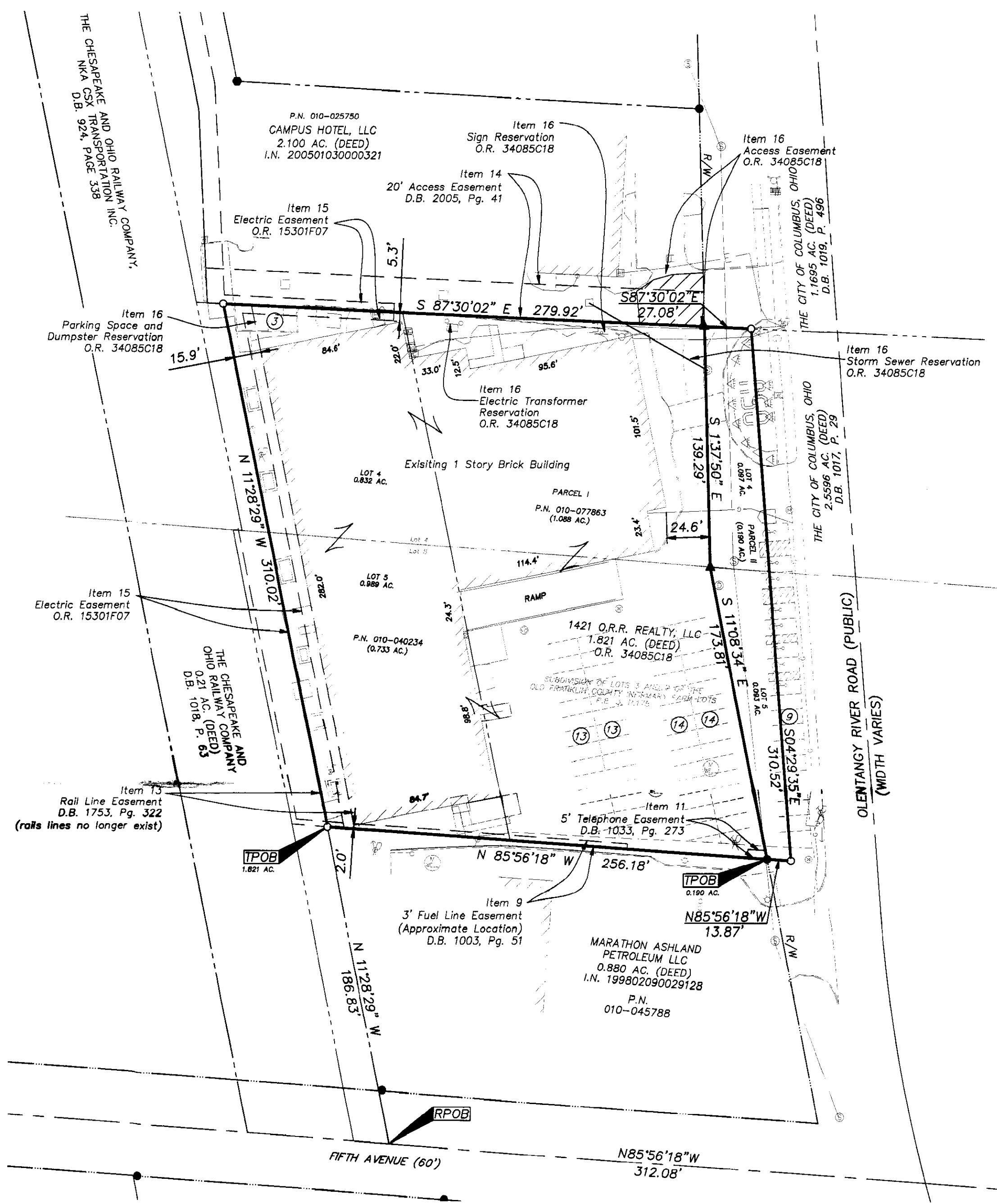
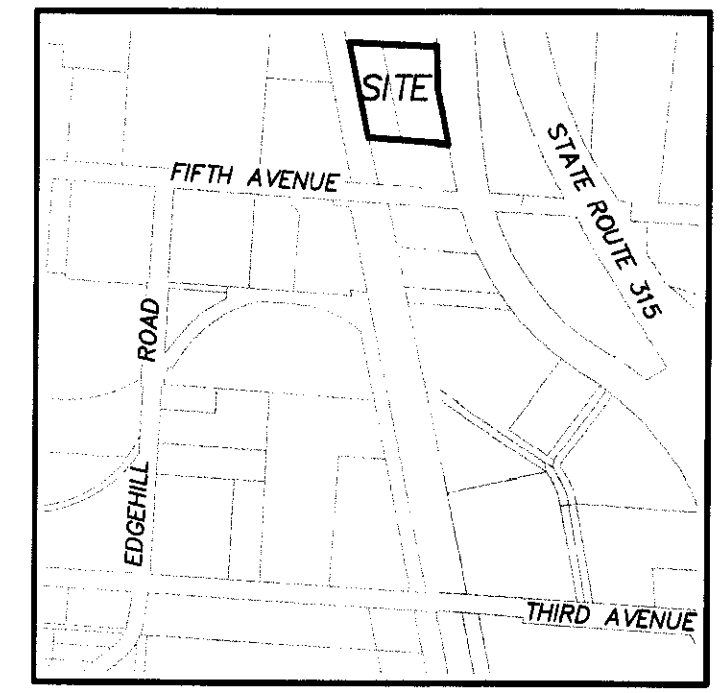


ALTA/ACSM LAND TITLE SURVEY
SECTION 6, TOWNSHIP 5 NORTH, RANGE 22 WEST
REFUGEE LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



**SUBJECT TRACT
PARCEL I**
1.821 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 18, United States Military District, being part of Lots 4 and 5 as shown on Subdivision of Lots 3 and 7 of the Old Franklin County Infirmary Farm Lots of record in Plat Book 3, Page 175, being part of that 2.5596 acre tract conveyed to 1421 O.R.R. Realty, LLC of record in Official Record 34085C18, and described as follows:

Beginning for reference, in the centerline of Fifth Avenue at the southeast corner of that 0.21 acre tract conveyed to The Chesapeake and Ohio Railway Company of record in Deed Book 1018, Page 63, being North 85° 56' 18" West, 312.08 feet, with said centerline, from the centerline intersection of Fifth Avenue with Olentangy River Road;

thence North 11° 28' 29" West, a distance of 186.83 feet, with the east line of said 0.21 acre tract and partly with the west line of that 0.880 acre tract conveyed to Marathon Ashland Petroleum LLC of record in Instrument Number 199802090029128, to an iron pin set at a corner common to said 1.821 acre tract and said 0.880 acre tract, the True Point of Beginning;

thence North 11° 28' 29" West, a distance of 310.02 feet, continuing with the east line of said 0.21 acre tract, to an iron pin set at a corner thereof and in the south line of that 2.100 acre tract conveyed to Campus Hotel, LLC of record in Instrument Number 200501030000321;

thence South 87° 30' 02" East, a distance of 279.92 feet, with said south line, to a railroad spike found at a southeast corner thereof, a southwest corner of that 1.1695 acre tract conveyed to The City of Columbus, Ohio of record in Deed Book 1019, Page 496, and the northwest corner of that 2.5596 acre tract conveyed to The City of Columbus, Ohio of record in Deed Book 1017, Page 29, being in the west right-of-way line of Olentangy River Road;

thence with the west line of said 2.5596 acre tract and said west right-of-way line, the following courses:

South 01° 37' 50" East, a distance of 139.29 feet, to a railroad spike found;

South 11° 08' 34" East, a distance of 173.81 feet, to a 3/4 inch iron pin found at the northeast corner of said 0.880 acre tract;

thence North 85° 56' 18" West, a distance of 256.18 feet, with the north line of said 0.880 acre tract, to the True Point of Beginning, containing 1.821 acres, more or less.

Of the above described 1.821 acres, 1.088 acre is from Auditor's Parcel Number 010-077863 and 0.733 acre is from Auditor's Parcel Number 010-040234. Also, of the above described parcel, 0.832 acre is from said Lot 4 and 0.989 acre is from said Lot 5.

Subject, however, to all legal right-of-way and/or easements, if any, of previous record.

Bearings are based on the Ohio State Plane Coordinate System as per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments 5-83 & 4-83, having a bearing of North 00° 22' 10" West, for the west limited access right-of-way line of said Olentangy River Road, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

This survey was prepared by Evans, Mechwart, Hambleton & Tilton, Inc. from existing records and actual field surveys performed in 2006, 2007, and August, 2008.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

**SUBJECT TRACT
PARCEL II**
0.190 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 18, United States Military District, being part of Lots 4 and 5 as shown on Subdivision of Lots 3 and 7 of the Old Franklin County Infirmary Farm Lots of record in Plat Book 3, Page 175, being part of that 2.5596 acre tract conveyed to The City of Columbus, Ohio of record in Deed Book 1017, Page 29, and described as follows:

Beginning for reference, in the centerline of Fifth Avenue at the southeast corner of that 0.21 acre tract conveyed to The Chesapeake and Ohio Railway Company of record in Deed Book 1018, Page 63;

thence North 11° 28' 29" West, a distance of 186.83 feet, with the east line of said 0.21 acre tract and partly with the west line of that 0.880 acre tract conveyed to Marathon Ashland Petroleum LLC of record in Instrument Number 199802090029128, to an iron pin set at a corner common to that 1.821 acre tract conveyed to 1421 O.R.R. Realty, LLC of record in Official Record 34085C18 and said 0.880 acre tract;

thence South 85° 56' 18" East, a distance of 256.18 feet, with the south line of said 1.821 acre tract and the north line of said 0.880 acre tract, to a 3/4 inch iron pipe found at a common corner thereof, in the west right-of-way line of Olentangy River Road, the True Point of Beginning;

thence with the east line of said 1.821 acre tract, the west line of said 2.5596 acre tract, and said west right-of-way line, the following courses:

North 11° 08' 34" West, a distance of 173.81 feet, to a railroad spike found;

North 01° 37' 50" West, a distance of 139.29 feet, to a railroad spike found at the northeast corner of said 1.821 acre tract, the northwest corner of said 2.5596 acre tract, and the southeast corner of that 2.100 acre tract conveyed to Campus Hotel, LLC of record in Instrument Number 200501030000321;

thence South 87° 30' 02" East, a distance of 27.08 feet, with the north line of said 2.5596 acre tract, to an iron pin set;

thence South 04° 29' 35" East, a distance of 310.52 feet, across said 2.5596 acre tract, to an iron pin set in the line common to said 1.821 and 0.880 acre tracts extended;

thence North 85° 56' 18" West, a distance of 13.87 feet, with the line common to said 1.821 and 0.880 acre tracts extended, to the True Point of Beginning, containing 0.190 acre, more or less.

Of the above described 0.190 acre, 0.097 acre is from said Lot 4 and 0.093 acre is from said Lot 5.

Subject, however, to all legal right-of-way and/or easements, if any, of previous record.

Bearings are based on the Ohio State Plane Coordinate System as per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments 5-83 & 4-83, having a bearing of North 00° 22' 10" West, for the west limited access right-of-way line of said Olentangy River Road, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

This survey was prepared by Evans, Mechwart, Hambleton & Tilton, Inc. from existing records and actual field surveys performed in August, 2008.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

- Schedule B Part II Items from Title Commitment No. 2010022851 issued by Connor Land Title Agency, LTD with an effective date of February 9, 2010 at 7:00 A.M.
- Item 9 Easement contained of record in Deed Book 949, Page 359 and Deed Book 1003, Page 551. Easement is located on the subject tract as approximately shown; however surveyor was unable to verify if existing fuel line still exists.
- Item 10 Easement granted to the City of Columbus, Ohio of record in Deed Book 1004, Page 402. Easement is not located on the subject tract.
- Item 11 Easement granted to The Ohio Bell Telephone Company of record in Deed Book 1033, Page 273. Easement is located on the subject tract and as shown.
- Item 12 Easement granted to the City of Columbus of record in Deed Book 1072, Page 600. Easement is not located on subject tract.
- Item 13 Easement granted to The Chesapeake and Ohio Railway Company of record in Deed Book 1753, Page 322. Easement is located on subject tract as shown, no rails located on the subject tract.
- Item 14 Easements contained in Deed Book 2055, Page 41. Easements are not located on subject tract, but are shown for reference.
- Item 15 Easement granted to the City of Columbus, Ohio of record in Official Record 15301, Page F05. Easement is located on subject tract as shown.
- Item 16 Easement contained of record in Official Record 34085, Page C18. Easement is located on the subject tract as approximately shown.
- Item 17 Memorandum of Lease between 1421 O.R.R. Realty, LLC, an Ohio limited liability company and Buckeye Hall of Fame Cafe, LLC, an Ohio limited liability company of record in Official Record 35097, Page D09; First Amended and Restated Memorandum of Lease of record in Instrument Number 199806250157987; as modified in Instrument Number 200807290115287; as further modified in Instrument Number 200807290115293; as further modified in Instrument Number 200902030013633; as further modified in Instrument Number 200904020046343. The subject tract, Parcel I is located within the described lease area.
- Item 22 Mechanic's Lien in favor of Wanner Metal Work, Inc., against 1421 O.R.R. Realty, LLC and Buckeye Hall of Fame Cafe, LLC, file April 22, 2005, of record in Instrument Number 20050422075649. The subject tract, Parcel I is located within the described lien area.

PARKING NOTE:
54 Regular Spaces
9 Regular Spaces in the Public Right of Way
8 Handicapped Spaces in the Public Right of Way
71 Total Spaces

ZONING NOTE:
The subject tract is classified as M: Manufacturing.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

SURVEY NOTE:
Parcel II is currently Public Right-of-Way.

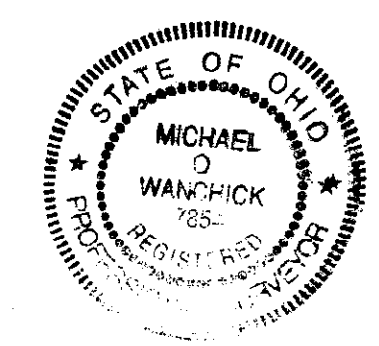
FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Map #39049C0307K (dated June, 17, 2008), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain).

CERTIFICATION: Commitment No. 2010022851
To: Wesbanco Bank, Inc., Continental/Olentangy Hotel, LLC, Connor Land Title Agency, LTD.

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 1,2,3,4,7a,8,9,10,11a,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.

BASIS OF BEARINGS:
Bearings are based on the Ohio State Plane Coordinate System as per NAD83 (1986 adjusted). Control for bearings was from coordinates of monuments 5-83 & 4-83, having a bearing of North 00° 22' 10" West, for the west limited access right-of-way line of said Olentangy River Road, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

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.

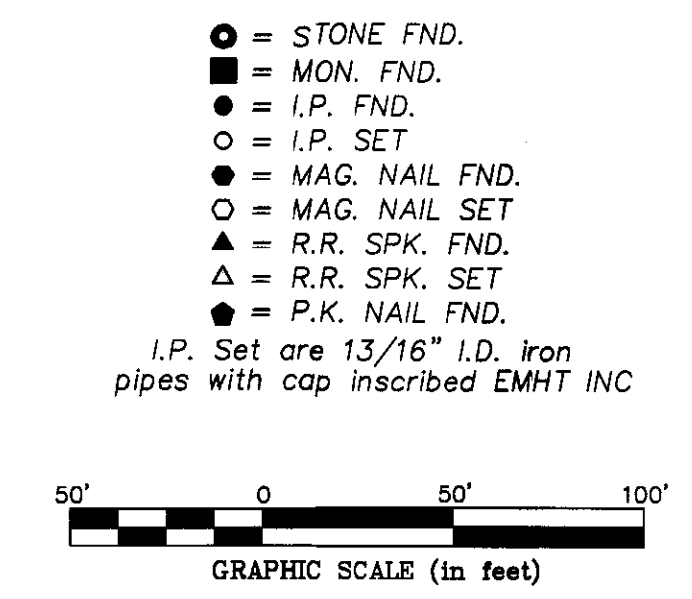


Michael O. Wanchlik
Professional Surveyor No. 7854

RECEIVED
PR C 72010
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

LEGEND

⊕ = Guy Pole	⊙ = Monitoring Well
⊗ = Utility Pole	■ = Catch Basin
⊙ = Guy Wire w/Anchor	⊙ = Cleanout
⊙ = Light Pole	⊙ = Sanitary Manhole
⊕ = Electric Meter	⊕ = Power Pole
⊙ = Gas Service	⊕ = Yard Light/Flood Light
⊙ = Ballard	⊕ = Electric Transformer
⊕ = Curb Inlet	⊕ = Electric Pedestal
■ = Catch Basin	⊕ = Water Valve
⊕ = Storm Manhole	⊕ = Gas Meter



EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.4800

Date: February 17, 2010
Scale: 1" = 50'
Job No: 20100179
Sheet: 1 of 1

MARK	DATE	DESCRIPTION
	3/19/10	Updated per comments
	4/6/10	Updated per comments

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