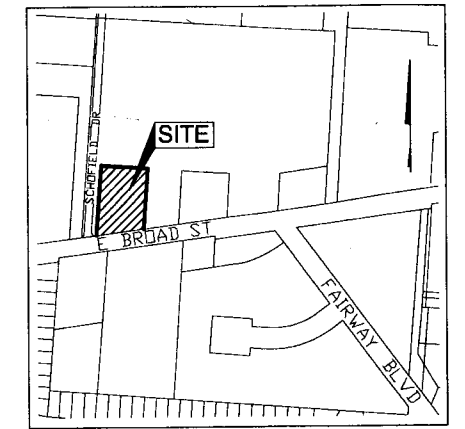


ALTA/ACSM LAND TITLE SURVEY

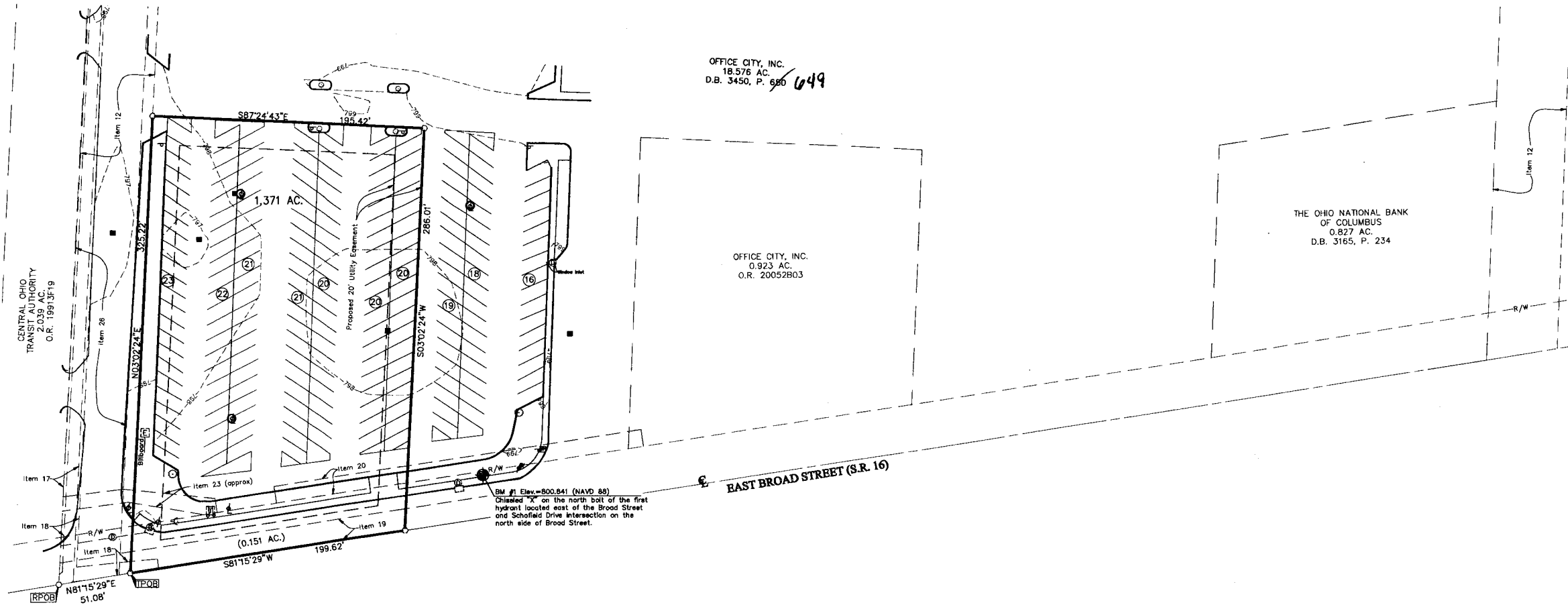
HALF SECTION 4, TOWNSHIP 12, RANGE 21

REFUGEE LANDS

CITY OF WHITEHALL, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE



OFFICE CITY, INC.
18.576 AC.
D.B. 3450, P. 680 **649**

OFFICE CITY, INC.
0.923 AC.
O.R. 20052803

THE OHIO NATIONAL BANK
OF COLUMBUS
0.827 AC.
D.B. 3165, P. 234

1.371 ACRES

Situated in the State of Ohio, County of Franklin, City of Whitehall, located in Half Section 4, Township 12, Range 21, Refugee Lands, being out of the remainder of that 18.576 acre tract conveyed to Office City, Inc. by deed of record in Deed Book 3450, Page 650 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being more particularly bounded and described as follows:

Beginning, for reference at a magnetic nail set at a common corner of said 18.576 acre tract and that 2.039 acre tract conveyed to Central Ohio Transit Authority by deed of record in Official Record 19913F19, being in the centerline of East Broad Street (State Route 16);

thence North 81° 15' 29\"/>

thence across said 18.576 acre tract, the following courses and distances:

North 03° 02' 24\"/>

South 87° 24' 43\"/>

South 03° 02' 24\"/>

Schedule B Items from Title Commitment No. HU10091153CO issued by Old Republic National Title Insurance Company with an effective date of September 24, 2010 at 7:59 A.M.

Items 1-10 NOT A SURVEY RELATED ITEM.

Item 11 Covenants, conditions, and restrictions contained in deed recorded on May 14, 1954 as Deed Volume 1809, Page 515 in the Franklin County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO EASEMENTS GRANTED THEREIN.

Item 12 Terms, conditions, and/or limitations of Recital of Lease and Reservation of Easement contained in the deed recorded on April 16, 1970, as Deed Volume 3051, Page 632 of Franklin County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; 50' EASEMENT RESERVED AND 50' EASEMENT GRANTED THEREIN ARE LOCATED AS SHOWN HEREON.

Item 13 NOT A SURVEY RELATED ITEM.

Item 14 Easement for the purpose of Water Line granted to the City of Whitehall, Ohio from Office City, Inc., recorded on July 29, 1970 as Deed Volume 3076, Page 236 of the Franklin County, Ohio Records. WATERLINE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 15 Easement for the purpose of Water Line granted to the City of Whitehall, Ohio from Office City, Inc., recorded on August 13, 1970 as Deed Volume 3076, Page 236 of the Franklin County, Ohio Records. WATERLINE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 16 Easement for the purpose of Sanitary Sewer granted to City of Whitehall, Ohio from Office City, Inc., recorded on August 21, 1970 as Deed Volume 3082, Page 198 of the Franklin County, Ohio Records. SANITARY SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 17 Easement for the purpose of facilities for the transmission and distribution of electrical energy granted to Columbus and Southern Ohio Electric Company from Office City, Inc., recorded on August 27, 1970 as Deed Volume 3083, Page 448 of the Franklin County, Ohio Records. 10' ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 18 Easement for the purpose of facilities for the transmission and distribution of electrical energy granted to Columbus and Southern Ohio Electric Company from Office City, Inc., recorded on August 27, 1970 as Deed Volume 3083, Page 450 of the Franklin County, Ohio Records. 10' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 19 Right-of-way for the purpose of pipe line granted to Columbia Gas of Ohio, Inc., from Office City, Inc., recorded on October 20, 1970 as Deed Volume 3095, Page 628 of the Franklin County, Ohio Records. 15' GAS LINE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 20 Easement for the purpose of roadway and public utilities granted to City of Whitehall, Ohio from Office Town, Inc., recorded on January 5, 1971 as Deed Volume 3111, Page 601 of the Franklin County, Ohio Records. 12' EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 21 NOT A SURVEY RELATED ITEM.

Item 22 Easement for the purpose of transmission and distribution of electric energy granted to Columbus and Southern Ohio Electric Company from Office City, Inc., recorded on October 17, 1973 as Deed Volume 3375, Page 218 of the Franklin County, Ohio Records. 10' ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 23 Easement for the purpose of underground communication systems granted to The Ohio Bell Telephone Company from Office City, Inc., recorded on October 11, 1984 as Volume 4888, Page A09 of the Franklin County, Ohio Records. 10' COMMUNICATION EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON (APPROXIMATE LOCATION).

Item 24 Easement for the purpose of transmission and distribution of electrical energy granted to Columbus and Southern Ohio Electric Company from Office City, Inc., recorded on October 7, 1985 as Volume 6362, Page C10 of the Franklin County, Ohio Records. ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 25 Easement for the purpose of electric service line granted to Columbus Southern Power Company from Office City, Inc., recorded on April 5, 1988 as Volume 11388, Page C14 of the Franklin County, Ohio Records. ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 26 Easement Agreement (appurtenant) for the purpose of ingress/egress private roadway and drainage facilities by and between Onys Investment Co. and Office City, Inc., recorded on December 8, 1988 as Volume 12691, Page F20 of the Franklin County, Ohio Records. 42' ACCESS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 27 Declaration of Easements by Office City, Inc., contained in the deed recorded on April 7, 1993 as Volume 22221, Page 104 of Franklin County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; ACCESS EASEMENT, PARKING EASEMENT, STORM AND SANITARY SEWER EASEMENT GRANTED THEREIN ARE NOT PLOTTABLE FROM THE DESCRIPTION OF RECORD.

Item 28 Easement for the purpose of communication systems granted to MetroComm A&S, L.P. from Office City, Inc., recorded on December 15, 1995 as Volume 30746, Page G05 of Franklin County, Ohio Records. COMMUNICATION EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 29 Easement for the purpose of communication systems granted to MetroComm A&S, L.P. from Office City, Inc., recorded on December 15, 1995 as Volume 30746, Page G08 of Franklin County, Ohio Records. COMMUNICATION EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 30 Agreement for right of entry by and between MetroComm A&S, L.P. from Office City, Inc., recorded on December 15, 1995 as Volume 30746, Page G11 of Franklin County, Ohio Records. COMMUNICATION EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 31 Easement for the purpose of communication systems granted to MetroComm A&S, L.P. from Office City, Inc., recorded on July 9, 1996 as Volume 23653, Page B20 of Franklin County, Ohio Records. COMMUNICATION EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 32-33 NOT A SURVEY RELATED ITEM.

BASIS OF BEARINGS:
Bearings are based on the southerly right-of-way line of Poth Road having a bearing of South 87° 27' East, as recorded in Plat Book 29, Page 1, Recorder's Office, Franklin County, Ohio.

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.

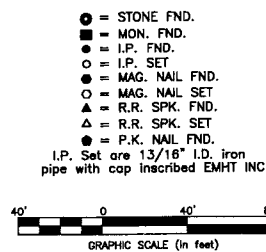
FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Map (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain), Community Panel No. 39049C0332 K.

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

ZONING NOTE:
Zoning information was not made available to the undersigned as of the date of this survey.

PARKING NOTE:
147 Regular Spaces
+ 0 Handicapped Spaces
147 Total Spaces

LEGEND	
	Telephone Pedestal
	Electric Transformer
	Electric Pull Box
	Light Pole
	Sign
	Guy Pole
	Metal Traffic Signal Pole
	Traffic Lighting Pull Box
	Curb Inlet
	Catch Basin
	Storm Manhole
	Fire Hydrant
	Water Valve
	Shrub



CERTIFICATION: Commitment No. HU10091153CO

To: Huntington National Bank, Office City Inc., and Old Republic National 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 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, 6, 7(a), 8, 9, 10, 11(a), 13, 14 & 17 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.

By: *Heather L. King* Date: February 16, 2011

Heather L. King
Professional Surveyor No. 8307

EMHT		Date: February 16, 2011
Evans, Mechwart, Hambleton & Tiron, Inc. Engineers - Surveyors - Planners - Scientists 5500 New Albany Road, Columbus, OH 43244 Phone: 614.775.4200 Fax: 688.775.3448		Scale: 1" = 40'
emht.com		Job No: 2011-0181
		Sheet: 1 of 1
MARK	DATE	DESCRIPTION

Caeto / Office City ALTA Survey / 2011-0181 / 20110181ALTA

(090) 5538