



Commercial Real Estate
Due Diligence Management
3465 South Arlington Road
Suite E #183
Akron, OH 44312
330.294.1077
www.amnational.net

ALTA/NSPS Land Title Survey

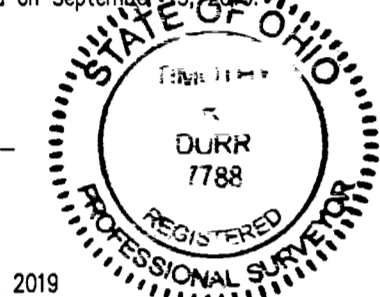
Bolt Portfolio
Surveyor Certification

2701 Charter Street
Columbus, OH 43228
County of Franklin

To: 2701 Charter Street, LLC, a Delaware limited liability company, and its successors and/or assigns; Bank of America, N.A., a national banking association, as Administrative Agent, for the benefit of itself and the Lenders, and each of their successors and assigns; Old Republic National Title Insurance Company; American National, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 13, 14, 16, 17, 18, 19, 20, and 21 of Table A thereof. The fieldwork was completed on September 19, 2019.

Timothy J. Durr
P.L.S. #7768
In the State of Ohio



Date of Plat or Map: September 19, 2019
Date of Last Revision: September 23, 2019; September 30, 2019; October 9, 2019; October 14, 2019; October 18, 2019; October 23, 2019; October 28, 2019; October 31, 2019

Network Reference No. 20191277-008

Surveyor:
LMS Surveying, LTD.
Job No. B-160878

LMS SURVEYING LTD
Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 | Surveys@LMSsurveying.com

Title Legal Description

PARCEL I

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND BEING IN VIRGINIA MILITARY SURVEY NO'S 2877, 1335, AND 3001 AND CONTAINING 20.480 ACRES MORE OR LESS OUT OF AN ORIGINAL 168.774 ACRES MORE OR LESS CONVEYED TO OTR, AN OHIO GENERAL PARTNERSHIP, AND RECORDED IN OFFICIAL RECORDS VOLUME 27432, PAGE 003 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

COMMENCING AT A FRANKLIN COUNTY MONUMENT BOX 7746 AT THE INTERSECTION OF WALCUTT ROAD AND ROBERTS ROAD;

THENCE WITH THE CENTERLINE OF WALCUTT ROAD, NORTH 08 DEG. 17' 11" WEST A DISTANCE OF 1334.87 FEET TO A PK SET;

THENCE LEAVING THE CENTERLINE OF WALCUTT ROAD, NORTH 81 DEG. 42' 36" EAST A DISTANCE OF 40.01 FEET TO AN IRON PIN SET AND THE "TRUE POINT OF BEGINNING";

THENCE NORTH 08 DEG. 17' 00" WEST A DISTANCE OF 88.50 FEET ALONG THE EASTERLY RIGHT OF WAY OF SAID WALCUTT ROAD TO AN IRON PIN SET;

THENCE NORTH 68 DEG. 59' 49" EAST LEAVING THE EASTERLY RIGHT OF WAY LINE OF SAID WALCUTT ROAD A DISTANCE OF 354.38 FEET TO AN IRON PIN SET;

THENCE NORTH 08 DEG. 17' 24" WEST A DISTANCE OF 554.79 FEET TO AN IRON PIN SET;

THENCE NORTH 81 DEG. 42' 36" EAST CROSSING THE CENTERLINE OF VACATED IMPORT STREET (P.B. 87, PAGE 21) AT A DISTANCE OF 79.33 FEET, A DISTANCE OF 1040.33 FEET TO AN IRON PIN SET IN THE WESTERLY RIGHT OF WAY LINE OF SAID CHARTER STREET;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF CHARTER STREET (P.B. 52, PAGE 75) SOUTH 08 DEG. 17' 24" EAST A DISTANCE OF 817.50 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF CHARTER STREET, SOUTH 71 DEG. 36' 49" WEST A DISTANCE OF 183.74 FEET OF AN IRON PIN SET;

THENCE SOUTH 46 DEG. 07' 37" WEST A DISTANCE OF 61.92 FEET TO AN IRON PIN SET;

THENCE SOUTH 07 DEG. 57' 00" EAST A DISTANCE OF 26.92 FEET TO AN IRON PIN SET;

THENCE SOUTH 82 DEG. 03' 00" WEST A DISTANCE OF 426.51 FEET TO AN IRON PIN SET;

THENCE NORTH 50 DEG. 22' 07" WEST A DISTANCE OF 159.98 FEET TO AN IRON PIN SET;

THENCE NORTH 67 DEG. 00' 27" WEST CROSSING THE CENTERLINE OF VACATED IMPORT STREET OF THE FRANKLIN COUNTY RECORDER'S OFFICE, AT 229.01 FEET, A DISTANCE OF 321.75 FEET TO AN IRON PIN SET;

THENCE SOUTH 68 DEG. 59' 49" WEST A DISTANCE OF 354.39 FEET TO AN IRON PIN SET AND BEING "THE TRUE POINT OF BEGINNING" CONTAINING 20.480 ACRES MORE OR LESS.

THE BEARING DATUM FOR THE ABOVE-DESCRIBED TRACT IS BASED UPON THE CENTERLINE OF WALCUTT ROAD FOUND IN PLAT BOOK 58, PAGE 75 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, AND THAT BEARING BEING NORTH 08 DEG. 17' 11" WEST.

THIS DESCRIPTION PREPARED BY FRANKLIN CONSULTANTS, INC.

EXCEPTING THEREFROM THE FOLLOWING:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND BEING IN VIRGINIA MILITARY SURVEY NO'S 2877, 1335, AND 3001 AND CONTAINING 3.501 ACRES MORE OR LESS OUT OF AN ORIGINAL 168.774 ACRES MORE OR LESS CONVEYED TO OTR, AN OHIO GENERAL PARTNERSHIP, AND RECORDED IN OR VOLUME 27432, PAGE 003 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO; COMMENCING AT A FRANKLIN COUNTY MONUMENT BOX AT THE INTERSECTION OF WALCUTT ROAD AND ROBERTS ROAD;

THENCE WITH THE CENTERLINE OF WALCUTT ROAD, N 08° 17' 11" E. A DISTANCE OF 1334.87 TO A PK SET;

THENCE LEAVING SAID CENTERLINE OF WALCUTT ROAD, NORTH 81° 42' 36" EAST A DISTANCE OF 40.01 FEET TO AN IRON PIN SET AND THE "TRUE POINT OF BEGINNING";

THENCE N 08° 17' 00" W. A DISTANCE OF 88.50' ALONG THE EASTERLY RIGHT OF WAY OF SAID WALCUTT ROAD TO AN IRON PIN SET;

Title Legal Description

THENCE N 68° 59' 49" E. LEAVING THE EASTERLY RIGHT OF WAY LINE OF SAID WALCUTT ROAD A DISTANCE OF 354.38' TO AN IRON PIN SET;

THENCE S. 68° 03' 26" E. CROSSING THE CENTERLINE OF VACATED IMPORT STREET PLAT BOOK 87, PAGE 21 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, AT 92.78', A DISTANCE OF 323.11' TO AN IRON PIN SET;

THENCE N. 89° 27' 02" E. A DISTANCE OF 110.55' TO AN IRON PIN SET;

THENCE N. 81° 42' 36" E. A DISTANCE OF 287.96' TO AN IRON PIN SET;

THENCE N. 08° 17' 24" W. A DISTANCE OF 57.59' TO AN IRON PIN SET;

THENCE N. 81° 42' 36" E. A DISTANCE OF 65.05' TO AN IRON PIN SET;

THENCE S. 08° 17' 24" E. A DISTANCE OF 60.48' TO AN IRON PIN SET;

THENCE S. 87° 46' 56" E. A DISTANCE OF 303.66' TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY LINE OF CHARTER STREET;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF CHARTER STREET, S. 08° 17' 11" E. A DISTANCE OF 26.88' TO AN IRON PIN SET;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF CHARTER STREET, S. 71° 56' 49" W. A DISTANCE OF 183.74' TO AN IRON PIN SET;

THENCE S. 46° 07' 37" W. A DISTANCE OF 61.92' TO AN IRON PIN SET;

THENCE S. 07° 57' 00" E. A DISTANCE OF 26.92' TO AN IRON PIN SET;

THENCE S. 82° 03' 00" W. A DISTANCE OF 426.51' TO AN IRON PIN SET;

THENCE N. 50° 22' 07" W. A DISTANCE OF 159.98' TO AN IRON PIN SET;

THENCE N. 67° 00' 27" W. CROSSING THE CENTERLINE OF VACATED IMPORT STREET PLAT BOOK 87, PAGE 21 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, AT 229.01', A DISTANCE OF 321.75 FEET TO AN IRON PIN SET;

THENCE S. 68° 59' 49" W. A DISTANCE OF 354.39' TO AN IRON PIN SET AND BEING "THE TRUE POINT OF BEGINNING" CONTAINING 3.501 ACRES MORE OR LESS.

THE BEARING DATUM FOR THE ABOVE-DESCRIBED TRACT IS BASED UPON THE CENTERLINE OF WALCUTT ROAD FOUND IN PLAT BOOK 58, PAGE 75 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, AND THAT BEARING BEING N 08° 17' 11" W. THIS DESCRIPTION PREPARED BY FRANKLIN CONSULTANTS INC., 2700 E. DUBLIN GRANVILLE ROAD, COLUMBUS, OHIO.

PARCEL II

EASEMENT INTEREST OVER THE FOLLOWING DESCRIBED SLOPE EASEMENT AS RECORDED IN INSTRUMENT NO. 199712230174442, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND BEING IN VIRGINIA MILITARY SURVEY NO'S 2877, 1335 AND 3001 AND CONTAINING 0.1860 ACRES MORE OR LESS OUT OF AN ORIGINAL 168.774 ACRES MORE OR LESS CONVEYED TO OTR, AN OHIO GENERAL PARTNERSHIP, AND RECORDED IN OFFICIAL RECORDS VOLUME 27432, PAGE 003 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO;

COMMENCING AT A FRANKLIN COUNTY MONUMENT BOX AT THE INTERSECTION OF WALCUTT ROAD AND ROBERTS ROAD;

THENCE WITH THE CENTERLINE OF WALCUTT ROAD, N 08 DEG. 17' 11" W. A DISTANCE OF 2036.14 FEET TO A PK SET;

THENCE LEAVING SAID CENTERLINE, N 81 DEG. 42' 36" E PASSING AN IRON PIN SET AT 40.05 FEET, A DISTANCE OF 320.68 FEET TO AN IRON PIN SET, AND THE "TRUE POINT OF BEGINNING";

THENCE N 08 DEG. 17' 24" W. A DISTANCE OF 20.00' TO A POINT;

THENCE N 81 DEG. 42' 36" E. A DISTANCE OF 405.00' TO A POINT;

THENCE S 08 DEG. 17' 24" E. A DISTANCE OF 20.00' TO A POINT;

THENCE S 81 DEG. 42' 36" W. A DISTANCE OF 405.00' TO A POINT BEING "TRUE POINT OF BEGINNING"; CONTAINING 0.1860 ACRES MORE OR LESS.

THE BEARING DATUM FOR THE ABOVE-DESCRIBED TRACT IS BASED ON THE CENTERLINE OF WALCUTT ROAD FOUND IN PLAT BOOK 58, PAGE 75 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, AND THAT BEARING BEING N 08 DEG. 17' 11" W. THIS DESCRIPTION PREPARED BY FRANKLIN CONSULTANTS INC.

PARCEL III

EASEMENT INTEREST OVER THE FOLLOWING DESCRIBED SLOPE EASEMENT AS RECORDED IN INSTRUMENT NO. 199712230174442, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND BEING IN VIRGINIA MILITARY SURVEY NO'S 2877, 1335 AND 3001 AND CONTAINING 0.261 ACRES MORE OR LESS OUT OF AN ORIGINAL 168.774 ACRES MORE OR LESS CONVEYED TO OTR, AN OHIO GENERAL PARTNERSHIP, AND RECORDED IN OFFICIAL RECORDS VOLUME 27432, PAGE 003 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO;

COMMENCING AT A FRANKLIN COUNTY MONUMENT BOX AT THE INTERSECTION OF WALCUTT ROAD AND ROBERTS ROAD;

THENCE WITH THE CENTERLINE OF WALCUTT ROAD, N 08 DEG. 17' 11" W. A DISTANCE OF 2036.14 FEET TO A PK SET;

THENCE LEAVING SAID CENTERLINE N 81 DEG. 42' 36" E PASSING AN IRON PIN SET AT 40.05 FEET, A DISTANCE OF 320.68 FEET TO AN IRON PIN SET, AND THE "TRUE POINT OF BEGINNING";

THENCE N 81 DEG. 42' 36" E. A DISTANCE OF 25.00' TO A POINT;

THENCE S 08 DEG. 17' 24" E. A DISTANCE OF 455.00' TO A POINT;

THENCE S 81 DEG. 42' 36" W. A DISTANCE OF 25.00' TO A POINT;

THENCE N 08 DEG. 17' 24" W. A DISTANCE OF 455.00' TO A POINT AND BEING "THE TRUE POINT OF BEGINNING" CONTAINING 0.2608 ACRES MORE OR LESS.

THE BEARING DATUM FOR THE ABOVE-DESCRIBED TRACT IS BASED ON THE CENTERLINE OF WALCUTT ROAD FOUND IN PLAT BOOK 58, PAGE 75 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, AND THAT BEARING BEING N 08 DEG. 17' 11" W.

THIS DESCRIPTION PREPARED BY FRANKLIN CONSULTANTS, INC.

PARCEL IV

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND BEING IN VIRGINIA MILITARY SURVEY NO'S 2877, 1335 AND 3001 AND CONTAINING 3.501 ACRES MORE OR LESS OUT OF AN ORIGINAL 168.774 ACRES MORE OR LESS CONVEYED TO OTR, AN OHIO GENERAL PARTNERSHIP, AND RECORDED IN OR VOLUME 27432, PAGE 003 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO;

COMMENCING AT A FRANKLIN COUNTY MONUMENT BOX AT THE INTERSECTION OF WALCUTT ROAD AND ROBERTS ROAD;

THENCE WITH THE CENTERLINE OF WALCUTT ROAD, N 08° 17' 11" E. A DISTANCE OF 1334.87' TO A PK SET;

THENCE LEAVING SAID CENTERLINE OF WALCUTT ROAD, NORTH 81° 42' 36" EAST A DISTANCE OF 40.01 FEET TO AN IRON PIN SET AND THE "TRUE POINT OF BEGINNING";

THENCE N 08° 17' 00" W. A DISTANCE OF 88.50' ALONG THE EASTERLY RIGHT OF WAY OF SAID WALCUTT ROAD TO AN IRON PIN SET;

THENCE N 68° 59' 49" E. LEAVING THE EASTERLY RIGHT OF WAY LINE OF SAID WALCUTT ROAD A DISTANCE OF 354.38' TO AN IRON PIN SET;

THENCE S. 68° 03' 26" E. CROSSING THE CENTERLINE OF VACATED IMPORT STREET PLAT BOOK 87, PAGE 21 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, AT 92.78', A DISTANCE OF 323.11' TO AN IRON PIN SET;

THENCE N. 89° 27' 02" E. A DISTANCE OF 110.55' TO AN IRON PIN SET;

THENCE N. 81° 42' 36" E. A DISTANCE OF 287.96' TO AN IRON PIN SET;

THENCE N. 08° 17' 24" W. A DISTANCE OF 57.59' TO AN IRON PIN SET;

THENCE N. 81° 42' 36" E. A DISTANCE OF 65.05' TO AN IRON PIN SET;

THENCE S. 08° 17' 24" E. A DISTANCE OF 60.48' TO AN IRON PIN SET;

THENCE S. 87° 46' 56" E. A DISTANCE OF 303.66' TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY LINE OF CHARTER STREET;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF CHARTER STREET, S. 08° 17' 11" E. A DISTANCE OF 26.88' TO AN IRON PIN SET;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF CHARTER STREET, S. 71° 56' 49" W. A DISTANCE OF 183.74' TO AN IRON PIN SET;

THENCE S. 46° 07' 37" W. A DISTANCE OF 61.92' TO AN IRON PIN SET; THENCE S. 07° 57' 00" E. A DISTANCE OF 26.92' TO AN IRON PIN SET;

THENCE S. 82° 03' 00" W. A DISTANCE OF 426.51' TO AN IRON PIN SET;

THENCE N. 50° 22' 07" W. A DISTANCE OF 159.98' TO AN IRON PIN SET;

THENCE N. 67° 00' 27" W. CROSSING THE CENTERLINE OF VACATED IMPORT STREET PLAT BOOK 87, PAGE 21 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, AT 229.01', A DISTANCE OF 321.75 FEET TO AN IRON PIN SET;

THENCE S. 68° 59' 49" W. A DISTANCE OF 354.39' TO AN IRON PIN SET AND BEING "THE TRUE POINT OF BEGINNING" CONTAINING 3.501 ACRES MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF THE PREVIOUS RECORD.

THE BEARING DATUM FOR THE ABOVE-DESCRIBED TRACT IS BASED UPON THE CENTERLINE OF WALCUTT ROAD FOUND IN PLAT BOOK 58, PAGE 75 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, AND THAT BEARING BEING N 08° 17' 11" W.

THIS DESCRIPTION PREPARED BY FRANKLIN CONSULTANTS INC., 2700 E. DUBLIN GRANVILLE ROAD, COLUMBUS, OH DOUGLAS R. HOCK, # 7661, DATED 2/7/00.

Permanent Parcel No. 560-241826-00 (Parcel I) and 560-266785-00 (Parcel IV)
The above described parcel is the same parcel as described in OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment No. 304123NCT-9, bearing an effective date of September 3, 2019.

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exception items contained in OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment No. 304123NCT-9, bearing an effective date of September 3, 2019.

10. On the plot of Westbelt Business Park West as recorded in Plat Volume 58, Page 75 of Franklin County Records, appears the following: reservations, restrictions, covenants, limitations and easements. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

11. Easement in the Instrument from between Manor Real Estate Company to and City of Columbus, Ohio, filed February 15, 1977, as recorded in Volume 3566, Page 91 of Franklin County Records, appears certain conditions which affect insured premises. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

12. Restrictions in the Instrument from The Penn Central Corporation to Manor Real Estate Company, filed June 26, 1985, as recorded in Volume 3799, Page 871, of Franklin County Records, appears certain conditions which affect insured premises, but however, deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based upon race, color, religion, sex, handicap, familial status or national origin to the extent such matters violate 42 USC 3604(c). AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

13. Declaration of Covenants in the Instrument from Ronald A. Huff, Trustee to Vantage Properties, Inc., filed April 1, 1983, as recorded in Volume 2636, Page H15; Amendment recorded in Volume 12338, Page F19; Amendment recorded in Volume 13591, Page D05; Amendment recorded in Volume 18120, Page I17; Amendment recorded in Volume 19756, Page C11; Amendment recorded as Volume 27769, Page G14; Amendment recorded as Volume 28884, Page I19; Amendment recorded as Instrument No. 19950270274149; Amendment recorded as Instrument No. 19950250132499; Amendment recorded as Instrument No. 2002031061868; Amendment recorded as Instrument No. 20160400039614 of Franklin County Records, appears certain conditions which affect insured premises. VOLUME 2636, PAGE H15-AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

VOLUME 12338, PAGE F19-AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE SURVEY ITEMS

VOLUME 13591, PAGE D05-AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE SURVEY ITEMS

VOLUME 18120, PAGE I17-AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE SURVEY ITEMS

VOLUME 19756, PAGE C11-AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE SURVEY ITEMS

VOLUME 27769, PAGE G14-AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE SURVEY ITEMS

VOLUME 28884, PAGE I19-AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE SURVEY ITEMS

INSTRUMENT NO. 19950270274149-AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE SURVEY ITEMS

INSTRUMENT NO. 19950250132499-AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE SURVEY ITEMS

INSTRUMENT NO. 2002031061868-AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE SURVEY ITEMS

INSTRUMENT NO. 20160400039614-AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE SURVEY ITEMS

14. Right of Way from Westbelt West Limited Partnership to the City of Columbus, Ohio, filed August 16, 1990, as recorded in Volume 15660, Page C01, of Franklin County Records, appears certain conditions which affect insured premises. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

15. Easement from OTR to Pizzuli Equities, Inc., filed December 23, 1997, as recorded in Instrument No. 199712230174442 of Franklin County Records, appears certain conditions which affect insured premises. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

16. Easement / Right of Way from Pizzuli Equities, Inc. to Columbus Southern Power Company, filed May 28, 1998, as recorded in Instrument No. 199805280129548 of Franklin County Records, appears certain conditions which affect insured premises. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

17. Easement from Pizzuli Equities, Inc. to MetroComm A&S, L.P., filed June 30, 1998, as recorded in Instrument No. 19980630012347, Amendment recorded in Instrument No. 201608120106409 of Franklin County Records, appears certain conditions which affect insured premises. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

18. Easement Agreement by and between Prologis Aka Prologis Trust and Citrus Document Management, LLC, filed September 28, 2005, as recorded in Instrument No. 200509280202528 of Franklin County Records, appears certain conditions which affect insured premises. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

19. On the plot of Vacation of a Portion of Import Street and Easements and Dedication of a Portion of Journal Street as recorded in Plat Volume 87, Page 21 of Franklin County Records, appears the following: reservations, restrictions, covenants, limitations and easements. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

20. Easement / Right of Way from Lightning Propco I, LLC to Ohio Power Company, filed October 20, 2016, as recorded in Instrument No. 201610200143184 of Franklin County Records, appears certain conditions which affect insured premises. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

21. Easement from Lightning Propco I, LLC to Columbia Gas of Ohio, Inc., filed December 12, 2016, as recorded in Instrument No. 201612120170714 of Franklin County Records, appears certain conditions which affect insured premises. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

22. Easement from Lightning Propco I, LLC to Columbia Gas of Ohio, Inc., filed December 12, 2016, as recorded in Instrument No. 201612120170714 of Franklin County Records, appears certain conditions which affect insured premises. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

23. On the plot of Vacation of a Portion of Securities Street, Import Street and Easements as recorded in Plat Volume 60, Page 30 of Franklin County Records, appears the following: reservations, restrictions, covenants, limitations and easements. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

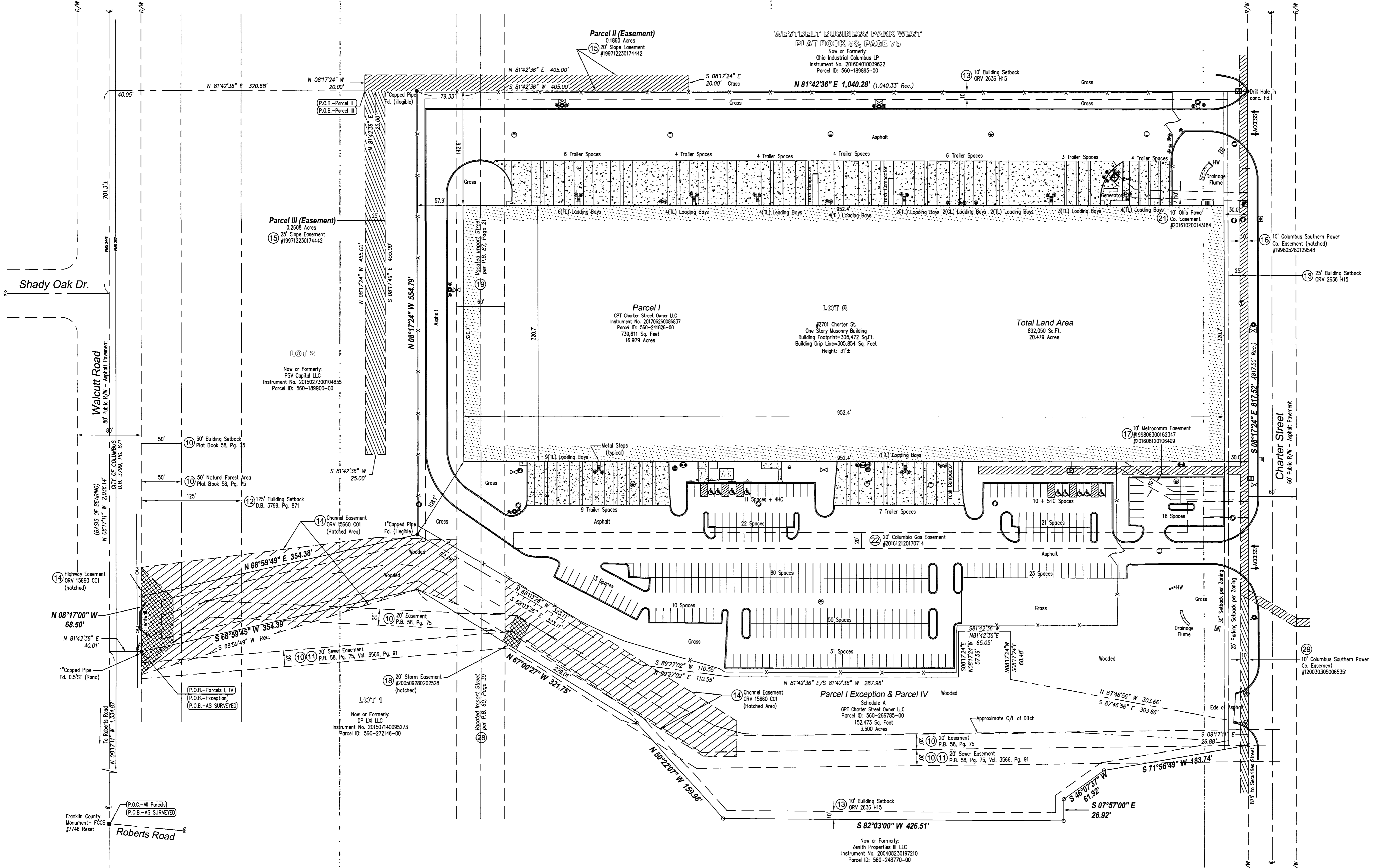
24. Easement and Right of Way from Zenith Properties III, LLC, an 24 Ohio limited liability company to Columbus Southern Power Company, an Ohio corporation, filed March 4, 2003, as recorded in Instrument No. 20030300063351 of Franklin County Records, appears certain conditions, which affect insured premises. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

General Notes

- There is direct access to the subject property via Charter Street, a public right of way.
- The address of the site is 2701 Charter Street, Columbus, OH.
- The location of utilities shown on the survey are from observed evidence or above ground appurtenances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subsurface uses.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no wetland delineation markers observed in the process of conducting the fieldwork and this should not be used as a substitute for an actual field wetlands delineation or Environmental Assessment Report.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.
- Pursuant to Table A, Item 7(b)(1), building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required. The total of all building areas (based upon the exterior footprint of the building on ground surface, not interior usable floor space) is 305,472 square feet.
- The meridian for all bearings shown hereon is South 0817'24" East as the west line of Charter Street as described in Instrument No. 201706

Legend

- R/W - Right-of-Way
- C/L - Centerline
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- - Monumentation Found (as noted)
- - 5/8" Rebar Set
- △ - Encroachment
- ⊗ - Schedule B-Section II Item
- HW - Headwall
- WV - Water Valve
- HY - Hydrant
- SP - Stand Pipe
- PIV - Post Indicator Valve
- MH - Manhole
- CO - Clean Out
- GM - Gas Meter
- CB(S) - Catch Basin (Square)
- CB(R) - Catch Basin (Round)
- UB - Utility Box
- TMH - Telephone Manhole
- TR - Transformer
- PP - Power Pole
- S - Sign
- B - Ballard
- UV - Utility Vault
- EV - Electric Vault
- HS - Handicapped Space
- OU - Overhead Utility Line
- X - Fence
- ▨ - Concrete Area
- ▩ - No Parking Area
- ▧ - Building Area



RECEIVED

Franklin County Engineer
Consist R. Robertson, P.E., P.S.

