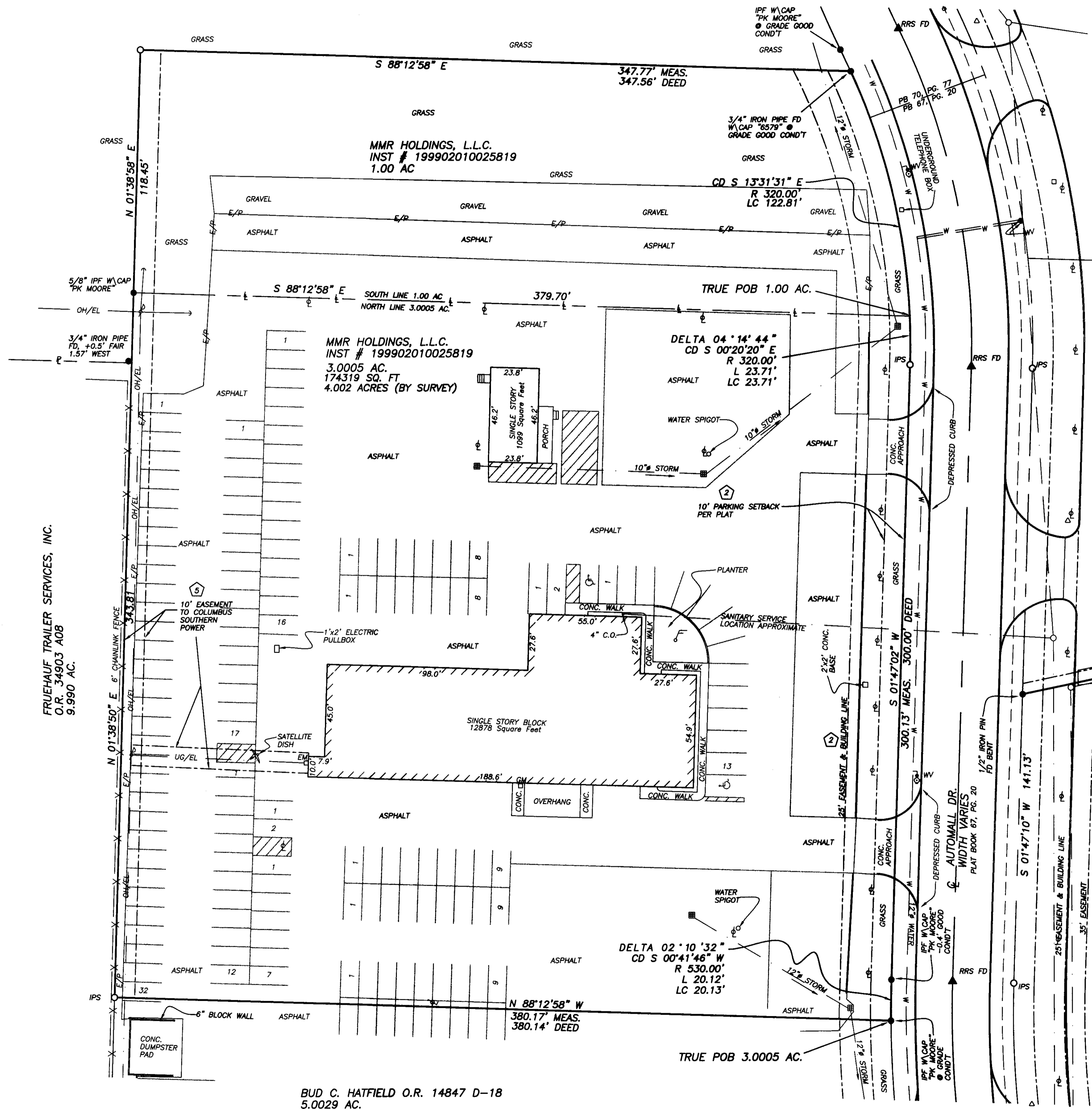
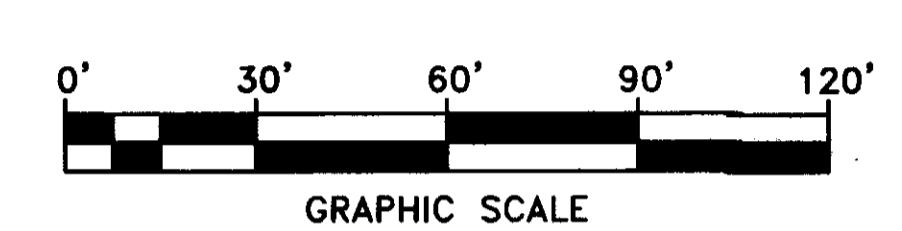
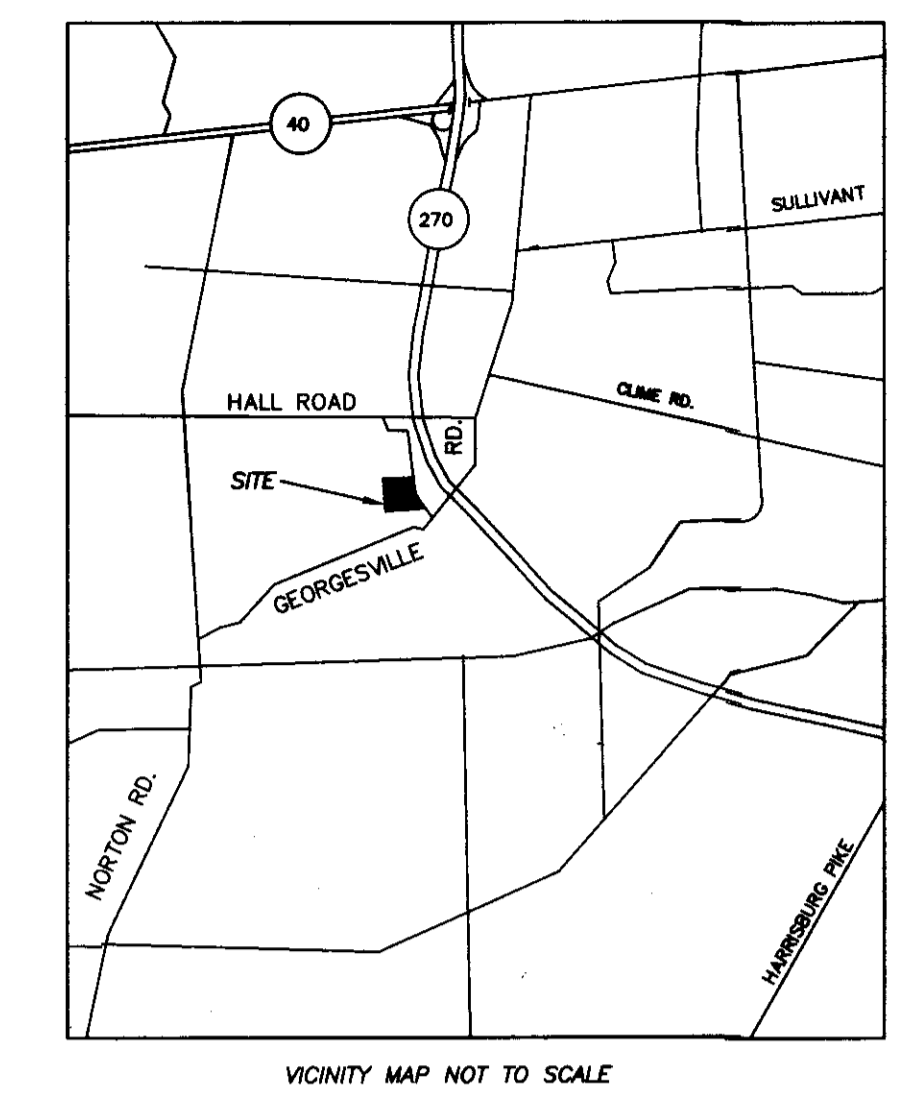


ALTA AS-BUILT SURVEY OF 1455 AUTOMALL DR. IN COLUMBUS, OHIO

BUD C. HATFIELD O.R. 15089 J01
9.4554 AC. (BEFORE SPLIT)



HATFIELD JEEP EAGLE, 1455 AUTOMALL DRIVE
Sited in the City of Columbus, Franklin County, Ohio, and being a part of Virginia Military Survey No. 1462, and being a 3.0005 acre tract of land out of a 32.9204 acre tract of land conveyed to C & H Holding Corporation by deed of record in O.R. 09805, page 173, said 3.0005 acre tract being more particularly described as follows:
All references to documents are to those documents of record in the Franklin County Recorder's office;
Beginning, for reference, at the intersection of the centerlines of Automall Drive and a service road north of Georgesville Road as the same is shown on the recorded plat of Automall Drive of record in Plat Book 67, pages 20, 21 and 22, and as amended in Plat Book 70, Page 77;
Thence, with the centerline of Automall Drive, North 14 degrees 33' 24\"/>



REFLECTS LATEST COMMITMENT RECEIVED BY SURVEYOR
EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT # 88160344, EFFECTIVE DATE 1/7/99, SCHEDULE B SECTION 2, AND ARE DENOTED AS THIS—O
2—BUILDING SETBACK LINES IN P.B. 67, PG. 21 AND 22, AND IN P.B. 70, PG. 77, APPLY AND ARE PLOTTED.
3—UTILITY EASEMENTS IN P.B. 67, PG. 21 AND 22, AND IN P.B. 70, PG. 77, APPLY AND ARE PLOTTED, AS SHOWN IN (2)
4—EASEMENT TO CITY OF COLUMBUS, D.B. 3192, PG. 66, IS AN AIRWAY EASEMENT (NO STRUCTURE TO BE CONSTRUCTED MORE THAN 80' HIGH) APPLIES TO THE SUBJECT PROPERTY, (NO STRUCTURES ARE MORE THAN 80' HIGH)
5—EASEMENT TO COLUMBUS SOUTHERN POWER COMPANY IN O.R. 10685 A-17, APPLIES AND IS PLOTTED.

LEGEND

- 1 Lot Numbers
- 2 Lot Lines
- 3 Property Lines
- 4 Sanitary Sewer
- 5 Storm Sewer
- 6 Water Main
- 7 Gas Line
- 8 Underground Cables
- 9 Overhead Lines
- 10 Electric Lines
- 11 OH-UL OH Telephone, Electric & CATV
- 12 DV Official Record
- 13 MH Man Hole
- 14 I.P.S. Iron Pin Set
- 15 I.P.F. Iron Pin Found
- 16 Manhole
- 17 Storm Inlet
- 18 Fire Hydrant
- 19 Utility Pole
- 20 Guy Wire
- 21 Fence
- 22 Sign
- 23 Valve Box
- 24 Gas Line Marker
- 25 Telephone Closure
- 26 Electric Closure
- 27 Light Pole
- 28 Bollard
- 29 Yard or Flood Light
- 30 Mail Box
- 31 Handicap
- 32 Curb Inlet
- 33 Drop Inlet
- 34 Diameter
- 35 Down spout Drain
- 36 Gas Meter
- 37 Electric Meter
- 38 Other Meter
- 39 Concrete
- 40 Driveway
- 41 Pole Numbers
- 42 Clean Out
- 43 Evergreen Tree
- 44 Deciduous Tree
- 45 Edge of Pavement
- 46 Edge of Gravel
- 47 Concrete Curb
- 48 Flag Pole

ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS PANEL 240 OF 387, MAP NUMBER 390480240 C, EFFECTIVE DATE AUGUST 2, 1985, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
PARKING SPACES:
THERE ARE 144 REGULAR AND 2 HANDICAPPED.

ZONING:
THE PROPERTY SHOWN HEREON IS ZONED MANUFACTURING, SETBACKS ARE PER PLAT.
1 SPACE PER EVERY 5,000 SQ. FT. DEVELOPMENT LOT AREA USED FOR VEHICLE DISPLAY AND SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA.

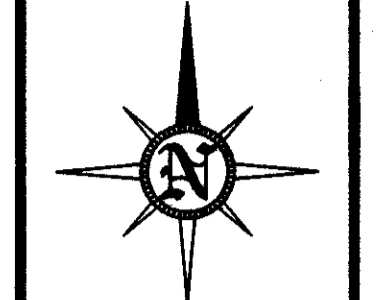
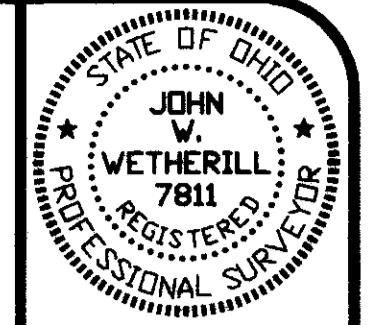
TO: MMR HOLDINGS, L.L.C., MAR MAR REALTY, L.P. CHICAGO TITLE INSURANCE COMPANY AND FORD MOTOR CREDIT COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT, AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11, 13, 14 AND 16 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

John W. Wetherill 3/3/99
JOHN W. WETHERILL P.S. 7811 DATE

NOT
REVIEWED

BUD C. HATFIELD O.R. 14847 D-18
5.0029 AC.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
DEED UTILITIES PROTECTION SERVICE



DATE	PER	MR	MR	COMMENTS
1/22/99	JWW	JWW	JWW	PER REVISION TITLE COMMITMENT
2/22/99	JWW	JWW	JWW	PER FORD
3/3/99	JWW	JWW	JWW	PER THOMPSON HINE & FLORY

ALTA AS-BUILT SURVEY OF 1455 AUTOMALL DR. IN COLUMBUS, OHIO

J & J SURVEYING SERVICES, INC., dba
PAUL K. MOORE & ASSOCIATES
6515 E. LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
FAX# (614) 866-9132
© 1998 J. & J. SURVEYING SERVICES, INC.
9812-103A