

RECEIVED
 APR 16 2013
 Franklin County Engineer
 Dean C. Ringle, P.E., P.S.

ALTA/ACSM LAND TITLE SURVEY OF
8.014 ACRES
 LYING IN
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
 SECTION 4, TOWNSHIP 2, RANGE 19
 UNITED STATES MILITARY LANDS

GENERAL NOTES:

- This survey represents all the easements listed in the Title Commitment under (NOTES PER TITLE COMMITMENT) that may affect the subject parcel.
 - This survey shows all visible underground utilities that may affect the subject parcel.
 - There is no observable evidence of earth moving within recent weeks.
 - There is no observable evidence of site use as solid waste dump, sump or sanitary landfill.
 - All record information obtained from the Franklin County Engineer's Office and Franklin County Recorder's Office.
- Pertinent Documents:
 Previous Surveys
 Recorded deeds as shown on survey

BASIS OF BEARINGS:

The bearings shown hereon are based on the grid bearing of North 01°41'29" East between Franklin County Engineer's Monuments OSUPORT and FRANK 74 as determined by a GPS network of field observations performed in February, 2008, (State Plane Coordinate System, South Zone, 1986 Adjustment).

PARKING NOTE:

REGULAR SPACES	186
HANDICAP SPACES	2
TOTAL SPACES	188

ZONING NOTE:

The subject property is currently zoned - M2 (Manufacturing).
 Height District - H35

FLOOD NOTE:

The subject property lies in Zone X (area determined to be outside the 500 year flood plain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), Number 9049C0130 G, with an effective date of August 2, 1995, published by the Federal Emergency Management Agency.

UTILITY STATEMENT:

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

O.U.P.S. REFERENCE NUMBER:

Ohio Utilities Protection Service Ticket Numbers 213048014 Physical Markings and 213048015 Plan Sheets. Ohio Utilities Protection Service Phone 1-800-362-2764.

DESCRIPTION

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Section 4, Township 2, Range 19, United States Military Lands and being all of that 8.017 (deed) acre tract (Parcel 2) as conveyed to The State of Ohio by deed of record in Deed Volume 2570, Page 221 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Begin for reference at the centerline intersection of Dublin-Granville Road (State Route 161, width varies) and Fiesta Drive (width varies) as established in the subdivision plat entitled "Brookside Business Park Section No. 2" a subdivision of record in Plat Book 63, Page 17;

Thence North 87° 51' 50" West, a distance of 342.68 feet, along the centerline of Dublin-Granville Road, the northerly line of that original 89.036 acre tract as conveyed to The Board of Trustees of The Ohio State University by deed of record in Deed Volume 2414, Page 345, to a point, said point being the northeasterly corner of that 18.088 acre tract (Parcel 1) as conveyed to The State of Ohio by deed of record in Deed Volume 2570, Page 221;

Thence South 03° 07' 19" West, a distance of 1180.24 feet, along the easterly line of said 18.088 acre tract, passing a 6 inch diameter steel post found at 30.40 feet, to a 6 inch diameter steel post found at the corner common to said 18.088 acre tract and that 12.318 acre tract as conveyed to The State of Ohio by deed of record in Deed Volume 3633, Page 98;

Thence North 86° 28' 50" West, a distance of 454.16 feet, along the line common to said 18.088 and 12.318 acre tracts to a 6 inch diameter steel post found at the northeasterly corner of said 8.017 acre tract and being the TRUE POINT OF BEGINNING;

Thence South 03° 07' 19" West, a distance of 1180.24 feet, along the line common to said 12.318 and 8.017 acre tracts to a PK nail set at the southeasterly corner of said 8.017 acre tract;

Thence North 86° 23' 42" West, a distance of 295.74 feet, along the line common to said 8.017 and original 89.036 acre tracts, the line common to that 25.03 acre tract as conveyed to The State of Ohio by deed of record in Deed Volume 1194, Page 11, to a PK nail set at the southwesterly corner of said 8.017 acre tract and being the southeasterly corner of Brookdown Drive (private) (Brookdown Drive is part of the original 89.036 acre tract);

Thence North 03° 06' 40" East, a distance of 1179.80 feet, along the easterly line of Brookdown Drive to a 6 inch diameter steel post found at the corner common to said 8.017 and 18.088 acre tracts;

Thence South 86° 28' 50" East, a distance of 295.96 feet, along the line common to said 8.017 and 18.088 acre tracts to the TRUE POINT OF BEGINNING, containing 8.014 acres, more or less, subject to all easements, restrictions and rights-of-way of record.

NOTES PER TITLE COMMITMENT:

The following item numbers are per Schedule B - Section 2 of the title commitment issued by First American Title Insurance Company, Number TIC-4218 with an effective date of January 31, 2008 at 7:00 A.M. Encumbrances recorded after January 31, 2008 are not shown on this plat.

There are no items listed.

CERTIFICATION:

To: The State of Ohio for the benefit of The Ohio State University, First American Title Insurance Company, its successors and/ or assigns:

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, 4, 6, 7a, 7b(1), 7b(2), 7c, 8, 9, 10, 11a and 11b 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.

STANTEC CONSULTING SERVICES INC.

Robert J. Sands
 Robert J. Sands, P.S.
 Professional Surveyor No. S-8053



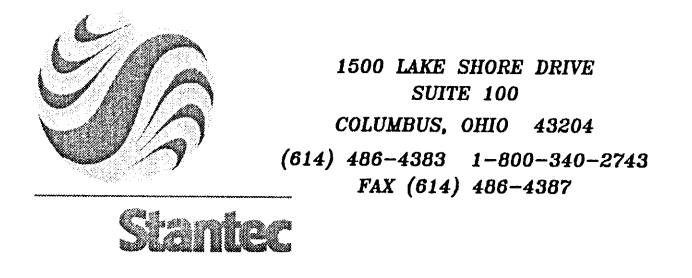
BEGIN FOR REFERENCE

EX R/W
 C/L FIESTA DRIVE
 (WIDTH VARIES)

LEGEND

- IPS Iron Pipe Set, 3/4 inch, 30 inches in length, with a yellow cap bearing the name "R.D. Zander"
- IPF Iron Pipe Found
- ▲ RRSS Railroad Spike Found
- PKNF PK Nail Found
- Light Pole
- Power Pole
- Guy Wire
- Guy Pole
- Electric Transformer
- Electric Manhole
- Combination Pole
- Catch Basin
- Curb Inlet
- Storm Manhole
- Sanitary Manhole
- Sanitary Clean Out
- Traffic Manhole
- Traffic Pull Box
- Traffic Pole
- ▲ Gas Marker
- Gas Meter
- Gas Valve
- Gas Tap
- Telephone Pedestal
- Telephone Manhole
- Telephone Pole
- Cable T.V. Pedestal
- RBF Rebar Found
- CCSS Cotton Gin Spindle Set
- MON Monument Box Found
- CMF Concrete Right-of-way Monument Found
- Stone Found
- PKNS PK Nail Set
- Sign
- Mailbox
- Water Valve
- Water Tap
- Water Meter
- Water Meter Pit
- Fire Hydrant
- Downspout
- Test Bore
- Benchmark
- Railroad Stop Block
- Monitor Well
- Handicap Parking Space
- ST — Storm Sewer Line
- SS — Sanitary Sewer Line
- G — Gas Line
- W — Water Line
- T — Underground Telephone Line
- E — Underground Electric Line
- OH — Overhead Utility Line
- F — Fence

PREPARED BY:



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