ALTA/ACSM LAND TITLE SURVEY
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

ZONING NOTE:
The subject tract is zoned CC (Community Commercial).

There are no floor space or height restrictions.

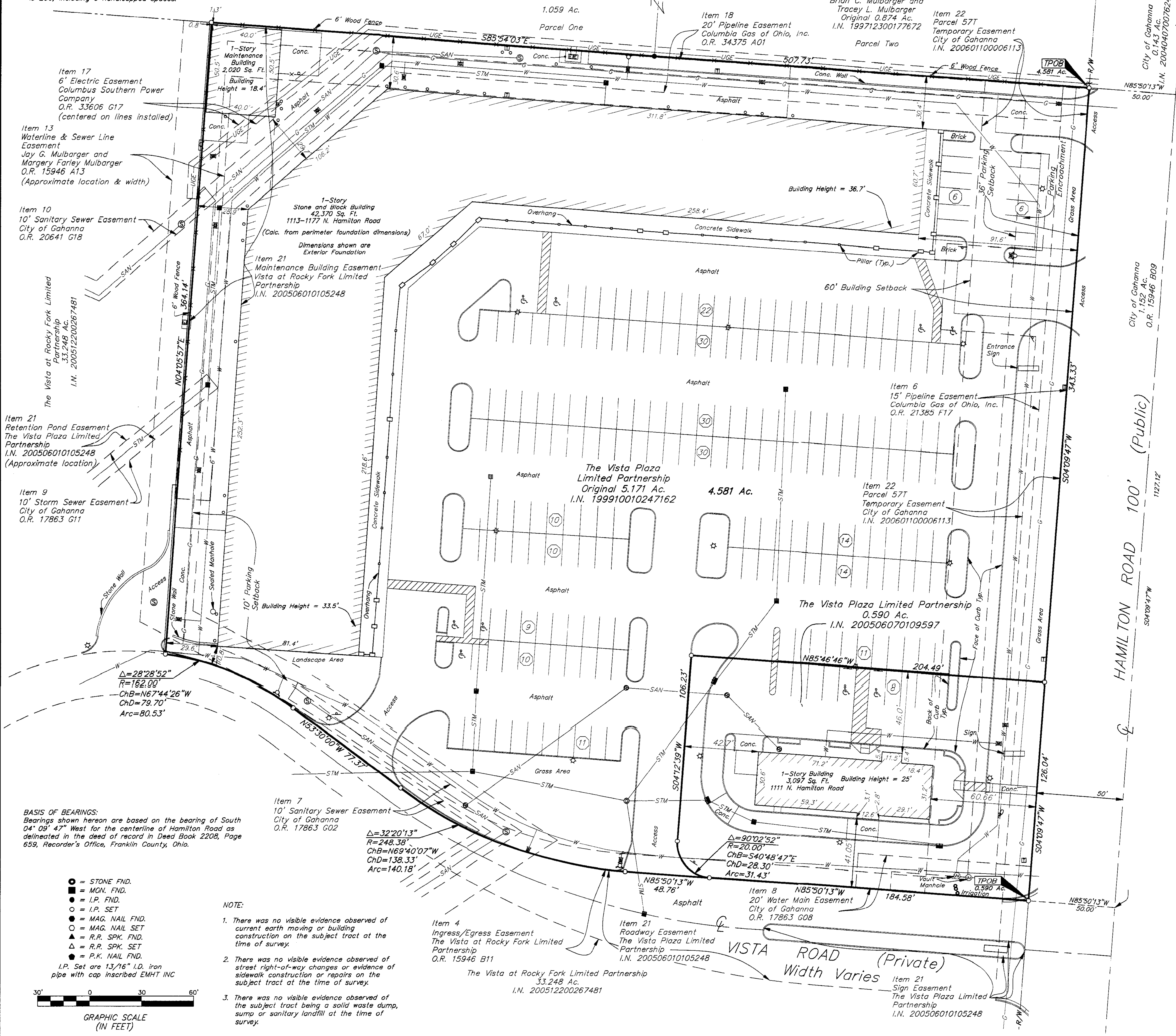
In a letter dated November 7, 2006 From the City of Gahanna Department of Development to KeyBank National Association it is stated "There are no current code enforcement issues with the property.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0186 G.

PARKING NOTE:
The total number of striped parking spaces on the subject property is 230, including 9 handicapped spaces.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

NOTE:
This survey was prepared using documents of record, prior plats of survey, and observable field evidence.



BASIS OF BEARINGS:
Bearings shown hereon are based on the bearing of South 04° 09' 47" West for the centerline of Hamilton Road as delineated in the deed of record in Deed Book 2208, Page 659, Recorder's Office, Franklin County, Ohio.

- ● = STONE FND.
- ■ = MON. FND.
- ● = I.P. FND.
- ○ = I.P. SET
- ⬢ = MAG. NAIL FND.
- ⬡ = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ⬟ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

30' 0 30 60'
GRAPHIC SCALE (IN FEET)

NOTE:

1. There was no visible evidence observed of current earth moving or building construction on the subject tract at the time of survey.
2. There was no visible evidence observed of street right-of-way changes or evidence of sidewalk construction or repairs on the subject tract at the time of survey.
3. There was no visible evidence observed of the subject tract being a solid waste dump, sump or sanitary landfill at the time of survey.

Description of Record
0.590 ACRE

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands and being part of the 5.171 acre tract conveyed to The Vista Plaza Limited Partnership by deed of record in Instrument Number 199910010247162, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference at Franklin County Geodetic Survey Monument No. 8817 Reset found in the centerline of Hamilton Road;

Thence South 04°09' 47" West, a distance of 1127.12 feet, with the centerline of Hamilton Road, to a point;

Thence North 85°50' 13" West, a distance of 50.00 feet, across the Hamilton Road right-of-way, to an iron pin set in the westerly right-of-way line of Hamilton Road and westerly line of the 1.152 acre tract conveyed to the City of Gahanna by deed of record in Official Record 15946 B09 at a common corner of said 5.171 acre tract and the 33.298 acre tract conveyed to The Vista at Rocky Fork Limited Partnership by deed of record in Official Record 30827C18, the TRUE POINT OF BEGINNING;

Thence North 85°50' 13" West, a distance of 184.58 feet, with the line common to said 5.171 and 33.298 acre tracts, to an iron pin set at a point of curvature;

Thence across said 5.171 acre tract the following courses and distances:

with said curve to the right, having a central angle of 90°02' 52", a radius of 20.00 feet, an arc length of 31.43 feet, and a chord which bears North 40°48' 47" West, a chord distance of 28.30 feet, to an iron pin set at the point of tangency;

North 04°12' 39" East, a distance of 106.23 feet, to an iron pin set;

South 85°46' 46" East, a distance of 204.49 feet, to a point in the easterly line of said 5.171 acre tract, the westerly line of said 1.152 acre tract and the westerly right-of-way line of Hamilton Road;

Thence South 04°09' 47" West, a distance of 126.04 feet, with said easterly line of 5.171 acre tract, the westerly line of said 1.152 acre tract and westerly right-of-way line of Hamilton Road, to the TRUE POINT OF BEGINNING, containing 0.590 acre of land, more or less.

4.581 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands and being all of the remainder of the original 5.171 acre tract conveyed to The Vista Plaza Limited Partnership by deed of record in Instrument Number 199910010247162, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference at Franklin County Geodetic Survey Monument No. 8817 Reset found in the centerline of Hamilton Road;

Thence South 04° 09' 47" West, a distance of 657.75 feet, with the centerline of Hamilton Road, to a point;

Thence North 85° 50' 13" West, a distance of 50.00 feet, across the Hamilton Road right-of-way, to an iron pin set in the westerly right-of-way line of Hamilton Road at the common corner of the 0.143 acre tract conveyed to the City of Gahanna by deed of record in Instrument Number 200404070076249, the 1.152 acre tract conveyed to the City of Gahanna by deed of record in Official Record 15946 B09, said original 5.171 acre tract, and the remainder of the original 0.874 acre tract conveyed to Brian C. Mulbarger and Tracey L. Mulbarger as Parcel Two by deed of record in Instrument Number 199712300177672, the TRUE POINT OF BEGINNING;

Thence South 04° 09' 47" West, a distance of 343.33 feet, with said westerly right-of-way line and with the line common to said original 5.171 acre tract and said 1.152 acre tract, to an iron pin set at the northeasterly corner of the 0.590 acre tract conveyed to The Vista Plaza Limited Partnership by deed of record in Instrument Number 200506070109597;

Thence with the lines common to the remainder of said original 5.171 acre tract and said 0.590 acre tract, the following courses and distances:

North 85° 46' 46" West, a distance of 204.49 feet, to an iron pin set;

South 04° 12' 39" West, a distance of 106.23 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of 90° 02' 52", a radius of 20.00 feet, an arc length of 31.43 feet, and a chord that bears South 40° 48' 47" East, a chord distance of 28.30 feet, to an iron pin set in the northerly line of the 33.248 acre tract conveyed to The Vista at Rocky Fork Limited Partnership, by deed of record in instrument Number 200512200267481;

Thence with the lines common to said 33.248 and original 5.171 acre tracts, the following courses and distances:

North 85° 50' 13" West, a distance of 48.76 feet, to an iron pin set at a point of curvature;

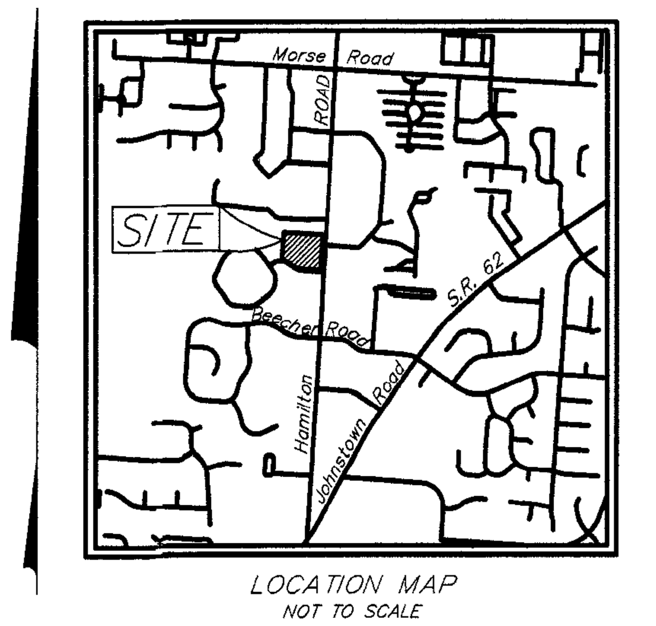
With said curve to the right, having a central angle of 32° 20' 13", a radius of 248.38 feet, an arc length of 140.18 feet, and a chord that bears North 69° 40' 07" West, a chord distance of 138.33 feet, to an iron pin set at a point of tangency;

North 53° 30' 00" West, a distance of 77.37 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of 28° 28' 52", a radius of 162.00 feet, an arc length of 80.53 feet, and a chord that bears North 67° 44' 26" West, a chord distance of 79.70 feet, to an iron pin set;

North 04° 05' 57" East, a distance of 364.14 feet, to an iron pin set at a common corner of said 33.248 and original 5.171 acre tracts, being in the southerly line of the 1.059 acre tract conveyed to Brian C. Mulbarger and Tracey L. Mulbarger as Parcel One by deed of record in Instrument Number 199712300177672;

Thence South 85° 54' 03" East, a distance of 507.73 feet, with the southerly line of said 1.059 and original 0.874 acre tracts and the northerly line of said original 5.171 acre tract, to the TRUE POINT OF BEGINNING and containing 4.581 acres, more or less



LOCATION MAP
NOT TO SCALE

Schedule B Items from Title Commitment No. 2006111577 issued by Chicago Title Insurance Company with an effective date of November 1, 2006 at 7:00 A.M.

- Item 4 Ingress/Egress easement to The Vista at Rocky Fork Limited Partnership of record in Official Record 15946 B11 is NOT located on the subject tract as shown hereon, but benefits the subject tract.
- Item 5 Electric Transmission Line Easement to The Columbus Railway, Power and Light Co. by deed of record in Deed Book 958, Page 29 is NOT located on the subject tract.
- Item 6 15' Pipeline Easement to Columbia Gas of Ohio Inc. of record in Official Record 21385 F17 is located on the subject tract as shown hereon.
- Item 7 10' Sanitary Sewer Easement to the City of Gahanna, Ohio of record in Official Record 17863 G02 is located on the subject tract as shown hereon.
- Item 8 20' Water Main Easement to the City of Gahanna, Ohio of record in Official Record 17863 G08 is located on the subject tract as shown hereon.
- Item 9 10' Storm Sewer Easement to the City of Gahanna, Ohio of record in Official Record 17863 G11 is located on the subject tract as shown hereon.
- Item 10 10' Sanitary Sewer Easement to the City of Gahanna, Ohio of record in Official Record 20641 G18 is located on the subject tract as shown hereon.
- Item 11 The subject tract is located in the area described in the Reciprocal Water Line Easement Agreement of record in Official Record 20560 A03 (not plottable).
- Item 12 Pipeline easement to The Vista at Rocky Fork Limited Partnership of record in Official Record 15945 J12 is NOT located on the subject tract.
- Item 13 The subject tract is located in the area described in the Water Line and Sewer Line Easement to Jay G. Mulbarger and Margery Farley Mulbarger of record in Official Record 15946 A13 and the Easement Parcel is approximately shown hereon.
- Item 14 The subject tract is located in the area described in the Water Line and Sewer Line Easement to Margery Farley Mulbarger of record in Official Record 15946 A01.
- Item 15 The subject tract is located in the area described in the Water Line and Sewer Line Easement to Margery Farley Mulbarger of record in Official Record 15946 E07.
- Item 16 The subject tract is located in the area described in the Water Line and Sewer Line Easement to Jay G. Mulbarger and Margery F. Mulbarger of record in Official Record 15946 E16.
- Item 17 6' Electric Easement to Columbus Southern Power Company of record in Official Record 33606 G17 is located on the subject tract as shown hereon.
- Item 18 20' Pipeline Easement to Columbia Gas of Ohio Inc. of record in Official Record 34375 A01 is located on the subject tract as shown hereon.
- Item 19 20' Pipeline Easement to Columbia Gas of Ohio Inc. of record in Official Record 33401 E18 is NOT located on the subject tract.
- Item 20 15' Sanitary Sewer Easement to the City of Gahanna, Ohio of record in Instrument Number 199802120032565 is NOT located on the subject tract.
- Item 21 The subject tract is located in the area described in Easements and Modification Agreement of record in Instrument Number 200506010105248. The Roadway Easement, Sign Easement, Maintenance Building Easement and Retention Ponds Easement are approximately shown hereon.
- Item 22 Temporary Easement (Parcel 57T) to the City of Gahanna, Ohio of record in Microfiche Number 81874G13, Case No. 04CVH-00-3417, Court of Common Pleas, Franklin County, Ohio, and Instrument Number 200601100006113 is located on the subject tract as shown hereon.

UTILITY LEGEND

⊗	= Cleanout	▬	= Curb Inlet
Ⓢ	= Sanitary Manhole	▥	= Catch Basin
Ⓓ	= Storm Manhole	—×—×—	= Fence
◫	= Telephone Pedestal	—— W ——	= Water Line
⊸	= Sign	—— G ——	= Gas Line
○	= Bollard	—— STM ——	= Storm Line
⚲	= Power Pole	—— SAN ——	= Sanitary Line
☼	= Light Pole	—— UGE ——	= Underground Electric
◧	= Electric Transformer	—— OHE ——	= Overhead Electric
⊠	= Gas Valve	—— UGT ——	= Underground Telephone
⊡	= Gas Meter	— — —	= Centerline
⛉	= Fire Hydrant	—— R/W ——	= Right of Way Line
⊠	= Water Valve		

CERTIFICATION: Commitment No. 2006111577

To: Casto

To: The Vista Plaza Limited Partnership, an Ohio limited partnership

To: KeyBank National Association, is successors and/or assigns

To: Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes Items 1, 2, 3, 4, 6, 7(b)(1), 8, 10, 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance. Utilities (water, gas, electric telephone and sewer) are available and service the Property and all utility lines enter the premises through adjoining public streets or through appurtenant easements which are shown on the Survey.

By: [signature] 11/21/06
Professional Surveyor No. 7840

STATE OF OHIO — JAMES M. PEARSALL — 7840 — REGISTERED PROFESSIONAL SURVEYOR

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
M C M X X V I

Date:	November 21, 2006
Scale:	1" = 30'
Job No:	2006-2317
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

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