

SURVEYOR'S CERTIFICATE

I hereby certify to Tower Ventures REIT, INC., Stewart Title Company, the title insurance company, that I have surveyed the property described in the survey dated July 19, 2010, and further certify that (i) there are located thereon buildings and improvements, as shown, (ii) locations of proposed buildings and improvements are shown, (iii) said buildings and improvements are within the boundaries of the Property, except as shown and do not encroach upon the Property, except as shown, (iv) all easements as provided, right of way or other similar encumbrances creating rights in, on, over, under, across or through the Property, or benefiting or burdening the Property, are notes and located hereon, and are identified by Volume and Page of recording of the instrument(s) creating them, (v) all means of access to public streets and roads are shown, (vi) there is no moving or standing water on the Property, except as shown, (vii) the Property is not located within a Special Flood Hazard Area as identified by the Federal Insurance Administration, Department of Housing and Urban Development.

1. This is to certify that this map and 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. Pursuant to the accuracy Standards as adopted ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the Minimum angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

2. The property described hereon is the same as the property described in Stewart Title Company, Commitment No. 120101325 with an effective date of June 06, 2006 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise notes as to their effect on subject property.

3. Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39049C0153K, with a date of identification of June 6, 2008, in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the Community in which said premises is situated.

4. The property has direct access to Bethel Road and Riverside Drive, both being dedicated public streets.

5. Except as shown, all visible utilities serving the subject property enter through adjoining public street and / or easements of record.

Stewart Title Guaranty Company  
Commitment No.: 120101325

SCHEDULE B - SECTION II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Items 1 through 5 and 11 and 12 affect subject parcel and are not plotted hereon.

6. Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 1920, Page 125. Does affect subject parcel and is plotted hereon.

7. Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 1079, Page 378. Does affect subject parcel and is plotted hereon.

8. Easement granted to The Ohio Bell Telephone Company of record in Instrument Number 200607130137033. Does affect subject parcel and is plotted hereon.

9. Easement granted to the State of Ohio of record in Deed Book 1149, Page 91. Does affect subject parcel and is plotted hereon.

10. Conditions, restrictions, and easements contained in Deed Book 1310, Page 204 but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons. Does affect subject parcel and is plotted hereon.

13. Memorandum of Ground Lease Agreement and Grant of Easements between Scott A. Hurt Photography, Inc. and Cincinnati SMSA Limited Partnership of record in Official Record 33115D01. Consent and Non-Disturbance Agreement between Scott A. Hurt Photographer, Inc. and New Par of record in Instrument Number 199902020026312. Does affect subject parcel and is plotted hereon.

14. Memorandum of Lease between Cincinnati SMSA Limited Partnership and New Par of record in Instrument Number 200102260037637. Does affect subject parcel and is plotted hereon.

15. Memorandum of Option to Lease and Lease Agreement between Scott A. Hurt Photographer, Inc. and New Par of record in Instrument Number 199805280129080. Does affect subject parcel and is plotted hereon.

16. Memorandum of Lease between Scott A. Hurt Photographer, Inc. and New Par of record in Instrument Number 199901190013513. Does affect subject parcel and is plotted hereon.

17. Memorandum of Lease between Scott A. Hurt Photographer, Inc. and T-Mobile Central LLC of record in Instrument Number 200708280151583. Does affect subject parcel and is not plotted hereon.

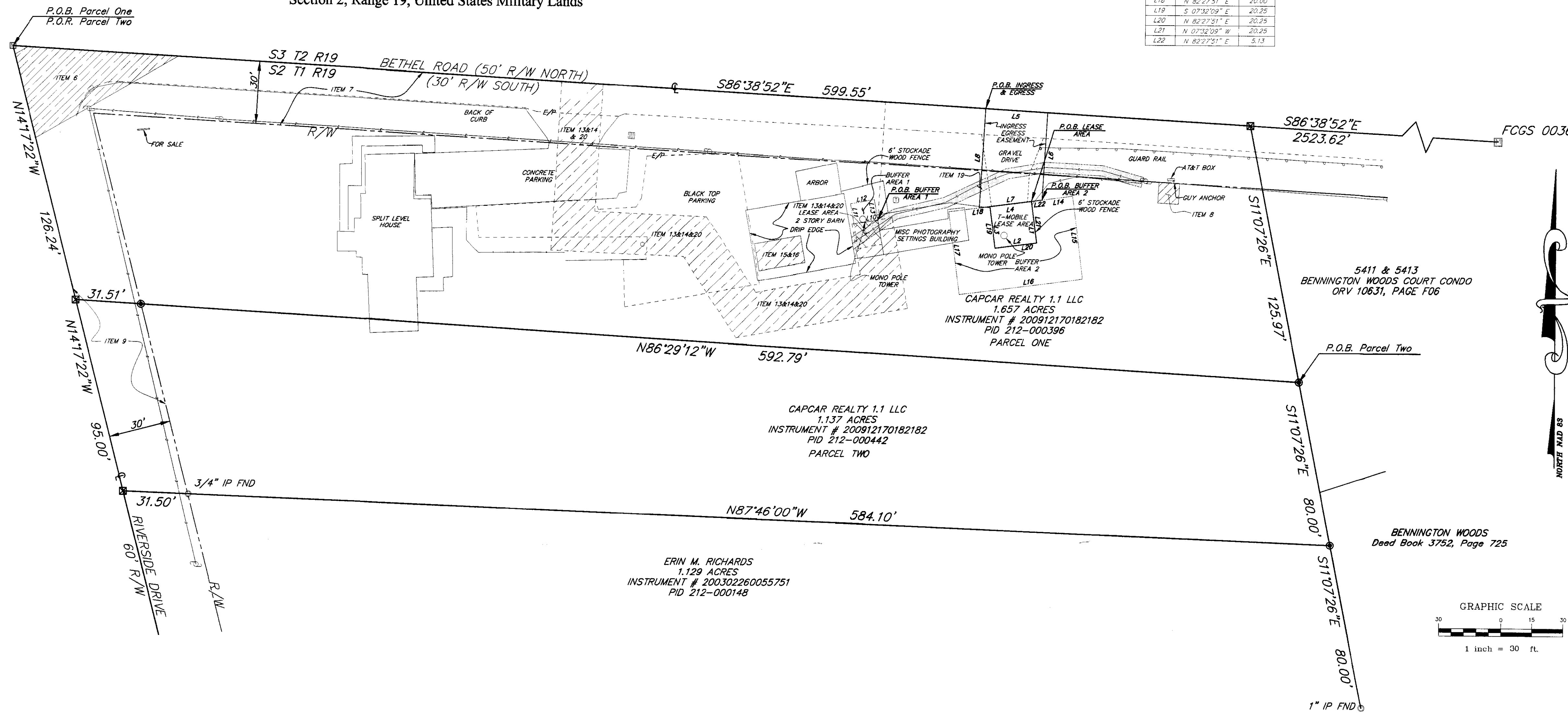
18. Conditions and restrictions contained in Deed Book 921, Page 247, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons. Does affect subject parcel and is not plotted hereon.

19. Easement and Right of Way granted to Columbus Southern Power Company of record in Official Record 33606E18. Does affect subject parcel and is plotted hereon.

20. Easement Agreement between Scott A. Hurt Photographer, Inc. and New Par of record in Instrument Number 199901190013519. Does affect subject parcel and is plotted hereon.

5314 RIVERSIDE DRIVE  
ALTA SURVEY

Situate in the County of Franklin, in the State of Ohio, and in the Township of Perry: Being a part of Lot 1, Township 1, Section 2, Range 19, United States Military Lands



T-MOBILE LEASE AREA LINE TABLE			INGRESS/EGRESS LINE TABLE			BUFFER AREA 1 LINE TABLE			BUFFER AREA 2 LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 07°12'09" E	20.25	L5	S 86°38'52" E	30.00	L10	S 86°38'52" E	12.00	L14	N 82°27'51" E	14.87
L2	S 82°27'51" W	20.25	L6	S 07°12'09" E	42.25	L11	N 07°12'09" W	10.00	L15	S 07°12'09" E	40.25
L3	N 07°12'09" W	20.25	L7	S 82°27'51" W	30.55	L12	N 82°27'51" E	18.00	L16	S 82°27'51" W	60.25
L4	N 82°27'51" E	20.25	L8	N 07°12'09" E	48.06	L13	S 07°12'09" E	10.00	L17	N 07°12'09" W	40.25
									L18	N 82°27'51" E	20.00
									L19	S 07°12'09" E	20.25
									L20	N 82°27'51" E	20.25
									L21	N 07°12'09" W	20.25
									L22	N 82°27'51" E	5.13

LEGEND

○	IRON PIN FOUND
□	MONUMENT BOX
○	NAIL SET
●	3/4" IRON PIN SET
○	UTILITY POLE
○	TELEPHONE PEDESTAL
—	WOOD FENCE

Stewart Title Guaranty Company  
Commitment No.: 120101325

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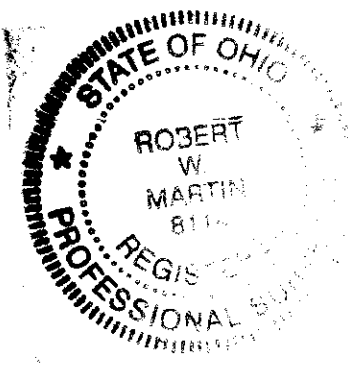
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ERIN M. RICHARDS  
1.129 ACRES  
INSTRUMENT # 200302260055751  
PID 212-000148



Robert W. Martin PS #8114  
B-18-2010  
Date

**Basis of Bearings:**  
For the purpose of this exhibit a bearing of South 86°38'52" East was held on the centerline of Bethel Road, said bearing is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS Adjusted date of January 11, 2009). Said bearings were established by static GPS Observations, and were determined by using National Geodetic Survey, OPUS-S service. All Iron Pins set 3/4 inch by 30 inch galvanized iron pipe with a yellow cap inscribed P.S. 8114. This exhibit is based on an actual field survey performed by Robert Martin in July of 2010.

**UNDERGROUND UTILITIES**  
2 WORKING DAYS BEFORE YOU DIG  
OHIO 1-800-362-3764  
IND. 1-800-382-5544  
KY. 1-800-752-6007  
UTILITIES PROTECTION SERVICE  
NON-MEMBERS MUST CALL DIRECTLY

THE UTILITY INFORMATION SHOWN ON THIS PLAT PREPARED BY WATCON ENGINEERS & SURVEYORS, LLC WAS OBTAINED FROM EXISTING RECORDS AND/OR BY FIELD LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THEIR EXISTENCE AND LOCATION, AND TO CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD LOCATION. OUPS TICKET NUMBER: A019601670

Prepared By:  
**WATCON**  
CONSULTING ENGINEERS & SURVEYORS  
83 Shull Avenue  
Cahanna, Ohio 43230  
Ph. (614) 414-7979  
**FIELD WORK COMPLETED IN June 2010**

5314 RIVERSIDE DRIVE  
ALTA SURVEY  
FOR  
**TOWER VENTURES REIT, INC**

ISSUE DATE: 08/18/2010	DRAWING NO. 1
DRAWN BY: RWM	CHECKED BY: TJC
SCALE: 1" = 40'	SHEET NO. 1 OF 1
PROJECT NAME: Riverside Tower	FILE NAME: Riverside Tower Alto.dwg

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