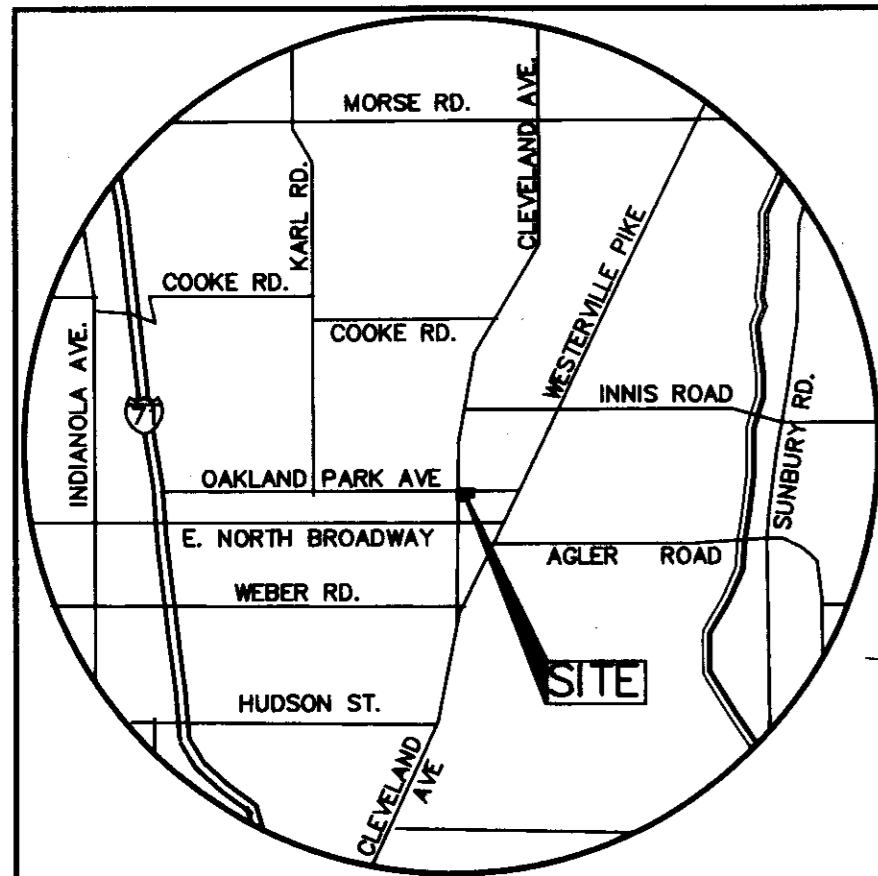


**ALTA SURVEY OF 1.152 ACRES
FOR THE SLANE CO.
RITE AID OF OHIO
AND/OR
LAWYERS TITLE INSURANCE CO.
THE SOCIETY NATIONAL BANK**



LOCATION MAP
NO SCALE

The locations of underground utilities as shown hereon are based on above-ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, the Ohio Utility Protection Service should be contacted for verification of utility type and for field locations.

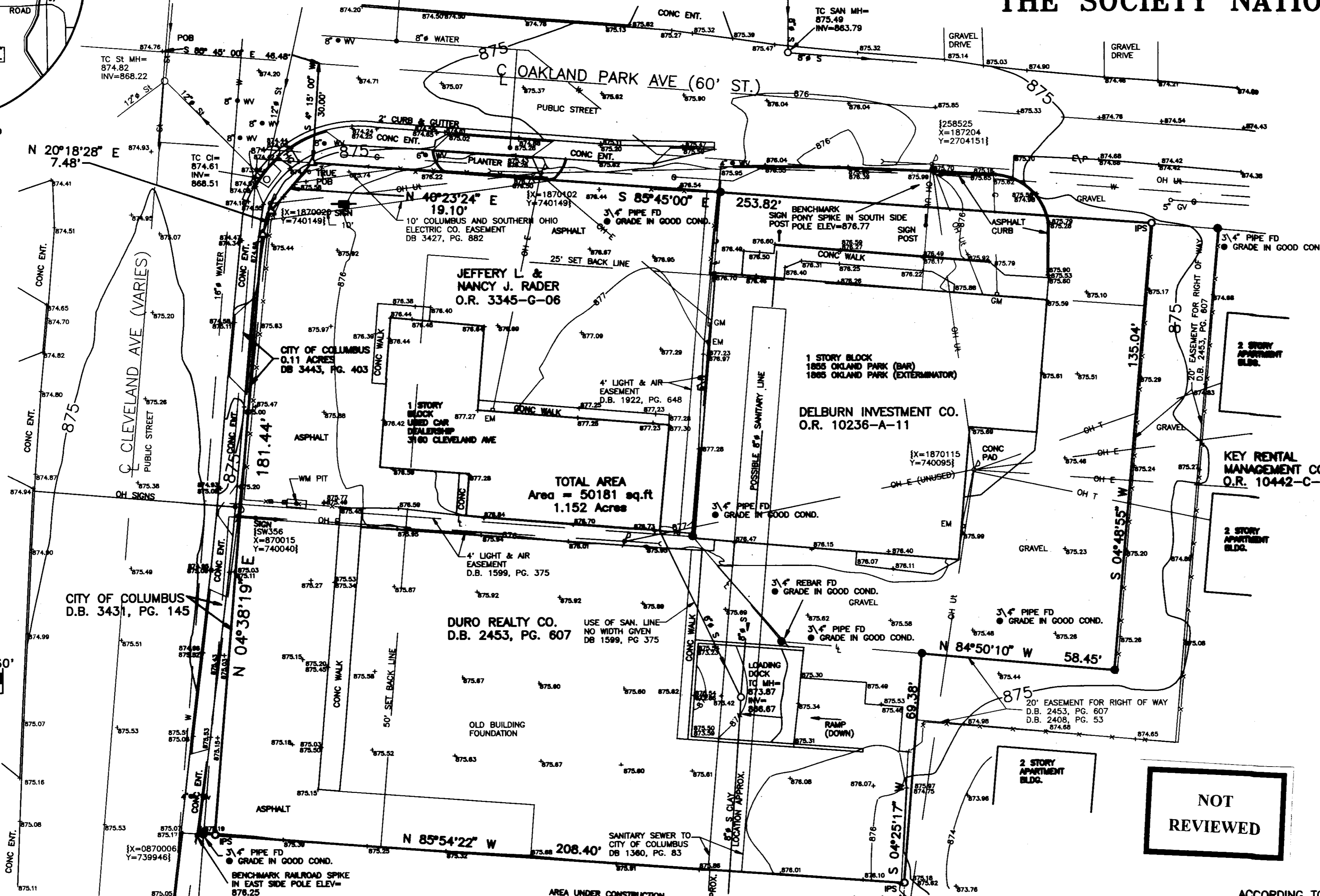
All buildings, and surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.



BEARINGS ARE BASED ON THE SOUTH LINE OF OAKLAND PARK AVE, BEING S 89° 45' 00" E AS SHOWN ON PB 10, PG. 284

LEGEND

- 1 Lot Numbers
- Lot Lines
- S Sanitary Sewer
- W Water Main
- G Gas Line
- U/C Underground Cables
- OH Overhead Lines
- Manhole
- Storm Inlet
- Fire Hydrant
- Utility Pole
- Guy Wire
- Fence
- △ Spike Set
- Water Valve Box
- Gas Valve
- Concrete Pad
- I.P.S.P. Iron Pin or Drill Hole Set
- ut Utilities
- St Storm Sewer
- C.I. Curb Inlet
- Diameter
- ENT. Entrance
- ## Pole Numbers



TITLE COMMITMENTS PROVIDED BY LAWYERS TITLE INS. CORP.

- #90950-101, DATED 11-3-95
- DURO REALTY CO. EASEMENTS FROM SCHEDULE B
- 9) 10' SANITARY EASEMENT TO THE CITY OF COLUMBUS IN DB 1380, PG. 83 IS PLOTTED.
- 10) 4' LIGHT AND AIR EASEMENT TO FRANK C. AMOS IN DB 1599, PG. 375 IS PLOTTED ALONG THE NORTH LINE OF THE DURO TRACT. ALSO, USE OF THE SANITARY LINE FROM THE RADER TRACT TO THE EXISTING SANITARY MAN HOLE IS GRANTED TO THE RADER TRACT.
- 11) SERVIENT 20' INGRESS/EGRESS EASEMENT IN DB 2408, PG. 53 IS PLOTTED, STARTING AT THE WEST LINE OF THE DURO TRACT, ALONG THE SOUTH AND EAST LINE OF THE DELBURN TRACT, CROSSING THE KEY RENTAL MANAGEMENT CO. TRACT.
- #90957-101, DATED 11-15-95
- JEFFERY L. RADER AND NANCY J. RADER EASEMENTS FROM SCHEDULE B
- 10) 10' UTILITY EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC CO. IN DB 3427, PG. 882 IS PLOTTED, CROSSING THE RADER TRACT IN THE NORTHWEST CORNER.
- 11) SERVIENT 4' LIGHT AND AIR EASEMENT IN DB 1922, PG. 648 IS PLOTTED, BEING ALONG THE WEST LINE OF THE DELBURN TRACT.
- 12) THE 10' SANITARY EASEMENT TO THE CITY OF COLUMBUS IN DB 1380, PG. 83 IS PLOTTED.
- #91447-201, DATED 1-3-96
- DELBURN INVESTMENT CO. EASEMENTS FROM SCHEDULE B
- 12) THE 10' SANITARY EASEMENT TO THE CITY OF COLUMBUS IN DB 1380, PG. 83 IS PLOTTED AND APPLIES. THE 4' LIGHT AND AIR EASEMENT TO FRANK C. AMOS IN DB 1599, PG. 375 IS PLOTTED ALONG THE NORTH LINE OF THE DURO TRACT, BUT DOES NOT APPLY TO THE DELBURN TRACT.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO SOCIETY NATIONAL BANK, RITE AID OF OHIO, AND LAWYERS TITLE INSURANCE CORPORATION AS OF NOVEMBER 9, 1995 THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND; THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE PROPERTY DESCRIPTION "CLOSEST" BY A SURVEYING CALCULATION; THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS OR APPLICABLE ZONING OR BUILDING CODES) AFFECTING THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN THEREON; THAT ALL UTILITY SERVICES NECESSARY FOR THE OPERATION OF THE PROPERTY ARE PRESENT ON THE PROPERTY OR WITHIN ADJACENT PUBLIC RIGHT OF WAY OR RECORDED EASEMENT; AND THAT THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS OR ENCROACHMENTS UPON THE PROPERTY BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENT SITUATED UPON ANY ADJOINING PREMISES. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAILS REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY ALTA AND ACSM IN 1992 AND MEETS THE ACCURACY REQUIREMENTS OF A URBAN CLASS SURVEY, AS DEFINED THEREIN, AND INCLUDES THE FOLLOWING ITEMS OF TABLE A THEREOF: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, AND 13.

AS USED IN THIS CERTIFICATION, TO CERTIFY MEANS TO STATE A PROFESSIONAL OPINION OF THE CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

Paul K. Moore
PAUL K. MOORE REG. NO. 5983
1-19-96
DATE

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Lot No. 8 as shown on the Plat of a subdivision of the Lands of Samuel P. Wright, as recorded in Plat Book (PB) 10, Page (Pg.) 284, and being a tract of land as conveyed to Jeffrey L. and Nancy J. Rader recorded in Official Record (OR) 3345-G-06, and being a tract of land as conveyed to Delburn Investment Co. recorded in OR 10236-A-11, also being a tract of land as conveyed to Duro Realty Co. recorded in Deed Book (DB) 2453, Pg. 607, Franklin County Recorder's Office, containing 1.152 acres of land more or less and being more particularly described as follows:

- References to documents are recorded in the Franklin County Recorder's Office:
- Bearings are referenced the south line of Oakland Park Ave. as being South 85 degrees 45' 00" East, as shown on said plat of Samuel P. Wright;
- Beginning for reference at the intersection of the centerlines of Cleveland Ave. and Oakland Park Ave.;
- Thence South 85 degrees 45' 00" East 45.48 feet, along the centerline of Oakland Park Ave., to a point;
- Thence South 04 degrees 15' 00" West 30.00 feet, to a set pony spike in the north line of Oakland Park Ave. being a northeast corner of a 0.011 acre tract of land as conveyed to City of Columbus in DB 3443, Pg. 403, and being the northeast corner of said Jeffrey L. and Nancy J. Rader tract, said pony spike being the TRUE PLACE OF BEGINNING for the herein described 1.152 acre tract;
- Thence South 85 degrees 45' 00" East 253.82 feet, along the south line of Oakland Park Ave., being the north line of said Lot 8, and being the north line of said Jeffrey L. and Nancy J. Rader, and being the north line of said Delburn Investment Co. tract, to a set iron pin, said iron pin being the northeast corner of said Delburn Investment Co. tract, also being the northeast corner of a tract of land conveyed to Key Rental Management Co. as recorded in OR 10442-C-02;
- Thence South 04 degrees 48' 55" West 135.04 feet, along the east line of said Delburn Investment Co. tract, being the west line of said Key Rental Management Co. tract, to a found 3/4" iron pipe (8 grade in good condition), said iron pipe being the southeast corner of said Duro Realty Co. tract, and being a northeast corner of said Key Rental Management Co. tract;
- Thence North 84 degrees 50' 10" West 58.45 feet, along the south line of said Delburn Investment Co. tract, being a north line of said Key Rental Management Co. tract, to a found 3/4" iron pipe (8 grade in good condition), said found iron pipe being the southeast corner of said Duro Realty Co. tract, and the northeast corner of a tract of land as conveyed to Anderson Layman Co. as recorded in OR 29573-H-19;
- Thence South 04 degrees 25' 17" West 89.38 feet, along the east line of said Duro Realty Co. tract, being the north line of said Anderson Layman Co. tract, to a set iron pin, said iron pin being the southeast corner of said Duro Realty Co. tract, and being a southeast corner of a 0.008 acre tract as conveyed to City of Columbus, recorded in DB 3431, Pg. 145;
- Thence North 04 degrees 38' 18" East 181.44 feet, along the west line of said Duro Realty Co. tract, being the west line of said Jeffrey L. and Nancy J. Rader tract, being the east line of said City of Columbus tract (DB 3443, Pg. 403) to a set pony spike;
- Thence North 20 degrees 18' 28" East 7.48 feet, along the west line of said Jeffrey L. and Nancy J. Rader tract, being the east line of said City of Columbus tract (DB 3443, Pg. 403) to a set pony spike;
- Thence North 40 degrees 23' 24" East 19.10 feet, along the west line of said Jeffrey L. and Nancy J. Rader tract, being the east line of said City of Columbus tract (DB 3443, Pg. 403), to the TRUE PLACE OF BEGINNING, containing 1.152 acres or 50181 square feet, more or less;
- All iron pins set are 5/8" rebar, with plastic cap stamped "PKM 5883".

NOT REVIEWED

ACCORDING TO F.I.R.M. COMMUNITY-PANEL NUMBER 39049C0165, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN

PAUL K. MOORE & ASSOCIATES
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6515 EAST LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
614-866-9158

SCALE 1"=20'	REVISIONS	BY	DATE
DATE 11-9-95	GASLINE ON OAKLAND PARK	JWW	11-14-95
DRN JWW	ADD BANK NAME	JWW	12-22-95
APVD JWW	ADD TITLE COMMITMENT	R/W	1-18-96
TITLE SURVEY OF 1.152 ACRES IN COLUMBUS, OHIO AT OAKLAND PARK AVE. & CLEVELAND AVE.			NO. 9510-75