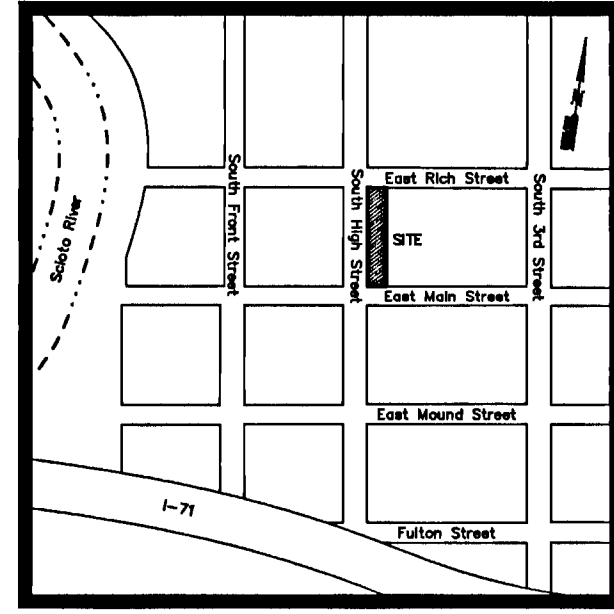


UNACCEPTED

NOV 13 2013

Franklin County Engineer
D. C. Ringler, P.E., P.G.



VICINITY MAP
NO SCALE

ALTA/ACSM LAND TITLE SURVEY FOR CAPITOL SOUTH COMMUNITY URBAN REDEVELOPMENT CORPORATION HALF SECTION 26, TOWNSHIP 5 NORTH, RANGE 22 WEST REFUGEE LANDS, COLUMBUS FRANKLIN COUNTY, OHIO

SURVEYOR'S CERTIFICATE

I, CHARLES L. COUPELLIER, III, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF OHIO, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE BOUNDARY SURVEY SHOWN HEREON IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE OHIO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS & LAND SURVEYORS.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, THE DAHLER GROUP, INC., KAUFMAN DEVELOPMENT, TWO FIFTY HIGH LLC, FIFTH THIRD BANK, VENTURE TITLE AGENCY, INC. AND CAPITOL SOUTH COMMUNITY REDEVELOPMENT CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6(1), 8, 11A, 13, 14, 16, 17, 20(1) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 20, 2013, 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.

CHARLES L. COUPELLIER, III REGISTRATION NO. 5721 DATE 11/13/2013

SCHEDULE "C" LEGAL DESCRIPTION

DESCRIPTION OF 0.7553 ACRES EAST OF HIGH STREET NORTH OF MAIN STREET

COLUMBUS, OHIO (HIGH STREET PAD, BLOCK 3)

Situated in the State of Ohio, County of Franklin, City of Columbus, being a portion of Lots No. 346 through 350, part of Cherry Street (33.00 feet in width) as the same designated and delineated upon the Town Plat of Columbus, Deed Book "F", Page 332, a portion of Lots No. 1 through 4 as delineated upon the recorded plat of English & Martin's Subdivision, Plat Book 1, Page 182, all of record at the Franklin County, Ohio, Recorder's Office, aforementioned Cherry Street is vacated by Ordinance of Columbus City Council, said 0.7553 acres being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of Main Street (82.50 feet in width) and the easterly right-of-way line of High Street (100.00 feet in width);

Thence North, with the easterly line of High Street a distance of 409.28 Feet to a Point of Intersection of the easterly right-of-way line of High Street and the southerly right-of-way line of Rich Street (82.50 feet in width);

Thence North 89°-57'-30" East, with the southerly right-of-way line of Rich Street, a distance of 80.25 feet to a point;

Thence South 00°-02'-24" East, through Lots No. 346 through 351, [sic] a distance of 409.28 feet to a point, passing the northerly line of Cherry Street (33.00 feet in width) at 188.42 feet;

Thence South 89°-57'-30" West, with the northerly right-of-way line of Main Street, a distance of 80.53 feet to the place of beginning, containing 0.7553 acres of land or 32,903.0977 square feet of area, being further described upon Exhibit "A" attached hereto and made a part hereof by reference.*

For the purpose of this description a bearing of North was assumed on the easterly right-of-way line of High Street.

This plat was prepared by Hockaden and Associates, Inc., Consulting Engineers, from information obtained from a field survey of the parent premise made in April of 1977.

HOCKADEN AND ASSOCIATES, INC. Consulting Engineers

* Note: For Exhibit A, see ORV 7757 Page C06 (Plat on page E12).

NEW DESCRIPTION

Situated in the State of Ohio, County of Franklin and City of Columbus, being a portion of Lots Nos. 346 through 350, as the same is designated and delineated upon the Plat of the Town of Columbus as recorded in Deed Book "F", page 332, destroyed by fire, replated in Plat Book 3, page 247 and also represented in Plat Book 14, page 27, a portion of Lots Nos. 1 through 4 as delineated upon the recorded plat of English & Martin's Subdivision of Inlet No. 351 and the South half of Inlet 350 in the City of Columbus, Plat Book 1, page 182, and a portion of platted Cherry Street as vacated by City of Columbus Ordinance Number 875-86, being in all 0.756 acres designated as Tract Seven conveyed to the City of Columbus in Official Record Volume 7757, page C-06, and subject to a 99 year lease with Capitol South Urban Redevelopment Corporation of record in Official Record Volume 7816, page F-15. All documents referenced herein, unless otherwise stated, are of record in the Office of the Franklin County Recorder, Columbus, Ohio.

Beginning at a Mag nail set at the intersection of the northerly right-of-way line of Main Street (82.50 feet) with the easterly right-of-way line of High Street (100 feet);

Thence North 08°-09'-19" East, with said easterly line of High Street, 409.27 feet, passing the southerly line of Cherry Street (33 feet in width, vacated by City of Columbus Ordinance 875-86) at 188.41 feet, to a Mag nail set at the intersection of said easterly line of High Street with the southerly line of Rich Street;

Thence North 81°-49'-16" East, with said southerly line of Rich Street (82.50 feet) a distance of 80.44 feet to a Mag nail found at the northeasterly corner of a 4.4793 acre tract designated as Tract Six conveyed to the City of Columbus in Official Record Volume 7757, page C-06, and subject to a 99 year lease with Capitol South Urban Redevelopment Corporation of record in Official Record Volume 7816, page A-12 and the northeasterly corner of said 0.756 acre tract;

Thence South 08°-10'-33" East, with the westerly line of said 4.4793 acre tract, 409.27 feet, passing the northerly line of said Cherry Street (vacated) at 187.73 feet, to a Mag nail found in the northerly line of Main Street (82.50 feet), being the southeasterly corner of said 4.4793 acre tract and said 99 year lease and the southeasterly corner of said 0.756 acre tract;

Thence South 81°-49'-08" West, with said northerly line of Main Street a distance of 80.50 feet to the point of Beginning, containing 32,952 square feet, (0.756 acres) more or less.

This description prepared by C. L. Coupellier, P.S. 5721, from field measurements made in June and August of 2013.

DATA SOURCES:

- THE LEGAL DESCRIPTION(S) IN THE PREPARATION OF THIS SURVEY IS THAT DESCRIBED AS SCHEDULE "C" LANDS SHOWN IN TITLE COMMITMENT FILE NO. 1210083-SRAM2 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED 07/12/2012 AT 06:00 A.M.
- HORIZONTAL DATUM: THIS 2011 ALTA/ACSM LAND TITLE SURVEY HAS BEEN REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE, ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983(NSRS 2010). THE CONTROL FOR THE PROJECT WAS ESTABLISHED USING DUAL FREQUENCY TRIMBLE R6 GPS EQUIPMENT AND POSITIONED USING THE GOOT WRS SERVICE TO DETERMINE THE BEARING OF THE EASTERN RIGHT OF WAY LINE OF SOUTH HIGH STREET TO BE N08°-09'-19" W. ALL DIMENSIONS SHOWN HEREON ARE US SURVEY FOOT.
- ELEVATIONS SHOWN HEREON HAVE BEEN TAKEN FROM AS-BUILT PLANS FOR THE CAPITOL SOUTH PARKING FACILITY, DATED 01-05-1989. ELEVATION DATUM IS NOT DETERMINED. NO FIELD CHECKS FOR ACCURACY HAVE BEEN PERFORMED.
- PROPERTY CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON IN AUGUST 2013.

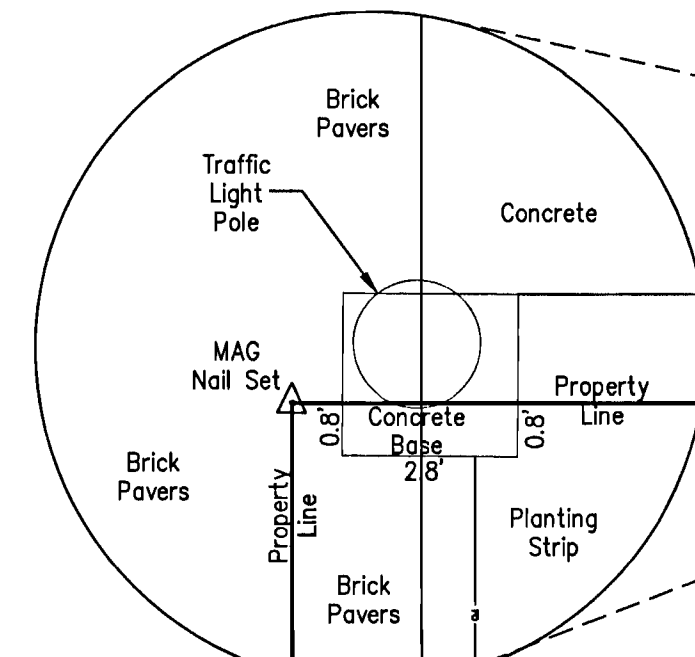
LIMITATIONS:

- THIS SURVEY IS NOT INTENDED TO LOCATE ANY UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND UTILITIES. ANY AND ALL FOUNDATIONS AND UNDERGROUND ENCROACHMENTS SHOWN HEREON ARE TAKEN FROM DESIGN/AS-BUILT DRAWINGS FOR THE PARKING DECK AND NOT LOCATED FROM ACTUAL SURVEY.
- THIS SURVEY WAS PERFORMED IN THE FIELD FROM JUNE 17, 18, 29 AND AUGUST 20, 2013 BY GEOINNOVATION, PC.
- NO TITLE OPINION IS HEREBY EXPRESSED OR IMPLIED.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSON OR PERSONS NAMED HEREON, AND IS NOT SUITABLE OR INTENDED FOR ANY OTHER REUSE WITHOUT THE EXPRESS WRITTEN VERIFICATION OR ADAPTATION BY THIS SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED. THIS SURVEY IS NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH THIS SURVEYOR'S OHIO SEAL.
- THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON 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. HE DOES CERTIFY THAT THEY ARE LOCATED ACCURATELY FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- THE PARCEL IS LOCATED IN A FLOOD PLAIN ZONE X ACCORDING TO FEMA FIRM MAP ENTITLED FRANKLIN COUNTY, OHIO AND UNINCORPORATED AREA, PANEL 328 OF 465, MAP NUMBER 59049C328K REVISED JUNE 17, 2008.
- THE SURVEYOR WAS NOT ABLE TO DIRECTLY OBSERVE THE EASTERLY BOUNDARY OF THE SUBJECT TRACT DUE TO THE PRESENCE OF CONSTRUCTION TRAILERS AND EQUIPMENT ON THE PARCEL. BY INDIRECT MEASUREMENT OF THE WALL ABOVE THOSE OBSTACLES, WE HAVE CALCULATED THAT THE WEST WALL OF THE PARKING GARAGE TO THE EAST OF THE SUBJECT TRACT ENCROACHES ON THE SUBJECT TRACT AT SEVERAL LOCATIONS. THE AS BUILT PLANS OF THE PARKING GARAGE WERE EXAMINED AND IT WAS FOUND THAT THE CAISSONS AND FOOTINGS OF THE PARKING DECK ALSO ENCROACH ONTO THE SUBJECT TRACT. HOWEVER, TO DETERMINE THE PRECISE LOCATION AND EXTENT OF THESE ENCROACHMENTS, WE WILL BE REQUIRED TO MAKE FURTHER MEASUREMENTS OF THE WALL AND COLUMN LINES AND CONTRACT FOR A GEOTECHNICAL INVESTIGATION OF THE UNDERGROUND STRUCTURES.
- TRAFFIC LIGHT POLE AT RICH AND HIGH STREETS ENCROACHES ON SUBJECT TRACT. SEE DETAIL HEREON.
- UNINCORPORATED AREA, PANEL 328 OF 465, MAP NUMBER 59049C328K REVISED JUNE 17, 2008.
- THE NEW DESCRIPTION IS OF THE SAME TRACT AS THAT DEFINED IN THE SCHEDULE "C" LANDS DESCRIBED HEREON.
- THERE IS SURFACE EVIDENCE OF A WOMI FIBER OPTIC CABLE PARALLEL TO HIGH STREET. THIS HAS BEEN ABANDONED AS PER THE FOLLOWING EMAIL FROM KENNETH HOLDERFIELD, SENIOR CONSTRUCTION ENGINEER, DATED JUNE 25, 2013:
As per our conversation today I wanted to follow-up with this email to make you aware that WOMI contractors originally placed the vault, duct and fiber out of the easement/ROW. This was discovered immediately and resolved by moving the lines to their proper location underneath the sidewalk and back into the road ROW.
We should not have any issues with any work planned by you or your clients.
- THE OHIO UTILITIES PROTECTION SERVICE WAS CONTACTED AND A LOCATE TICKET WAS ESTABLISHED. THE TICKET NUMBER IS: 8317800686 Rev. 00B Taken: 06/27/13 01:25 PM Channel: WEB

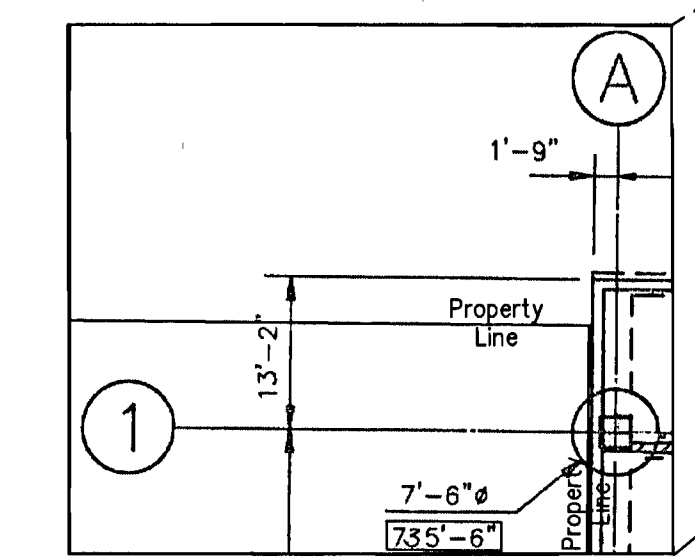
SCHEDULE B II - EXCEPTIONS

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:

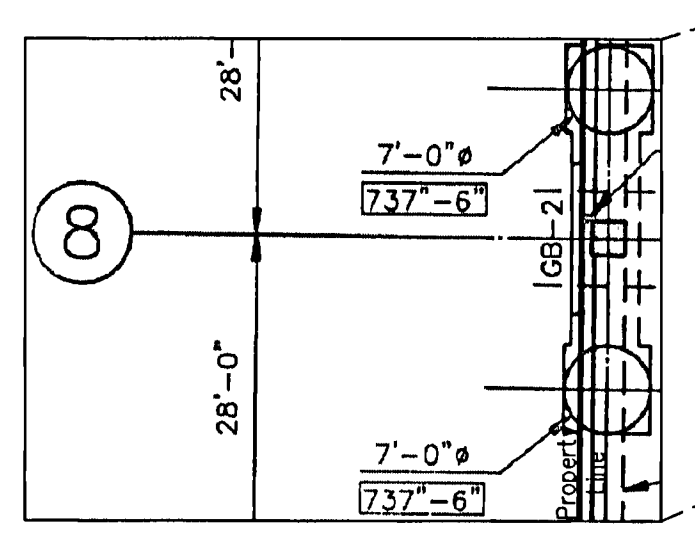
- Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
This survey is based on documents furnished in the title report. No public records search was performed.
- Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
Please refer to the Surveyors Report.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
Visible and identifiable encroachments are shown on this plat. Please also refer to The Surveyors Report.
- Any lien, or right to lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
Not a surveying item.
- Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
Easements provided as part of the title report are shown on this plat.
- The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
Not a surveying item.
- The following exception will appear in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or other instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
Not a surveying item.
- Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
Not a surveying item.
- Liens in favor of the State of Ohio filed, but not yet indexed in the dockets of the County Common Pleas Clerk.
Not a surveying item.
- Delinquent Sewer Rental Charges and Water Bills may become a lien on the real estate. No liability is assumed by this company for ascertaining the status of utility charges and the insured is cautioned to obtain the current status of these payments.
Not a surveying item.
- Parcel No. 010-205797: Taxes for the year 2011 are \$23,039.93 per half. First half due in the January, 2012 collection is paid. Second half, due in the June, 2012 collection is not paid. Taxes for the year 2012 are undetermined, unpaid and a lien.
Not a surveying item.
Outgoing Capital Crossroads Assessment in the amount of \$4,783.94 per half is paid for both first and second half 2011.
Not a surveying item.
- TIF Exemption granted on October 9, 2012. Tax bills for "80/90" Parcels will be issued for the first half of 2012 in the December 2012 collection.
Not a surveying item.
- Memorandum of Lease Agreement between The City of Columbus, Ohio (Lessor) and Capitol South Community Urban Redevelopment Corporation (Lessee), filed for record July 28, 1986 at 4:15PM of record in Official Record Volume 7816, page F15, Recorder's Office, Franklin County, Ohio.
First Amended Memorandum of Lease Agreement, filed for record January 16, 1990 at 11:40AM of record in Official Record Volume 14624, page A05, Recorder's Office, Franklin County, Ohio.
Second Amended Memorandum of Lease Agreement filed for record November 4, 1999 at 3:53PM of record in Instrument Number 199911040278029, Recorder's Office, Franklin County, Ohio. (as to 0.7553 acre - High Street Pad).
See Item 14 below.
- Easement(s) of record in Official Record Volume 7816, page F15; Official Record Volume 14624, page A05 and Instrument Number 199911040278029, Recorder's Office, County, Ohio.
The easement reserved to operate and maintain a 90" storm sewer within the vacated right-of-way of Cherry St. is shown on this plat.
Further, there is a three dimensional easement for this storm sewer as recorded in the "First Amended Memorandum of Lease Agreement", Official Record Volume 14624, Page A-05 and is shown hereon. This easement refers to Record Plan RP-2523 through RP-2527 on file with the City of Columbus Department of Public Utilities.
- Parking Agreement, filed for record April 17 1990 at 11:44AM of record in Official Record Volume 15050, page F16 and amended in Official Record Volume 33737, page F15, Recorder's Office, Franklin County, Ohio.
Not a surveying item.
- The forthcoming policy will not guarantee nor insure the acreage or exact quantity of land described herein.
Property dimensions and area are shown hereon.
- Public and private rights in and to that portion of the premises lying within the boundaries of the public road.
Not a surveying item.
- Rights of tenants and parties in possession of spaces and portions of the land other than the insured lease space.
Not a surveying item.
- Leases to tenants under unrecorded leases.
Not a surveying item.
- Easements, if any, for public utilities or facilities installed in any portion of the vacated alley, herein described prior to the vacation thereof, together with the right of ingress and egress to repair, maintain, replace and remove the same. (Vacation Ordinance No. 873-86).
This ordinance does not pertain to the subject tract.
- Easements, if any, for public utilities or facilities installed in any portion of the vacated alley, herein described prior to the vacation thereof, together with the right of ingress and egress to repair, maintain, replace and remove the same. (Vacation Ordinance No. 874-86).
This ordinance does not pertain to the subject tract.
- Easements, if any, for public utilities or facilities installed in any portion of the vacated alley, herein described prior to the vacation thereof, together with the right of ingress and egress to repair, maintain, replace and remove the same. (Vacation Ordinance No. 875-86).
See comments with Item 14. The easement reserved in Ord. 875-86 to operate and maintain a 90" storm sewer within the vacated right-of-way of Cherry St. is shown on this plat.
- Easements, if any, for public utilities or facilities installed in any portion of the vacated alley, herein described prior to the vacation thereof, together with the right of ingress and egress to repair, maintain, replace and remove the same. (Vacation Ordinance No. 1840-86).
This ordinance does not pertain to the subject tract.
- Easements, if any, for public utilities or facilities installed in any portion of the vacated alley, herein described prior to the vacation thereof, together with the right of ingress and egress to repair, maintain, replace and remove the same. (Vacation Ordinance No. 1538-86).
This ordinance does not pertain to the subject tract.
- Easements, if any, for public utilities or facilities installed in any portion of the vacated alley, herein described prior to the vacation thereof, together with the right of ingress and egress to repair, maintain, replace and remove the same. (Vacation Ordinance No. 1544-86).
This ordinance does not pertain to the subject tract.



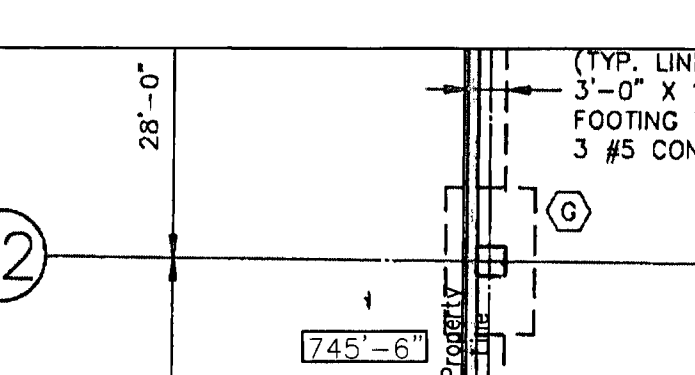
Traffic Light Pole Detail
Scale 1"=3'



Parking Deck Caisson Detail
From As-Built Drawing - No Scale



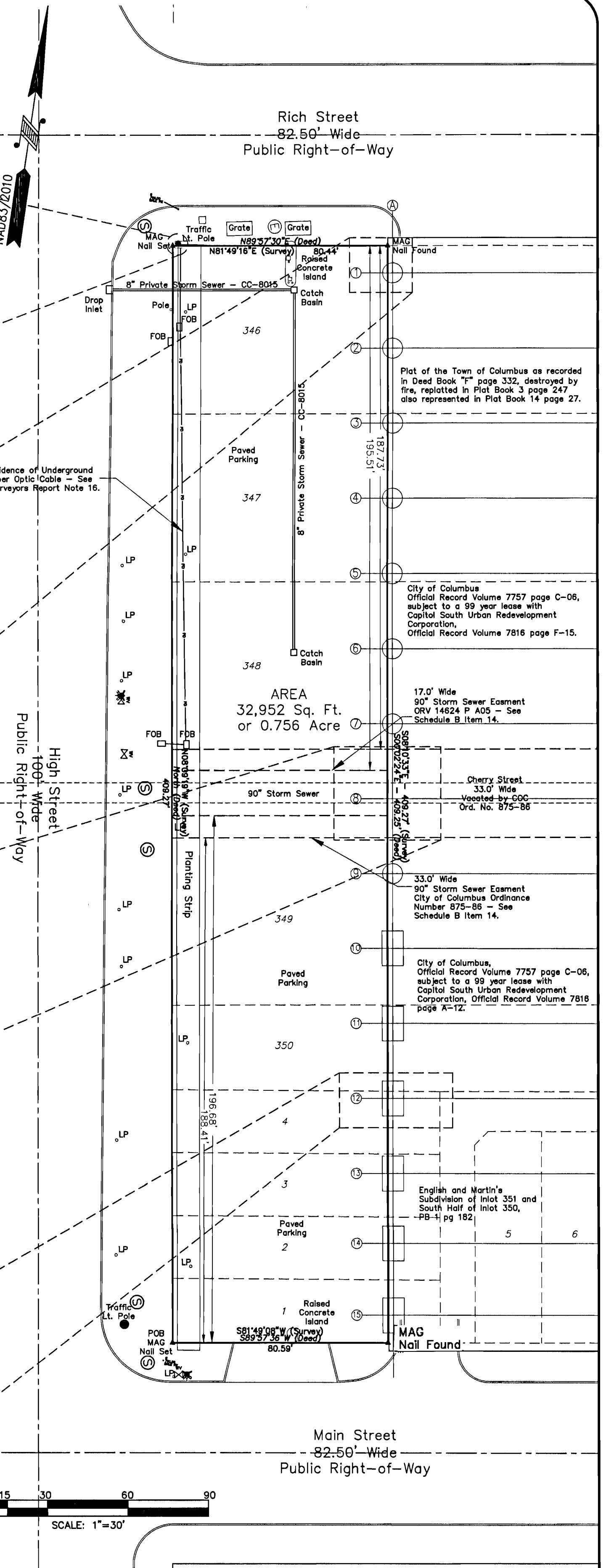
Parking Deck "Bridge" Detail
From As-Built Drawing - No Scale



Parking Deck Foundation Detail
From As-Built Drawing - No Scale

LEGEND

AD	INDICATES AREA DRAIN	TI	INDICATES THROAT INVERT
CO	INDICATES CLEAN OUT	TP	INDICATES TRAFFIC POLE
CONG.	INDICATES CONCRETE	TRANS	INDICATES TRANSFORMER
DI	INDICATES DROP INLET	UGE	INDICATES UNDERGROUND ELECTRIC LINE
EB	INDICATES ELECTRIC BOX	VLT	INDICATES WATER VAULT
FBR/AKR	INDICATES FIBER OPTIC LINE MARKER	WM	INDICATES WATER METER
FB	INDICATES FIRE DEPARTMENT CONNECTION	WV	INDICATES WATER VALVE
FOB	INDICATES FINISHED FLOOR ELEVATION	YL	INDICATES YARD LIGHT
FFE	INDICATES FIBER OPTIC LINE MARKER	Y	INDICATES YARD LIGHT
FR	INDICATES FIRE RISER	Y	INDICATES LARGER STREET SIGN
QV	INDICATES GAS VALVE	Y	INDICATES TELEPHONE MANHOLE
ICB	INDICATES IRRIGATION CONTROL BOX	Y	INDICATES ELECTRIC MANHOLE
ICV	INDICATES IRRIGATION CONTROL VALVE	Y	INDICATES GAS METER
ITB	INDICATES IRRIGATION TIMER BOX	Y	INDICATES STORM MANHOLE
LP	INDICATES LIGHT POLE	Y	INDICATES SANITARY MANHOLE
PP	INDICATES POWER POLE	Y	INDICATES COMM/SIGNAL/FIRE ALARM MANHOLE
SB	INDICATES SWITCH BOX	Y	INDICATES CLOSED CIRCUIT TELEVISION MANHOLE
SD	INDICATES STORM DRAIN	Y	INDICATES BOLLARD
SDMH	INDICATES STORM MANHOLE	Y	INDICATES OUTDOOR SPEAKER
SS	INDICATES SANITARY SEWER	Y	INDICATES WATER ELEVATION
SSMH	INDICATES SANITARY MANHOLE	Y	INDICATES MISCELLANEOUS POST OR BOLLARD
SWL	INDICATES SIDEWALK LIGHT		



ALTA/ACSM Land Title Survey
232-264 South High Street
Columbus, Ohio
Franklin County

DATE: 09/17/13
SCALE: 1"=30'
DRAWN: DDE
CHECKED: CLC
PROJECT NO: 13079
SHEET NO: 1
OF: 1

Client
Capitol South
Community Urban Redevelopment Corporation

4935 Shire Landing Road
Hilliard, Ohio 43026
614-499-7705
Fax Number 68923
www.gemac.com

ColInnovation, PC
Consulting Surveyors