Square)
SS	Sanitary Sewer	⊙	Catch Basin (Round)
ST	Storm Sewer	⊙	Gas Valve
E	Electric Line	⊙	Water Manhole
⊙	Storm Manhole	⊙	Flagpole
⊙	Brick Column	ET	Electric/Telephone Line
⊙	Traffic Box	W	Water Line
⊙	Parking Meter	G	Gas Line



Vicinity Map



**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 3912900325J, which bears an effective date of 7-22-2010 and is not in a Special Flood Hazard Area.

### Land Area

Total Area - 48,750 Sq.Ft. 1.1191 acres

### Zoning

As of June 18, 2013, we have not received current zoning

### Building Height

HT: 24'

### Building Area

Total Area - 7,400 Sq.Ft.

### BASIS OF BEARINGS

The Basis of Bearings for all bearings shown hereon South 5°56'00" East as the west line of Goodchild Service Road as shown in P.B. 7, Pg. 119 of the Pickaway County records

SCALE : 1" = 20'  
0 10 20 40