

GREEN POINTE DRIVE SOUTH DEDICATION AND EASEMENTS

(INCLUDING A RESUBDIVISION OF LOT 1 OF OPUS BUSINESS CENTER AT RICKENBACKER EXPANSION PHASE 1, P.B. 111, PP. 36 & 37)

201407140089239
Pg. 2 of 2 \$172.00 120140045728
07/14/2014 11:51AM B&E P & T BOX
Terry J. Brown
Franklin County Recorder

PLAT BOOK 117 PAGE 87

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Situated in the State of Ohio, County of Franklin, City of Groveport and in Section 30, Township 11, Range 21, Congress Lands, containing 0.304 acre of land, more or less, said 0.304 acre being comprised of a resubdivision of part of Lot 1 of the subdivision plat entitled "Opus Business Center At Rickenbacker Expansion Phase 1", of record in Plat Book 111, Pages 36 and 37, to include part of the vacation of Green Pointe Drive South, as vacated by Village of Groveport Ordinance 08-062, of record in Instrument Number 2009032020028026, said Lot 1 and said vacated Green Pointe Drive South being conveyed to R8, L.L.C. by deed of record in Instrument Number 201406030068742, and part of that tract of land conveyed to THE KURTZ FOUNDATION, INC. by deeds of record in Instrument Numbers 200710290187154 and 200903020028026, Recorder's Office, Franklin County, Ohio.

The undersigned, R8, L.L.C., a Delaware limited liability company, by FOUNDERS MANAGER SA I, L.L.C., Manager, by DAVID C. WATSON, VICE PRESIDENT, THE KURTZ FOUNDATION, INC., an Ohio not-for-profit corporation, by JOHN T. KURTZ, Member, and OPUS REAL ESTATE OH VIII R7, L.L.C., a Delaware limited liability company, by WADE C. LAU, President, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "GREEN POINTE DRIVE SOUTH DEDICATION AND EASEMENTS", do hereby accept this plat of same and dedicate to public use, as such, all or part of Green Pointe Drive South shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" and "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities, above, beneath and on the surface of the ground, and where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas of land designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Groveport City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, DAVID C. WATSON, Vice President of FOUNDERS MANAGER SA I, L.L.C., Manager of R8, L.L.C., has hereunto set his hand this 13th day of June, 2014.

Signed and Acknowledged In the presence of: R8, L.L.C. By FOUNDERS MANAGER SA I, L.L.C., MANAGER
 [Signature: Nathaniel M. Moore] By [Signature: David C. Watson] DAVID C. WATSON, Vice President

STATE OF OHIO Minnesota ss: COUNTY OF FRANKLIN Hennepin
 [Notary Seal: Stephanie Lynn Gunkel, Notary Public-Minnesota, My Commission Expires 1/31/16]

Before me, a Notary Public in and for said State, personally appeared DAVID C. WATSON, Vice President of FOUNDERS MANAGER SA I, L.L.C., Manager of R8, L.L.C., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said R8, L.L.C., for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 13th day of June, 2014.
 My commission expires 1/31/16 [Signature: Stephanie J. Gunkel] Notary Public, State of Ohio Minnesota

In Witness Whereof, JOHN T. KURTZ, Member of THE KURTZ FOUNDATION, INC., an Ohio not-for-profit corporation, has hereunto set his hand this 14th day of June, 2014.

Signed and Acknowledged In the presence of: THE KURTZ FOUNDATION, INC. By [Signature: John T. Kurtz] JOHN T. KURTZ, Member

STATE OF OHIO ss: COUNTY OF FRANKLIN Cuyahoga

Before me, a Notary Public in and for said State, personally appeared JOHN T. KURTZ, Member of THE KURTZ FOUNDATION, INC., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said THE KURTZ FOUNDATION, INC., for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 24th day of June, 2014.
 My commission expires [Signature: Faith A. Calabrese] Notary Public, State of Ohio



In Witness Whereof, WADE C. LAU, President of OPUS REAL ESTATE OH VIII R7, L.L.C., has hereunto set his hand this 13th day of June, 2014.

Signed and Acknowledged In the presence of: OPUS REAL ESTATE OH VIII R7, L.L.C. By [Signature: Wade C. Lau] WADE C. LAU, President

STATE OF OHIO Minnesota ss: COUNTY OF FRANKLIN Hennepin
 [Notary Seal: Stephanie Lynn Gunkel, Notary Public-Minnesota, My Commission Expires 1/31/16]

Before me, a Notary Public in and for said State, personally appeared WADE C. LAU, President of OPUS REAL ESTATE OH VIII R7, L.L.C., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said OPUS REAL ESTATE OH VIII R7, L.L.C., for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 13th day of June, 2014.
 My commission expires 1/31/16 [Signature: Stephanie J. Gunkel] Notary Public, State of Ohio Minnesota

The undersigned, TCF National Bank, a national banking association, being the owner and holder of that certain Open-End Mortgage, Security Agreement and Fixture Financing Statement dated May 30, 2014, recorded with the Recorder of Franklin County, Ohio, as Instrument Number 201406030068744 (as now or hereafter increased, amended, modified, supplemented, consolidated, replaced, substituted, extended and/or renewed, the "Mortgage") encumbering that tract of land conveyed to R8, L.L.C. by deed of record in Instrument Number 201406030068742, hereby executes this Agreement to acknowledge its consent to the terms of the Agreement and to agree that the lien of the Mortgage will be subject to the terms of the Agreement.

TCF National Bank, a national banking association
 By: [Signature: Steve Clifford] STEVE CLIFFORD, Vice President

STATE OF Minnesota ss: COUNTY OF Hennepin

I, Barbara M. DeVahl, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Steven Clifford, the Vice President of TCF National Bank, a national banking association, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such OFFICER, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said national banking association for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16th day of June, 2014.
 [Signature: Barbara M. DeVahl] Notary Public
 My Commission Expires: 1-31-2015



The undersigned, Huntington National Bank, a national banking association, being the owner and holder of that certain Open-End Mortgage, Assignment of Rents, Security Agreement and Fixture Filing (Modification and Assumption Agreement) dated September 30, 2008, recorded with the Recorder of Franklin County, Ohio, as Instrument Number 200810170154540 (as now or hereafter increased, amended, modified, supplemented, consolidated, replaced, substituted, extended and/or renewed, the "Mortgage") encumbering that tract of land conveyed to Opus Real Estate OH VIII R7, L.L.C. by deed of record in Instrument Number 200810170154539, hereby executes this Agreement to acknowledge its consent to the terms of the Agreement and to agree that the lien of the Mortgage will be subject to the terms of the Agreement.

Huntington National Bank, a national banking association
 By: [Signature: Josephine C. Wisniewski] Josephine C. Wisniewski, Vice President

STATE OF Ohio ss: COUNTY OF Cuyahoga

I, TERRI A. HONOHAN, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT JOSEPHINE C. WISNIEWSKI, the VICE PRESIDENT of Huntington National Bank, a national banking association, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such OFFICER, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said HUNTINGTON NATIONAL BANK, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 19th day of June, 2014.
 [Signature: Terri A. Honohan] Notary Public, State of Ohio
 My Commission Expires: 12/14/2015

Approved this 3rd day of July, 2014 [Signature: Marsha Hall] Administrator, City of Groveport, Ohio
 Approved this 3rd day of July, 2014 [Signature: Steve J. Faust] City Engineer, City of Groveport, Ohio
 Approved this 9th day of July, 2014 [Signature: James Westrup] Chairman, Planning Commission, City of Groveport, Ohio

Approved and accepted this 27th day of May, 2014, by Ordinance No. 14-014 wherein all of Green Pointe Drive South shown dedicated hereon is accepted as such by the Council for the City of Groveport, Ohio.

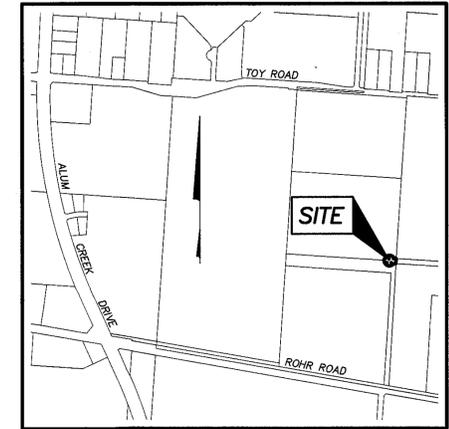
[Signature: James Westrup] Mayor, City of Groveport, Ohio
 [Signature: Barbara J. Ross] Clerk of Council, City of Groveport, Ohio

Transferred this 14 day of July, 2014 [Signature: Clarence E. Mingo II] Auditor, Franklin County, Ohio
 [Signature: Michael Dorson] Deputy Auditor, Franklin County, Ohio

Filed for record this 14 day of July, 2014 at 11:01 A.M. Fee \$ 172.80 [Signature: Terry J. Brown] Recorder, Franklin County, Ohio

File No. 201407140089239
 Recorded this 14 day of July, 2014 [Signature: James Westrup] Deputy Recorder, Franklin County, Ohio

Plat Book 117, Pages 87-88



LOCATION MAP AND BACKGROUND DRAWING
 SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including Hamilton and Hamilton Azimuth, and are based on the Ohio State Plane Coordinate System, South Zone, as per NAD 83, 1986 Adjustment, using Global Positioning System procedures and equipment, in which a portion of the right-of-way of Opus Drive has a calculated bearing of North 03° 39' 34" East.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY



EMHT
 Evans, Mechwart, Hamilton & Tilton, Inc.
 Engineers - Surveyors - Planners - Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3548
 emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By [Signature: Matthew A. Kirk] Professional Surveyor No. 7865 Date 5 JUNE 14



