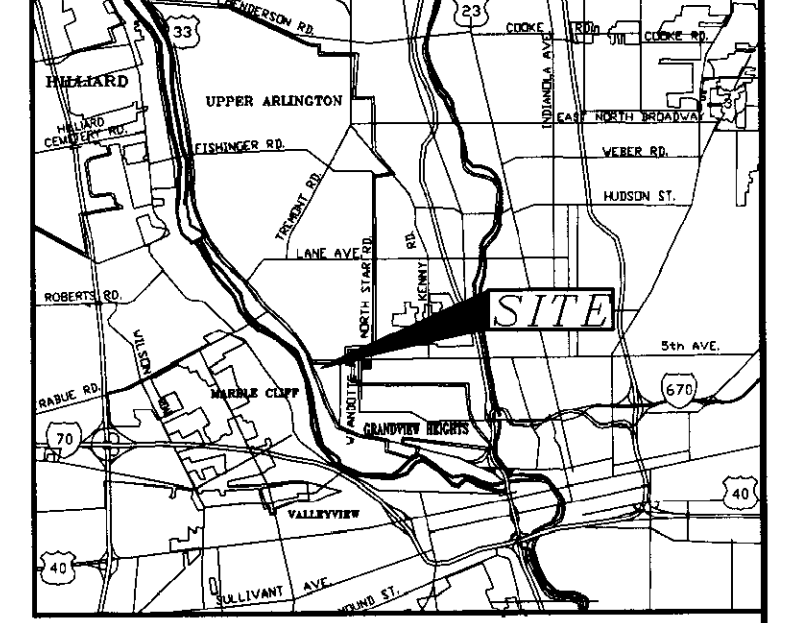


ALTA SYMBOLS LEGEND

Sign	Sign	□ c.d.	Cable Television Drop
Street Sign	Area Light	○ c.p.	Cable Television Pedestal
Light Pole	Yard Light	○ g.v.	Gas Valve
Light Pole w/ Sar. Base	Electric Guy	○ g.m.	Gas Meter
Light Pole w/ Rnd. Base	Electric Transformer	○ s.d.	Gas Marker
Electric Guy	Electric Drop	○ s.m.	Gas Worker
Electric Transformer	Electric Pull Box	○ s.m.	Catch Basin
Electric Drop	Electric Pedestal	○ s.m.	Curb Inlet
Electric Pull Box	Electric Outlet	○ s.m.	Manhole
Telephone Closure	Telephone Closure Pole	○ s.m.	Manhole
Telephone Drop	Telephone Pull Box	○ s.m.	Down Spout
Telephone Pull Box	Telephone Pedestal	○ s.m.	Roof Drain
Utility Pole	Utility Pole	○ s.m.	Mail Box
Pull Box	Traffic Control Box	○ s.m.	Flagpole
Traffic Control Box	Traffic Signal	○ s.m.	Ballard
Traffic Pole	Traffic Pole w/ Walk	○ s.m.	Wood Post
Sprinkler	Water Valve	○ s.m.	Met Post
Water Valve	Fire Hydrant	○ s.m.	
Fire Hydrant	Water Meter	○ s.m.	
Water Meter	Water Service	○ s.m.	
Water Service	Water Control Valve	○ s.m.	
Water Control Valve	I.C. Valve Irrigation Control Valve	○ s.m.	



DESCRIPTION OF 15.006 ACRE TRACT AT 1600 DUBLIN ROAD (RIVERSIDE DRIVE - U.S. ROUTE 33), VILLAGE OF MARBLE CLIFF, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, Village of Marble Cliff, in Fractional Township 2, Township 1 North, Range 23 West, Refugee Lands and being a portion of an original 13.82 acre tract of land conveyed, as Parcel 1, to NISOURCE Corporate Services Company (formerly Columbus Gas System Service Corporation) by deeds of record in deed Book 1854, Page 365 and Instrument 201001140005184, all of a 0.838 acre tract of land conveyed, as Parcel 2, to NISOURCE Corporate Services Company (formerly Columbus Gas System Service Corporation) by deeds of record in deed Book 1854, Page 365 and Instrument 201001140005184, all of a 1.262 acre tract of land conveyed, as Parcel 3, to NISOURCE Corporate Services Company (formerly Columbus Gas System Service Corporation) by deeds of record in deed Book 1854, Page 365 and Instrument 201001140005184, all references to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a P.R. nail previously set in the north line of said Fractional Township 2, in the south line of Fractional Quarter Township 4, Township 1 North, Range 23 West, United States Military Lands, at the intersection of the centerline of Dublin Road (Riverside Drive - U.S. Route 33) (variable width) with the centerline of Fifth Avenue (60 feet in width to the west) in the north line of said original 13.82 acre tract and along the north line of said 1.262 acre tract a distance of 704.80 feet to a P.R. nail previously set at the northeast corner of said 1.262 acre tract, at the southeast corner of said original 0.985 acre tract and in the curved southeasterly right-of-way line of a tract of land conveyed to Pennsylvania Lines LLC, by deed of record in Instrument 200212180325195, now known as Norfolk Southern Railway Company, successors by merger in Instrument 20071026186473;

thence 5 86° 45' 53" E along the north line of said Fractional Township 2, along the south line of said Fractional Quarter Township 4, along the centerline of Fifth Avenue, along a portion of the north line of said original 13.82 acre tract, along a portion of the south line of said original 0.985 acre tract and along the north line of said 1.262 acre tract a distance of 704.80 feet to a P.R. nail previously set at the northeast corner of said 1.262 acre tract, at the southeast corner of said original 0.985 acre tract and in the curved southeasterly right-of-way line of a tract of land conveyed to Pennsylvania Lines LLC, by deed of record in Instrument 200212180325195, now known as Norfolk Southern Railway Company, successors by merger in Instrument 20071026186473;

thence southerly along the curved southeasterly right-of-way line of Norfolk Southern Railway Company, along the curved southeasterly line of said 1.262 acre tract, along the curved easterly line of said original 1.262 acre tract and with curve to the right, data of which is: radius = 1392.69 feet, and delta = 19° 23' 50"; or length = 471.49 feet, a chord distance of 469.24 feet bearing S 25° 25' 43" E to a 3/4" I.D. iron pipe set at the point of tangency;

thence S 15° 43' 47" E along the west right-of-way line of Norfolk Southern Railway Company, along an east line of said original 13.82 acre tract and along the east line of said 0.838 acre tract a distance of 153.30 feet to a 1/2" solid found in a concrete monument at the southeast corner of said 0.838 acre tract and of the northeast corner of a 3.741 acre tract of land conveyed to State of Ohio, by deed of record in deed Book 1423, Page 60;

thence S 63° 37' 13" W along the southerly line of said 0.838 acre tract and along the northerly line of said 3.741 acre tract a distance of 129.76 feet to a 1/2" solid found in a concrete monument at the southwest corner of said 0.838 acre tract, at the northwest corner of said 3.741 acre tract and in the east right-of-way line of Dublin Road (Riverside Drive - U.S. Route 33);

thence N 16° 10' 39" W along the east right-of-way line of Dublin Road (Riverside Drive - U.S. Route 33) and along the west line of said 0.838 acre tract a distance of 50.80 feet to a point at the northeast corner of said 0.838 acre tract, in the southerly line of said original 13.82 acre tract and in the northerly line of an original 0.82 acre tract of land conveyed, as Parcel 2, to NISOURCE Corporate Services Company, by deed of record in deed Book 806, Page 78, said point being N 52° 19' 40" E a distance of 2.65 feet from a 1/2" solid found in a concrete monument;

thence S 61° 37' 13" W crossing Dublin Road (Riverside Drive - U.S. Route 33), along a portion of the southerly line of said original 13.82 acre tract and along the east line of said original 1.01 acre tract a distance of 121.96 feet to a 3/4" I.D. iron pipe set in the curved west right-of-way line of Dublin Road (Riverside Drive - U.S. Route 33), in the southerly line of said original 13.82 acre tract, at the northwest corner of said original 0.82 acre tract and at the southeast corner of an original 1.01 acre tract of land conveyed to The Village of Marble Cliff, by deed of record in Instrument 200003160522085 (referenced in deed Book 3055, Page 418 and noted on the plat of Scioto Park, of record in that Book 43, Page 108);

thence northerly along the curved southeasterly right-of-way line of Dublin Road (Riverside Drive - U.S. Route 33), crossing a portion of said original 13.82 acre tract, along the curved easterly line of said original 1.01 acre tract and with a curve to the right, data of which is: radius = 11,529.16 feet, and delta = 02° 32' 09"; or length = 510.29 feet, a chord distance of 510.25 feet bearing N 14° 53' 26" W to a 3/4" I.D. iron pipe set at the point of tangency;

thence N 13° 37' 22" W along the westerly right-of-way line of Dublin Road (Riverside Drive - U.S. Route 33), crossing a portion of said original 13.82 acre tract and along an easterly line of said original 1.01 acre tract a distance of 61.87 feet to a 3/4" I.D. iron pipe set;

thence N 26° 38' 45" W along the westerly right-of-way line of Dublin Road (Riverside Drive - U.S. Route 33), crossing a portion of said original 13.82 acre tract and along an easterly line of said original 1.01 acre tract a distance of 231.26 feet to a 3/4" I.D. iron pipe set;

thence N 03° 08' 31" E along the westerly right-of-way line of Dublin Road (Riverside Drive - U.S. Route 33), crossing a portion of said original 13.82 acre tract and along an easterly line of said original 1.01 acre tract a distance of 82.78 feet to a 3/4" I.D. iron pipe set;

thence N 14° 52' 50" W along the westerly right-of-way line of Dublin Road (Riverside Drive - U.S. Route 33), crossing a portion of said original 13.82 acre tract, along an easterly line of said original 1.01 acre tract and along the westerly and of a 0.140 acre tract of land, situated out of said original 1.01 acre tract for West 7th Avenue right-of-way purposes, as shown upon the plat of Scioto Park, of record in Plat Book 43, Page 108, a distance of 65.30 feet to a P.R. nail set in the north line of said Fractional Township 2, in the south line of said Fractional Township 4, at the northeast corner of said original 1.01 acre tract, in the north line of said original 13.82 acre tract, in the south line of said 2.139 acre tract and at a corner of said 0.140 acre tract (said West Fifth Avenue right-of-way tract);

thence S 86° 45' 53" E along the north line of said Fractional Township 2, along the south line of said Fractional Quarter Township 4, along the centerline of Fifth Avenue (extended westerly), along a portion of the north line of said original 13.82 acre tract and along a portion of the south line of said 2.139 acre tract a distance of 52.92 feet to the place of beginning;

containing 15.006 acres of land more or less and being subject to all legal highways, easements and restrictions of record, of said 15.006 acres, 2.862 acres are within the right-of-way of Fifth Avenue (Riverside Drive - U.S. Route 33) and 0.466 acre is within the right-of-way line of Fifth Avenue.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in December, 2010. Basis of bearings is the centerline of West Fifth Avenue, being N 86° 45' 53" W, as transferred from the GPS Survey of Franklin County Monuments Frank 52 and Frank 152 and is based on the NAD 83 (1986 Adjustment) Ohio State Plane Coordinate System, South Zone.

ALTA/ACSM LAND TITLE SURVEY

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 10-11-15A
EFFECTIVE DATE: NOVEMBER 24, 2010 AT 8:00 A.M.

To: Old Republic National Title Insurance Company
NISOURCE Corporate Services Company
Riverside 10, LLC
Columbus Gas of Ohio, Inc.
Park National Park
Southern Title of Ohio, LTD
Toll, Stettinius and Halister LLP

CERTIFICATION:
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 and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(b), 8, 10 and 11(n) 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 his opinion, as a land surveyor in the State of Ohio, the relative Positional Accuracy of this survey does not exceed that which is specified herein.

FLOOD ZONE:
Property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain), Zone X (areas of 0.2% annual chance flood) and Zone AE (The 1% annual chance flood (100 year flood) - Base Flood Elevations determined) on Flood Insurance Rate Map, Panel 302 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 390490302 K (Effective Date: June 17, 2008).

TITLE ITEMS:
Item 12 - D.B. 620, Pg. 24, Item 13 - D.B. 773, Pg. 415, Item 14 - D.B. 1208, Pg. 248 & D.B. 2873, Pg. 566, and Item 15 - D.B. 2033, Pg. 18 & D.B. 1304, Pg. 446 apply and are as shown.
In my opinion, Item 13 - D.B. 773, Pg. 413 does not apply to subject premises.
Item 16 - O.R. 11458, Pg. B-13 & Instrument 199909070227716 grants easement rights, that apply to subject premises, to Columbus Southern Power Company, No Dimensions or Width given.
Item 17 - D.B. 2906, Pg. 505 is a blanket easement to Columbia Gas of Ohio, Inc. and does apply to subject premises.
Item 18 - D.B. 2011, Pg. 626 Attaches restrictions to said 1.262 acre tract.

MISCELLANEOUS NOTES:
As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a guaranty or warranty, either expressed or implied.
Violations of zoning ordinances, restrictions or other rules and regulations are determined and enforced by the zoning and planning boards of the community in which the property is located.

ZONING:
Property is Currently Zoned B-2 (Highway & General Business District) per Village of Marble Cliff Zoning. See Zoning Codes for Restrictions not Shown.
PARKING TABLE:
597 Regular Parking Spaces
15 Handicapped Parking Spaces
606 Total Parking Spaces

Kevin L. Baxter
Kevin L. Baxter ~ Ohio Surveyor No. 7697

NOTE:
Utilities shown are part from survey and part from records of respective utility companies and do not necessarily represent all underground utilities adjacent to or upon premises shown on plat.
Electric pedestals, electric transformers, lighting system and telephone closures were found during the field investigation. No field markings or utility drawings were provided to the surveyor depicting underground or overhead facilities that may connect to these services boxes.
At the time of this survey, 3-4 inches of snow were on the ground. Some areas of the site were not completely visible.

RECEIVED
JAN 10 2011
Franklin County Engineer
Dean Ringle, RE, PS.

UNDERGROUND UTILITIES

Two Working Days
BEFORE YOU DIG

Call 800-362-2764 (Toll free)
OHIO UTILITIES PROTECTION SERVICE

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Engineers and Surveyors
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
BIRDBULL@BIRDBULL.COM

NISOURCE CORPORATE SERVICES COMPANY

ALTA/ACSM LAND TITLE SURVEY
AT 1600 DUBLIN ROAD,
VILLAGE OF MARBLE CLIFF,
FRANKLIN CO., OHIO

15.006 AC. IN FRAC. TWP. 2, T. 1 N., R. 23 W., REFUGEE LANDS
SCALE: 1" = 50'
DWN: KLB/KCD: ARD JANUARY 03, 2011

JOB NO. 1
10-105