



EASEMENT REFERENCE

The items as shown on this Survey Map of 12.022 acres of land correspond to those items with the same number that are shown in Schedule B - Section 2 of the Chicago Title Insurance Company Commitment Number 94080197 WES

- (Insufficient information to plat this item on map)
- ITEM 3 P.B. 58, PP. 38 and 39 Boundary setback lines as shown on West Broad Business Center recorded plat.
- ITEM 4 P.B. 58, PP. 38 and 39 Utility Easements as shown on West Broad Business Center recorded plat.
- ITEM 5 D.B. 982, P. 387 (1932) The Ohio Fuel Gas Co. right-of-way of unspecified width or exact location.
- ITEM 5 D.R. 12775111 (1988) Columbia Gas of Ohio, Inc. modification of right-of-way (20' wide easement).
- ITEM 6 D.B. 3325, P. 340 (1973) Agreement for construction of sanitary trunk sewer and related easements. Location not precisely defined.
- ITEM 7 D.R. 00647604 (1981) City of Columbus 100' wide Temporary drainage ditch easement (to be vacated after permanent storm drainage is constructed).
- ITEM 8 D.R. 13524E05 (1989) City of Columbus 15' wide storm sewer easement STRIP THREE.
- ITEM 9 D.R. 13524E11 (1989) City of Columbus 25' wide temporary Construction Easement along south side of Brice Road (terminates after completion of Brice Road improvements). (STRIP SIX)
- ITEM 10 D.R. 13524E19 (1989) City of Columbus 80' wide temporary drainage ditch easement.
- ITEM 11 D.R. 18305H07 (1991) Reciprocal easement agreement for utility and ingress-egress purposes between the owners of 20.400 ac and 20.347 ac.
- ITEM 11 D.R. 22064G07 (1993) First Amendment to Reciprocal easement agreement for utility ingress and egress easement purposes.
- ITEM 12 P.B. 58, PP. 38 and 39 Restrictions to Access from West Broad Street.
- ITEM 15 D.R. 18305G19 (1991) Right to purchase property to Reynoldsburg Partners.

FOLLOWING ITEMS ARE NOT LOCATED WITHIN THE LIMITS OF SAID 12.022 ACRE TRACT OF LAND

- ITEM 5 D.B. 3224, P.3 (1972)
- ITEM 13 D.R. 18306A09 (1991)
- ITEM 14 D.R. 22064G14 (1993)
- ITEM 16 D.R. 18306B10 (1991)
- ITEM 17 D.R. 18306A17 (1991)

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 4, Township 1 North, Range 16 West, United States Military Lands, being in Lot Number 1 of 'EAST BROAD BUSINESS CENTER' as shown of record in Plat Book 58, Pages 38 and 39, containing 12.022 acres of land, more or less, said 12.022 acres being part of that 20.347 acre tract of land referred to as PARCEL II and described in the deed to East*Pointe Shopping Center Limited Partnership, of record in Official Record 13213C18, both being of record in the Recorder's Office, Franklin County, Ohio.

Basis of Bearings - P.B. 58, PP. 38 & 39

SURVEYOR'S CERTIFICATE

We hereby state to CHICAGO TITLE INSURANCE COMPANY, CHICAGO TITLE AGENCY OF CENTRAL OHIO, INC. and STAR BANK, N.A. and their respective successors and assigns, that this survey was made upon the ground and that, to the best of our knowledge and professional ability, it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and visible improvements are as shown and all are within the boundary lines of the property; that there is no physical evidence of easements, encroachments or uses affecting this property, other than those shown and depicted thereon; and that the parcel described hereon is located in Zone C as shown on the Flood Insurance Rate Map for the City of Columbus, Ohio, Community Panel Number 390170 0075 C, dated January 16, 1987.

This survey is made in accordance with the 'Minimum Standard Detail Requirements for ALTA/ACSM Class 'A' Land Title Surveys,' jointly established and adopted by ALTA and ACSM in 1992.

The bearings shown on the above map are based on the bearings shown on the recorded plat of East Broad Business Center, of record in Plat Book 58, Pages 38 and 39, Recorder's Office, Franklin County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
By: *Gatis Erenpreiss*
Gatis Erenpreiss
Professional Surveyor No. J5372

May 5, 1994
Date

SCALE: 1"=100'
MAY 5, 1994
ORDER NO. 618-94

BAUER, DAVIDSON & MERCHANT, INC.
CONSULTING ENGINEERS

255 GREEN MEADOWS DRIVE SOUTH
P.O. BOX 370 POWELL, OHIO 43065