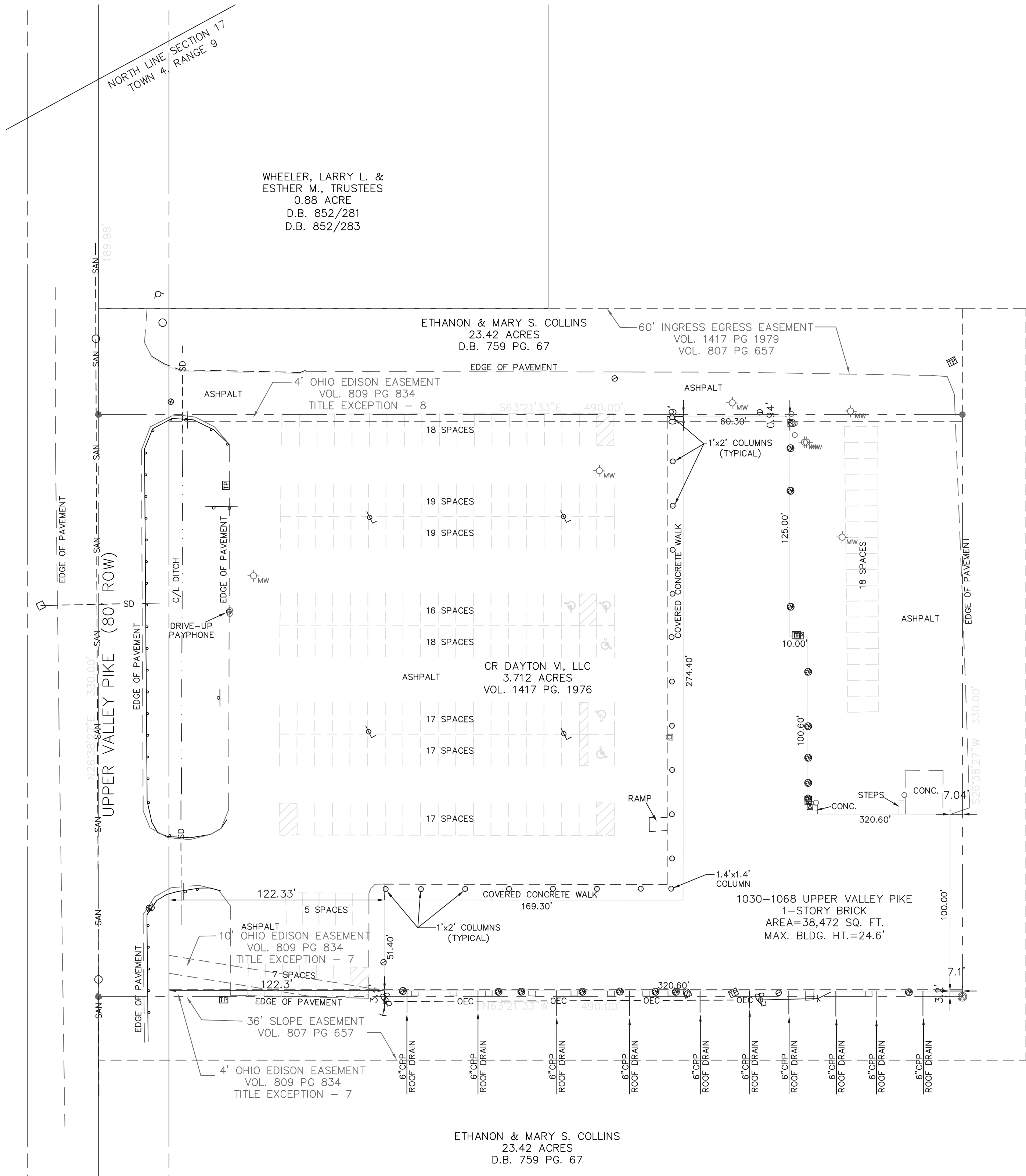




LEGEND

⊗	IRON PIN FOUND WITH ID CAP	☐	PULL BOX
●	RAILROAD SPIKE SET	☐	TELEPHONE PEDESTAL
●	IRON PIN SET WITH ID CAP	☐ _{MW}	MONITOR WELL
○	SANITARY MANHOLE	☐	MAILBOX
⊕	CLEANOUT	⊥	SIGN
□	SQUARE CATCH BASIN	♿	DISABLED PARKING SYMBOL
⊙	WATER VALVE	⊥	GUY WIRE
⊙	FIRE HYDRANT	⊥	LIGHT POLE
⊙	GAS METER	⊥	CABLE/POWER POLE
⊙	ELECTRIC METER		
⊙	TRANSFORMER		
— — — — —	GUARDRAIL		
— — — — — SAN —	SANITARY SEWER		
— — — — — STM —	STORM DRAIN		
— — — — — OEC —	OVERHEAD ELECTRIC/CABLE LINE		

SURVEY NOTES:

PLANIMETRIC FEATURES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY WOOLPERT ON FEBRUARY 2004.

THE LAND DEPICTED HEREON IS LOCATED WITHIN ZONE AE (AREAS AS DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN WITH BASE FLOOD ELEVATIONS DETERMINED), AS OBTAINED AND SHOWN ON FLOOD INSURANCE RATE MAP PANEL 180, MAP NUMBER 390732 0180 A WITH EFFECTIVE DATE JULY 22 1987.

LOCATION OF UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATION OF PHYSICAL STRUCTURES. NO EXCAVATIONS WERE MADE TO VERIFY UNDERGROUND LOCATIONS. UNDERGROUND EXCAVATION WILL NEED TO BE COORDINATED WITH O.U.P.S. AT THE TIME OF EXCAVATION.

EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. 1999 M 1001, DATED DECEMBER 22, 1999.

TITLE COMMITMENT NOTES FOR NO. 1999 M 1001:

#7 - EASEMENT AGREEMENT GRANTED TO OHIO EDISON COMPANY AS RECORDED IN DEED BOOK 809, PAGE 834 CLARK COUNTY RECORDS. AS SHOWN ON THIS SURVEY.

#8 - RIGHT OF WAY AND EASEMENT FOR PUBLIC ROADWAY AND GENERAL UTILITY PURPOSES GRANTED TO THE CITY OF SPRINGFIELD, OHIO AS RECORDED IN OFFICIAL RECORD VOLUME 358, PAGE 329 OF THE CLARK COUNTY, OHIO RECORDS. DOCUMENT NOT PROVIDED IN TITLE COMMITMENT.

REFERENCE DOCUMENTS:

DV 1417 PG 1976
DV 759 PG 67

ZONING:

SUBJECT PROPERTY IS CURRENTLY ZONED CC2, COMMUNITY COMMERCIAL, PER THE CITY OF SPRINGFIELD, OHIO ZONING OFFICE.

BUILDING HEIGHT: 35'
FRONT YARD SETBACK: 20'
SIDE YARD SETBACK: 0'
REAR YARD SETBACK: 0'

SITE CONTAINES 159 STRIPED STANDARD PARKING SPACES AND 5 STRIPED HANDICAPPED PARKING SPACES.

SURVEY DATA:

HORIZONTAL DATUM - BEARINGS SHOWN ON THIS PLAN ARE REFERENCED TO DEED RECORDED VOL. 1417 PAGE 1976 AND ARE BASED ON AN ASSUMED MERIDIAN. BEARINGS SHOWN ON THIS PLAT ARE FOR ANGULAR REFERENCE ONLY AND DO NOT REPRESENT A TRUE MERIDIAN.

CERTIFICATION:

STEVEN W. NEWELL, PS, A REGISTERED LAND SURVEYOR, LICENSE NO. 7212, IN AND FOR THE STATE OF OHIO AND LEGALLY DOING BUSINESS IN STATE OF OHIO, DOES HEREBY CERTIFY TO GENERAL ELECTRIC CAPITAL CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

(1) THE ACCOMPANYING SURVEY REPRESENTS A TRUE AND ACCURATE SURVEY MADE UNDER MY DIRECT SUPERVISION ON FEBRUARY, 2004, OF THE LAND THEREIN PARTICULARLY DESCRIBED;

(2) THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE;

(3) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

(4) THE LAND DESCRIBED IN THE SURVEY IS THE SAME AND AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW;

(5) THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY (UNLESS OTHERWISE NOTED);

(6) THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS;

(7) THERE ARE NO APPARENT EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY;

(8) THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS, OTHER THAN AS SHOWN ON THE SURVEY;

(9) THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY;

(10) ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON THE ADJOINING LAND;

(11) THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE ABOVE GROUND STORM DRAINING SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE;

(12) ANY VISIBLE ABOVE GROUND EVIDENCE OF DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY;

(13) THE PARCEL DESCRIBED IN THIS SURVEY IS LOCATED WITHIN ZONE AE (AREAS AS DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN WITH BASE FLOOD ELEVATIONS DETERMINED), AS OBTAINED AND SHOWN ON FLOOD INSURANCE RATE MAP PANEL 180, MAP NUMBER 390732 0180 A WITH EFFECTIVE DATE JULY 22 1987, "FLOOD INSURANCE RATE MAP" OR "FLOOD HAZARD FLOODWAY BOUNDARY MAP", "FLOOD HAZARDS BOUNDARY MAP" OR "FLOOD BOUNDARY AND FLOODWAY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A FLOOD HAZARD AREA;

(14) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY KNOWN AS UPPER VALLEY PIKE;

(15) EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS; AND

(16) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO. 1999 M 1001; AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

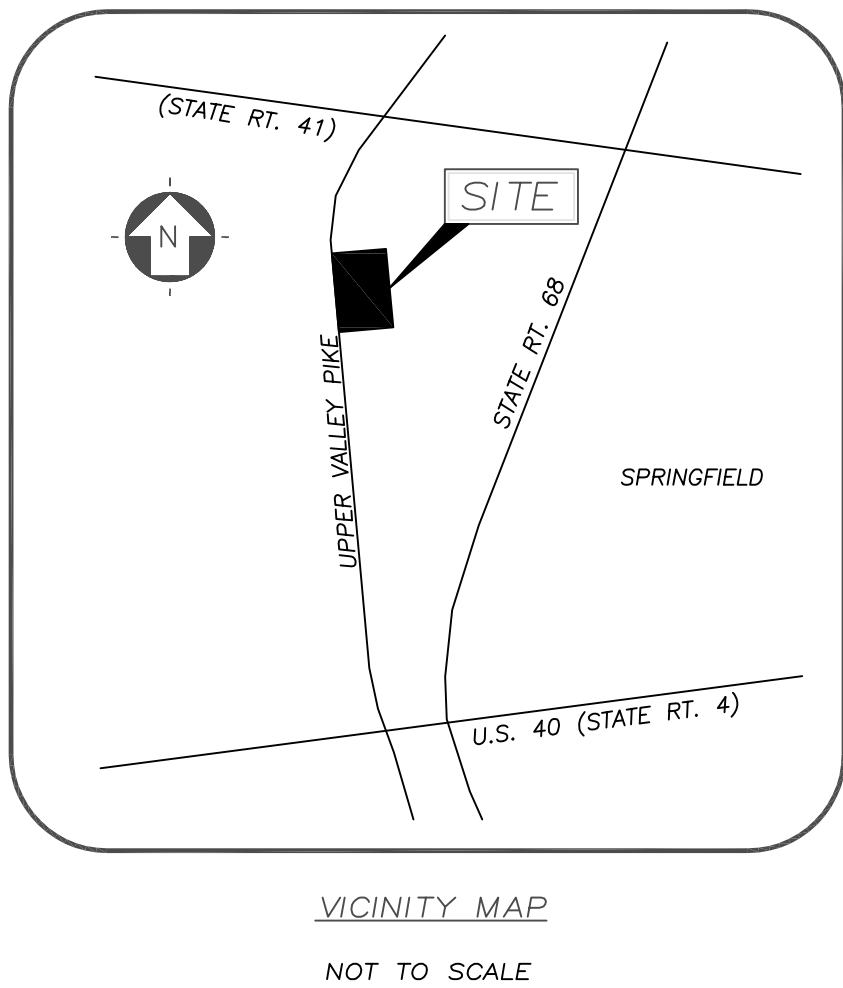
THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE 1999 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION ("ALTA") AND AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM"), AS DEFINED IN THE CURRENT ACCURACY STANDARDS JOINTLY ADOPTED BY ALTA AND ACSM AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A) AND 13 OF TABLE A THEREOF.

WOOLPERT LLP

STEVEN W. NEWELL
OHIO REGISTERED SURVEYOR NO. 7212

DATE



UPPER VALLEY PLAZA II

3.712 ACRES

CITY OF SPRINGFIELD

COUNTY OF CLARK, STATE OF OHIO

ALTA/ACSM LAND TITLE SURVEY

REVISION

No. DATE

PROJECT No: 61807

DATE 2/10/04

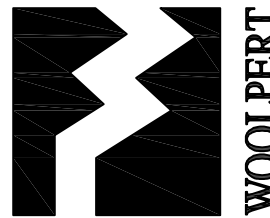
SCALE AS SHOWN

DES. SWN

DR. CTJ

CKD. KLS

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Columbus, Ohio
43219-2284
PH: 614.476.6000
FAX: 614.476.6225



SHEET NO.

1 of 1