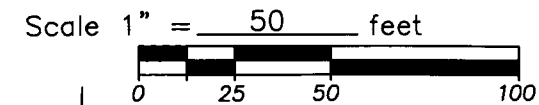


F-5-B

ALTA/ASCM LAND TITLE SURVEY



RECEIVED

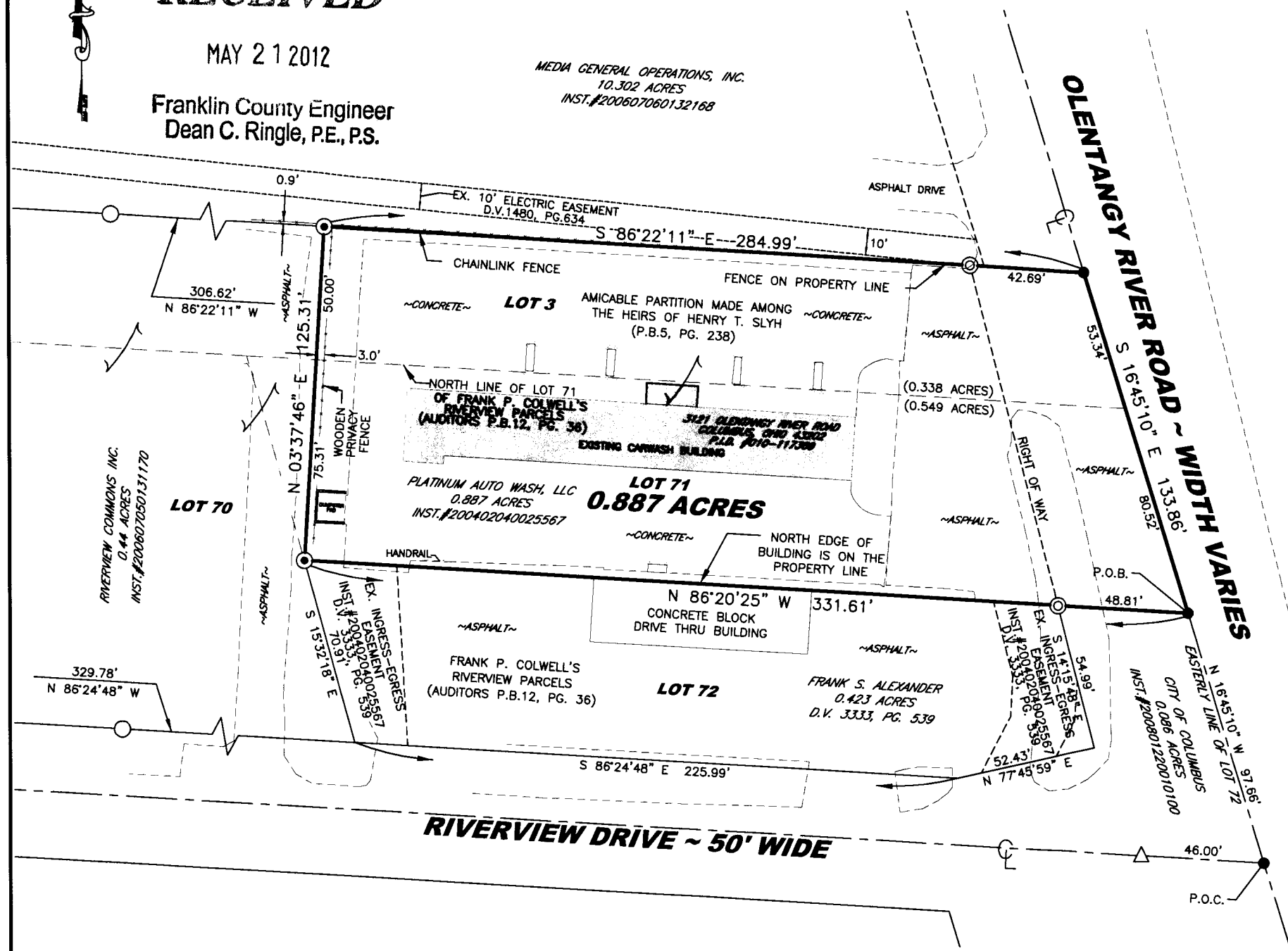
MAY 21 2012

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

BEING PART OF SECTION 3, TOWNSHIP 1, RANGE 18, U.S.M.L. AND PART OF LOT 3 OF THE "AMICABLE PARTITION MADE AMONG THE HIERS OF HENRY T. SLYH (PLAT BOOK 5, PAGE 238) AND PART OF LOT 71 OF FRANK P. COLWELL'S RIVERVIEW PARCELS (AUDITORS PLAT BOOK 12, PAGE 36), CITY COLUMBUS, FRANKLIN COUNTY, STATE OF OHIO.

MEDIA GENERAL OPERATIONS, INC.
10.302 ACRES
INST. #200607060132168

- LEGEND:**
- ⊗ - Post found
 - - 3/4" Ø Iron pipe fnd.
 - ⊠ - Monument box assembly
 - ⊙ - 5/8"x30" Iron pin set
 - ⊕ - 5/8" Iron pin found
 - △ - Railroad spike found
 - ▲ - Railroad spike set
 - - Survey nail found
 - - Survey nail set
 - - Stone found
 - ⊞ - Catch basin
 - ⊖ - Electric manhole
 - ⊞ - Gas meter
 - ⊕ - Gas valve
 - ⊙ - Light pole
 - ⊖ - Power pole
 - ⊞ - Sign
 - ⊞ - Manhole
 - ⊞ - Telephone pedestal
 - ⊕ - Water valve
 - ⊞ - Stump
 - ⊞ - Traffic control box
 - ⊞ - Traffic signal pole
 - ⊞ - Post or Column



Being part of Section 3, Township 1, Range 18, U.S.M.L. and part of Lot 3 of the "Amicable Partition made among the Hiers of Henry T. Slyh (Plat Book 5, page 238) and part of Lot 71 of Frank P. Colwell's Riverview Parcels (Auditors Plat Book 12, Page 36), also being the same 0.887 acre tract of land conveyed to Platinum Auto Wash, LLC by deed of record in Instrument Number 200402040025567, City Columbus, Franklin County, State of Ohio and being more particularly described as follows:

Commencing at a survey nail set at the intersection of the centerline of Riverview Drive (50 Ft. Wide) with the centerline of Olentangy River Road (Width Varies);

Thence along the centerline of Olentangy River Road, the easterly line of Lot 72 in Frank P. Colwell's Riverview Parcels, and the easterly line of a 0.086 acre tract of land conveyed to the City of Columbus by deed of record in Instrument Number 200801220010100, North 160 45' 10" West a distance of 97.66 feet to a survey nail set and the True Point of Beginning;

Thence along the common line between Lot 71 and Lot 72 in said Colwell's Riverview Parcels and the northerly line of said 0.086 acre tract North 86° 20' 25" West a distance of 331.61 feet (passing a 5/8 inch diameter iron pin found at 48.81 feet) to an iron pin set at the northwesterly corner of Lot 72 and the southeasterly corner of Lot 71;

Thence along the easterly line of a 0.44 acre tract of land conveyed to Riverview Commons, Inc. by deed of record in Instrument 200607050131170, North 03° 37' 46" East a distance of 125.31 feet (passing the northerly line of Lot 71 at 75.31 feet) to an iron pin set in the southerly line of a 10.302 acre tract of land conveyed to Media General Operations, Inc. by deed of record in Instrument 200607060132168;

Thence along the southerly line of said 10.302 acre tract South 86° 22' 11" East a distance of 284.99 feet (passing a 5/8 inch diameter iron pin found at 242.30 feet) to a survey nail set in the centerline of Olentangy River Road;

Thence along the centerline of Olentangy River Road South 160 45' 10" East a distance of 133.86 feet to the True Point Of Beginning and containing 0.887 acres, more or less, of which 0.549 acres are contained within Lot 71 of Colwell's Riverview Parcels and 0.338 acres are contained within Lot 3 of Amicable Partition made among the heirs of Henry T. Slyh and being subject to all legal easements, agreements, rights-of-way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed the week of September 6, 2011.

The bearings shown hereon are based on the Ohio State Plane Coordinate System (South Zone) NAD 83 with 2007 NSRS Adjustment using ODOT VRS with the centerline of Olentangy River Road being North 160 45' 10" West.

Iron pins set are 5/8"x30" rebar topped by an orange plastic identification cap, stamped "Benchmark Surveying & Mapping".

Proposed Insured: Jai Guru, LLC

Title Commitment File Number: 01032-1960

Title Commitment Date: February 21, 2012 at 7:00 a.m.

Survey Items Identified as:

-Schedule B, Section II, Item 13. Right of Way Easement of record to the Ohio Fuel Gas Company by Deed Book 1834, page 412. Recorder's Office, Franklin County, Ohio. This easement was later assigned to Columbia Gas of Ohio, Inc. by record in Deed Book 2548, Page 90. This easement is a blanket easement covering the entire property and therefore can not be defined on this plat.

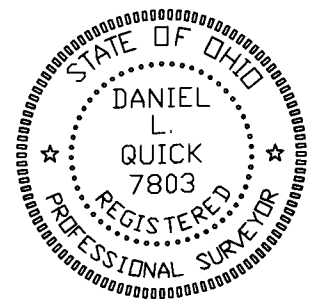
We hereby certify to:

Jai Guru, LLC
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6a-b, 8-9, 13-14, 17-18 from Table A thereof. The field work was completed on September 6, 2011.

This 5th day of May, 2012

Daniel L. Quick
Daniel L. Quick, Ohio Professional Surveyor 7803
Benchmark Surveying & Mapping Co., LLC



- NOTES:**
- Basis of Bearings: The bearings shown hereon are based on the Ohio State Plane Coordinate System (South Zone) NAD 83 with 2007 NSRS Adjustment using ODOT VRS.
 - Flood Data: The lots delineated on this plat are located in flood zone "X" per F.E.M.A. Community Panel No 39049C0169K dated June 17, 2008.
Zone X: This area determined to be outside the 500 Year Flood plain.
 - Parking Spaces: There are no designated parking spaces on this property.
 - Zoning: Z89-070, Commercial, LC5 (Commercial Overlay: Olentangy River Road RCO) Height District: H-35

NORTH

JOB#	11-307	DRAWN	DLG
DATE	5/5/12	REVISED	5/16/12
		CHK'D.	DWG.

70 S. Liberty Street
Suite 102
Powell, Ohio 43015
Voice: (614) 880-1201
Fax: (614) 880-1202

BENCHMARK SURVEYING & MAPPING CO.

3121 Olentangy River Rd. Columbus, OH 43202
ALTA SURVEY SHEET 1 OF 1