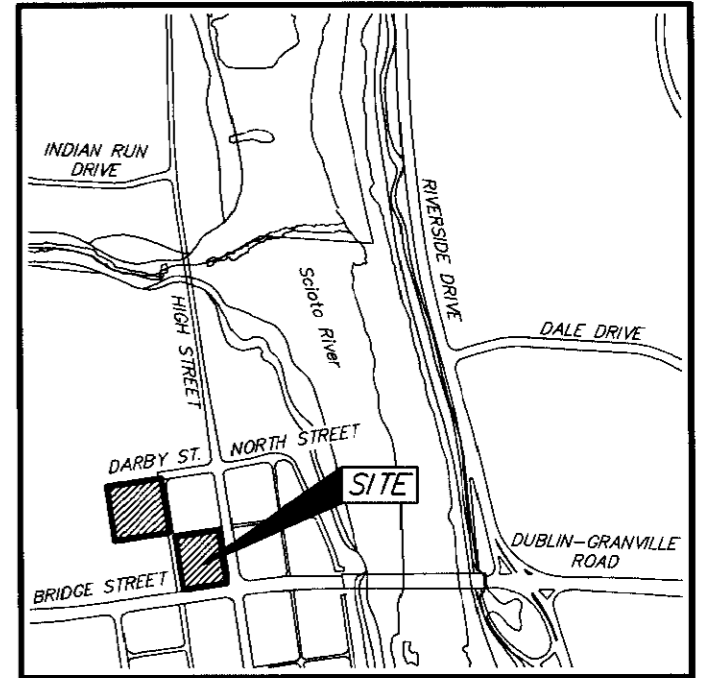


ALTA/ACSM LAND TITLE SURVEY

VIRGINIA MILITARY SURVEY 2512 & CITY OF DUBLIN LOTS 144, 145 AND 146

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO



LOCATION MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N81°42'55"E	80.00'
L2	N08°24'12"W	50.00'

PARKING NOTE:

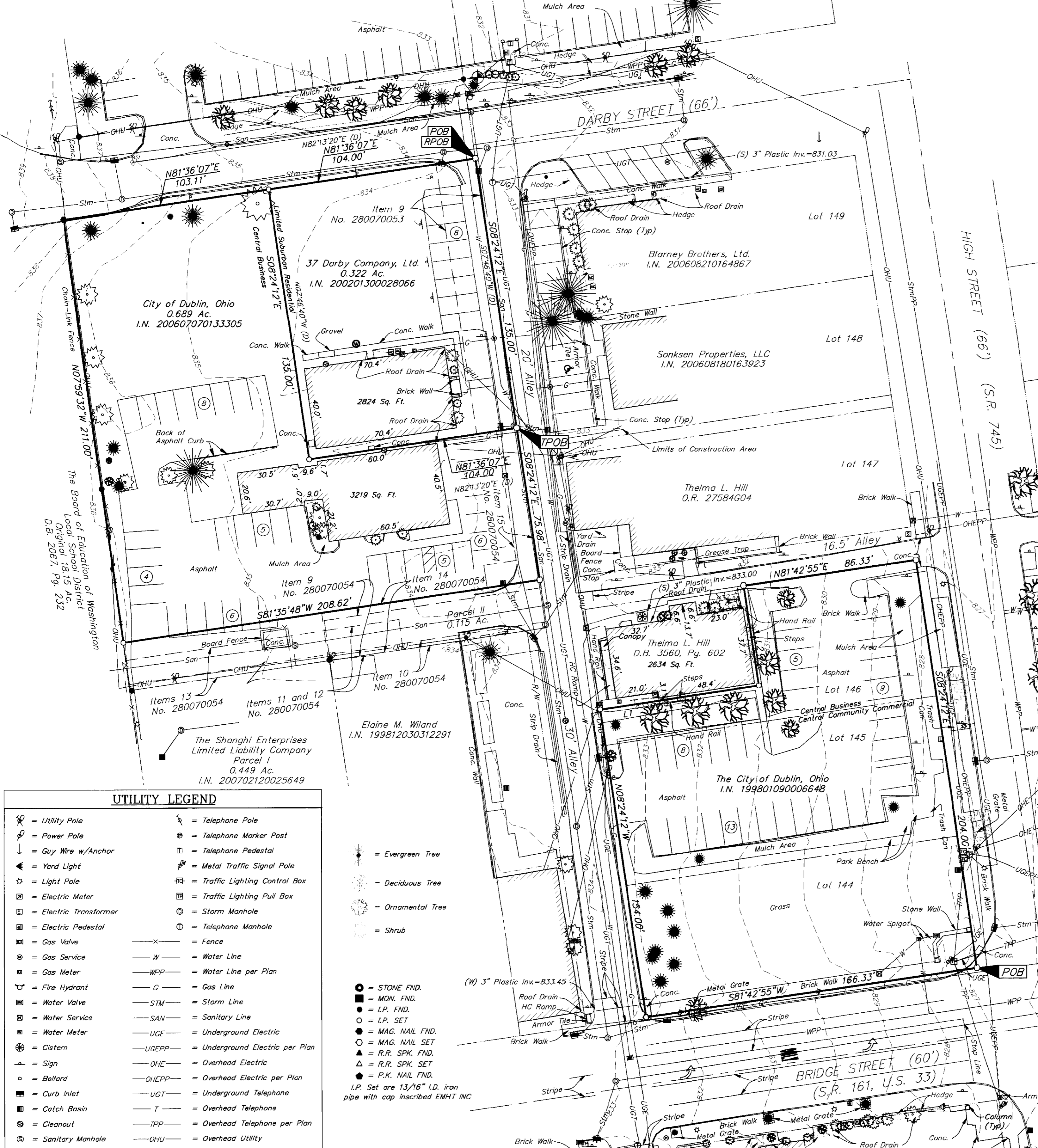
City of Dublin (Lots 144-146):
35 Regular Parking Spaces
+ 0 Handicap Parking Spaces
35 Total Parking Spaces

City of Dublin (0.685 Ac.):
34 Regular Parking Spaces
+ 0 Handicap Parking Spaces
34 Total Parking Spaces

37 Darby Company, Ltd.:
8 Regular Parking Spaces
+ 0 Handicap Parking Spaces
8 Total Parking Spaces

ZONING NOTE: Subject tracts are zoned: Central Community Commercial, Central Business, and Limited Suburban Residential as shown hereon per the City of Dublin GIS website.

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



UTILITY LEGEND

- = Utility Pole
- ⊕ = Telephone Pole
- ⊖ = Power Pole
- ⊕ = Telephone Marker Post
- = Guy Wire w/Anchor
- ⊖ = Telephone Pedestal
- ⊕ = Yard Light
- ⊖ = Metal Traffic Signal Pole
- ⊕ = Light Pole
- ⊖ = Traffic Lighting Control Box
- ⊕ = Electric Meter
- ⊖ = Traffic Lighting Pull Box
- ⊕ = Electric Transformer
- ⊖ = Storm Manhole
- ⊕ = Electric Pedestal
- ⊖ = Telephone Manhole
- ⊕ = Gas Valve
- = Fence
- ⊕ = Gas Service
- = Water Line
- ⊕ = Gas Meter
- = Water Line per Plan
- ⊕ = Fire Hydrant
- = Gas Line
- ⊕ = Water Valve
- = Storm Line
- ⊕ = Water Service
- = Sanitary Line
- ⊕ = Water Meter
- = UGE = Underground Electric
- ⊕ = Cistern
- = UGEPP = Underground Electric per Plan
- ⊕ = Sign
- = OHE = Overhead Electric
- ⊕ = Ballard
- = OHEPP = Overhead Electric per Plan
- ⊕ = Curb Inlet
- = UGT = Underground Telephone
- ⊕ = Catch Basin
- = T = Overhead Telephone
- ⊕ = Cleanout
- = TPP = Overhead Telephone per Plan
- ⊕ = Sanitary Manhole
- = OHU = Overhead Utility

Schedule B Items from Title Commitment No. 280070052 issued by Stewart Title Agency of Columbus with an effective date of June 14, 2007 at 7:00 A.M.

Item 7 The subject tract is located in the area described in the Memorandum of Lease of record in Official Record 12867 C11.

Item 8 The subject tract is located in the area described in the Assignment of Leases to Triumph Energy Corporation of record in Official Record 17961 A16.

Item 9 The subject tract is located in the area described in the Agreement of Assignment and Assumption of record in Official Record 17620 F03.

Schedule B Items from Title Commitment No. 280070053 issued by Stewart Title Guaranty Company with an effective date of June 13, 2007 at 7:00 A.M.

Item 9 20' Waterline Easement to the City of Dublin of record in Instrument Number 200312100392023 is located on the subject tract as shown hereon.

Schedule B Items from Title Commitment No. 280070054 issued by Stewart Title Agency of Columbus with an effective date of June 14, 2007 at 7:00 A.M.

Item 9 Right of Way Easement to the Village of Dublin, Franklin County, Ohio of record in Deed Book 2636, Page 76 is NOT located on the subject tract as shown hereon.

Item 10 3' Electric Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2660, Page 700 is NOT located on the subject tract as shown hereon.

Item 11 15' Sanitary Sewer Easement to the Village of Dublin, Ohio of record in Deed Book 3511, Page 3 is NOT located on the subject tract as shown hereon.

Item 12 15' Sanitary Sewer Easement to the Village of Dublin, Ohio of record in Deed Book 3540, Page 974 is NOT located on the subject tract as shown hereon.

Item 13 15' Sanitary Sewer Easement to the Village of Dublin, Ohio of record in Official Record 782 H08 is NOT located on the subject tract as shown hereon.

Item 14 Ingress and Egress Easement of record in Official Record 8808 F01 is NOT located on the subject tract as shown hereon.

Item 15 Storm Sewer Easement to the City of Dublin of record in Instrument Number 200405170112766 is located on the subject tract as shown hereon.

BASIS OF BEARINGS: Bearings are based on an assumed bearing of North 81° 42' 55" East for a portion of the centerline of Bridge Street (S.R. 161, U.S. 33).

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.

FEMA NOTE: According to the Federal Emergency Management Agency's Flood Insurance Map (dated March, 16, 2004), the subject parcel shown hereon lies within Zone X (Areas Determined to be outside 500-year flood plain), Community Panel No. 39049C0126H.

0.687 Acres
Situate in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey 2512, being all of Lots 144 and 145 and part of Lot 146 of the Town of Dublin, of record in Deed Book 1, Page 193 1/2, as conveyed to City of Dublin, Ohio by deed of record in Instrument Number 19980109006648, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING of a magnetic nail set at the southeasterly corner of said Lot 144, being the intersection of the northerly right-of-way line of Bridge Street (S.R. 161, U.S. 33) (60 feet wide) with the westerly right-of-way line of High Street (S.R. 745)(66 feet wide);

Thence South 81° 42' 55" West, a distance of 166.33 feet, with the southerly line of said Lot 144 and said northerly right-of-way line, to a magnetic nail set at the southwesterly corner of said Lot 144, being the intersection of said northerly right-of-way line with the easterly right-of-way line of a 30 feet wide alley;

Thence North 08° 24' 12" West, a distance of 154.00 feet, with the westerly lines of said Lots 144, 145 and 146 and the easterly line of said 30 feet wide alley, to an iron pin set at the southwesterly corner of the tract conveyed to Thelma L. Hill by deed of record in Deed Book 3560, Page 602;

Thence North 81° 42' 55" East, a distance of 80.00 feet, with the line common to the remainder of said Lot 146 and said Hill tract, to an iron pin set;

Thence North 08° 24' 12" West, a distance of 50.00 feet, with the line common to the remainder of said Lot 146 and said Hill tract, to a magnetic nail set in the southerly line of a 16.5 feet wide alley;

Thence North 81° 42' 55" East, a distance of 86.33 feet, with the northerly line of said Lot 146 and the southerly line of said alley, to a magnetic nail set in said westerly right-of-way line;

Thence South 08° 24' 12" East, a distance of 204.00 feet, with the easterly lines of said Lots 146, 145 and 144 and said westerly right-of-way line, to the POINT OF BEGINNING, containing 0.687 acre, more or less and being all of Parcel No. 273-000002, Parcel No. 273-000064, Parcel No. 273-000065 and Parcel No. 273-000148.

0.685 Acres
Situate in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey 2512, being all of the 0.689 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 2006070133305, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING, for reference, at a magnetic nail set at the northeasterly corner of the 0.322 acre tract conveyed to 37 Darby Company, Ltd. by deed of record in Instrument Number 200201300028066, being in the westerly line of a 20 feet wide alley;

Thence South 08° 24' 12" East, a distance of 135.00 feet, with the easterly line of said 0.322 acre tract and said westerly right-of-way line, to a magnetic nail set at a northeasterly corner of said 0.689 acre tract, the TRUE POINT OF BEGINNING;

Thence continuing South 08° 24' 12" East, a distance of 75.98 feet, with the easterly line of said 0.689 acre tract and said westerly right-of-way line, to a magnetic nail set at an angle point in said westerly right-of-way line;

(0.685 Ac con't)
Thence South 81° 35' 48" West, a distance of 208.62 feet, with the southerly line of said 0.689 acre tract and partially with said westerly right-of-way line and the northerly line of the 0.115 acre tract conveyed as Parcel II to The Shanghai Enterprises Limited Liability Company by deed of record in Instrument Number 200702120025649, to an iron pin set in the easterly line of the remainder of the original 18.15 acre tract conveyed to The Board of Education of Washington Local School District by deed of record in Deed Book 2067, Page 232;

Thence North 07° 59' 32" West, a distance of 211.00 feet, with the line common to said 0.689 and the remainder of the original 18.15 acre tracts, to a magnetic nail found;

Thence North 81° 36' 07" East, a distance of 103.11 feet, with the line common to said 0.689 and the remainder of the original 18.15 acre tracts, to an iron pin set at the northwesterly corner of said 0.322 acre tract;

Thence South 08° 24' 12" East, a distance of 135.00 feet, with the line common to said 0.689 and 0.322 acre tracts, to an iron pin set;

Thence North 81° 36' 07" East, a distance of 104.00 feet, with the line common to said 0.689 and 0.322 acre tracts, to the TRUE POINT OF BEGINNING, containing 0.685 acre, more or less, being all of Parcel No. 273-003680 and Parcel No. 273-000310.

DESCRIPTION OF RECORD (0.322 ACRE)

Being part of Survey No. 2542, Virginia Military Lands, also being a part of the same tract of 18.15 acres, more or less, of land (County Auditor's Parcel No. 1 in the Village of Dublin) conveyed to William P. Varga by Lucille D. Taylor and Forest G. Taylor in a deed dated March 10, 1957, recorded in Deed Book 2023, Page 648, Recorder's Office, Franklin County, Ohio.

Also being a part of a more recent conveyance by William P. Varga and Kathryn S. Varga to Board of Education, Washington Local School District, Franklin County, Ohio, in a deed dated October 11, 1957, recorded in Deed Book 2067, page 232, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING for a point of reference at a tacked hub (called for iron pin) at the intersection of the northerly line of a 16.50 foot alley (running east and west on the north side of old school lot) and the westerly line of a 20 foot alley (running north and south on the west side of old school lot);

thence from the beginning point of reference South 7 deg. 46' 40" East along the westerly line of said 20 foot alley for a distance of 221 feet to an iron pin set at the true Place of Beginning of this description;

thence continuing along the west line of said 20 foot alley South 7 deg. 46' 40" East a distance of 135 feet to an iron pin (passing an iron pin on line at 18.5 feet), to the northeast corner of Board of Washington Township Trustees 0.478 acre tract;

thence South 82 deg. 13' 20" West a distance of 104 feet to an iron pin in the north line of said 0.478 acre tract;

thence North 7 deg. 45' 40" West a distance of 135 feet to an iron pin;

thence North 82 deg. 13' 20" East a distance of 104 feet to the true Place of Beginning of this description CONTAINING 0.322 ACRE, more or less.

CERTIFICATION: Commitment No. 280070052
To The Stonehenge Company, City of Dublin, Ohio, Stewart Title Guaranty Company and Stewart Title Agency of Columbus:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 10, 11(b), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

CERTIFICATION: Commitment No. 280070053
To The Stonehenge Company, 37 Darby Company, LTD., an Ohio limited liability company, Stewart Title Guaranty Company and Stewart Title Agency of Columbus:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 10, 11(b), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

CERTIFICATION: Commitment No. 280070054
To The Stonehenge Company, City of Dublin, Ohio, Stewart Title Guaranty Company and Stewart Title Agency of Columbus:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 10, 11(b), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Professional Surveyor No. 8307

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5300 New Albany Road, Columbus, OH 43254
Phone: 614.775.8000 Fax: 614.775.8000

Date: July 2, 2007
Scale: 1" = 30'
Job No: 2007-1058
Sheet: 1 of 1

MARK	DATE	DESCRIPTION