

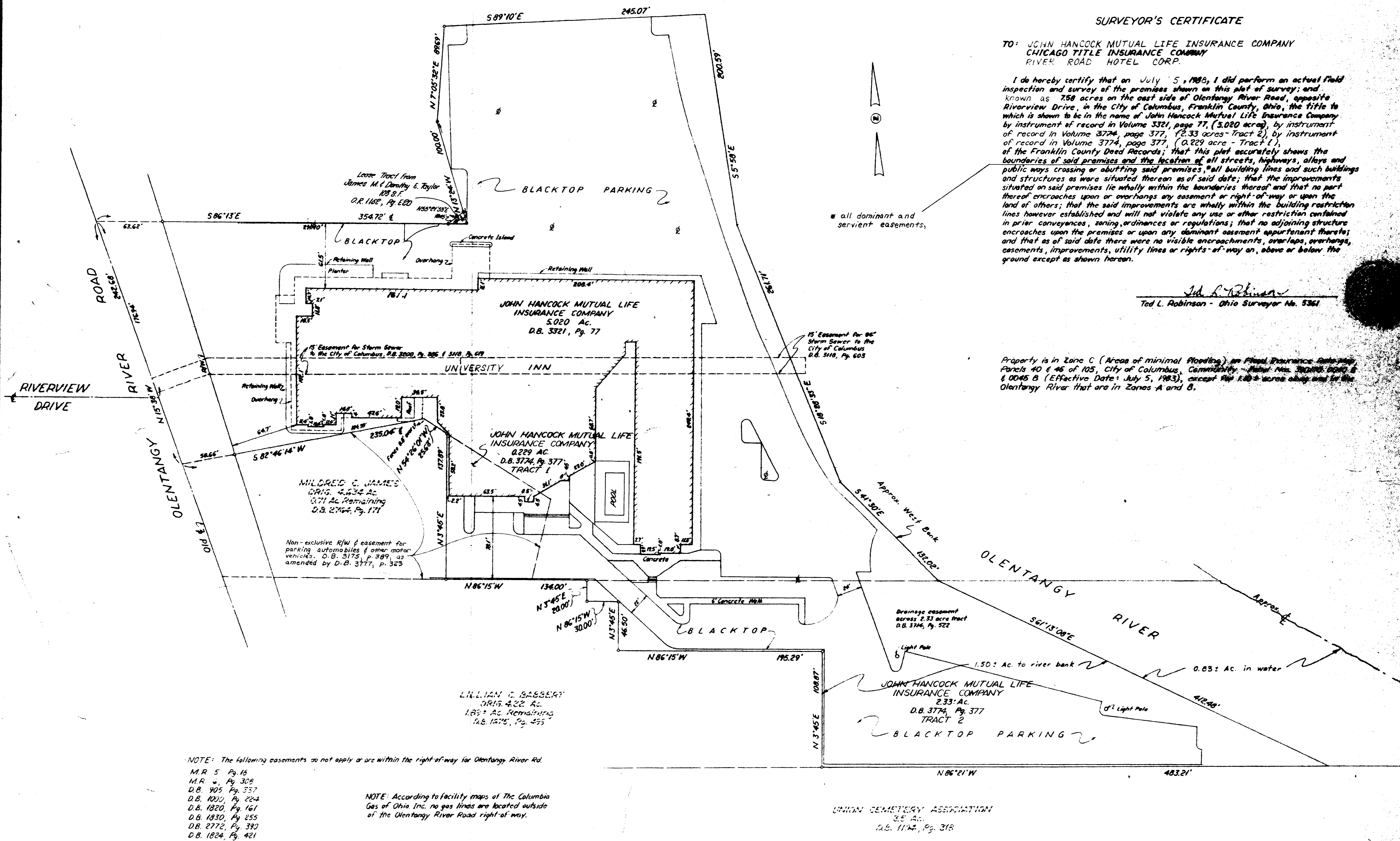
SURVEYOR'S CERTIFICATE

TO: JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY  
CHICAGO TITLE INSURANCE COMPANY  
RIVER ROAD HOTEL CORP.

I do hereby certify that on July 5, 1988, I did perform an actual field inspection and survey of the premises shown on this plat of survey; and known as 7.58 acres on the east side of Olentangy River Road, opposite Riverview Drive, in the City of Columbus, Franklin County, Ohio, the title to which is shown to be in the name of John Hancock Mutual Life Insurance Company by instrument of record in Volume 3321, page 77, (5.020 acre), by instrument of record in Volume 3774, page 377, (2.33 acre - Tract 2), by instrument of record in Volume 3774, page 377, (0.229 acre - Tract 1), of the Franklin County Deed Records; that this plat accurately shows the boundaries of said premises and the location of all streets, highways, alleys and public ways crossing or abutting said premises, all building lines and such buildings and structures as were situated thereon as of said date; that the improvements situated on said premises lie wholly within the boundaries thereof and that no part thereof encroaches upon or overhangs any easement or right-of-way or upon the land of others; that the said improvements are wholly within the building restriction lines however established and will not violate any use or other restriction contained in prior conveyances, zoning ordinances or regulations; that no adjoining structure encroaches upon the premises or upon any dominant easement appurtenant thereto; and that as of said date there were no visible encroachments, overlaps, overhangs, easements, improvements, utility lines or rights-of-way on, above or below the ground except as shown hereon.

*Ted L. Robinson*  
Ted L. Robinson - Ohio Surveyor No. 5361

Property is in Zone C (Areas of minimal flooding) on Flood Insurance Rate Map, Parcels 40 & 46 of 105, City of Columbus, Community - Flood Map 30000-0000 B & 0000 B (Effective Date: July 5, 1983), except for 1.00 acre along and in the Olentangy River that are in Zones A and B.



NOTE: The following easements do not apply or are within the right-of-way for Olentangy River Rd.  
M.R. 5, Pg. 16  
M.R. 308, Pg. 308  
D.B. 905, Pg. 337  
D.B. 1020, Pg. 224  
D.B. 1820, Pg. 161  
D.B. 1830, Pg. 255  
D.B. 2772, Pg. 390  
D.B. 1824, Pg. 421

NOTE: According to facility maps of The Columbia Gas of Ohio Inc. no gas lines are located outside of the Olentangy River Road right-of-way.

NOTE: BEARINGS ON 2.33 AC TRACT HAVE BEEN ROTATED FROM PEED DESCRIPTION TO MATCH BEARING SYSTEM OF 5.020 AC TRACT & 0.229 AC TRACT FOR CLOSURE PURPOSES ON COMBINED DESCRIPTION OF OVERALL LEASE TRACT (7.58 AC)

— Indicates Iron Pin  
— Indicates P.K. Nail

C.F. BIRD & R.J. BULL, LTD. CONSULTING ENGINEERS 6115 LINWORTH ROAD WORTHINGTON, OHIO		UNIVERSITY INN	
SCALE: 1" = 40'		MORTGAGE LOAN PLAT	
DWN: HEB	CHK: TLR	3110 OLENTANGY RIVER ROAD	
DATE: Jan. 15, 1980		COLUMBUS, OHIO	
Updated: Feb. 26, 1987			
Updated: July 5, 1988			
JOB NO. SV-0467	7.58 AC. IN QTR. TWP. 3, T. 1, N. R. 18 W., U.S.M.L.	SHEET 1 OF 1	