

Zoning Information

Surveyor was not provided zoning information by client pursuant to item 6b of Table A

Items Corresponding to Schedule B-II

- 13. Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record February 12, 2001, in Plat Book 2, Page 687, of the Delaware County, Ohio Records. *The items referenced therein lie within the subject property and are shown hereon.*
- 14. Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record April 17, 2001, in Plat Book 2, Slide 510, of the Delaware County, Ohio Records. *The items referenced therein lie within the subject property and are shown hereon.*
- 15. Easement for the purpose of maintaining the distribution lines from Eil Long et al., to Ohio Edison Company, an Ohio corporation, filed for record September 14, 1950 and recorded in Volume 234, Page 137 of the Delaware County Records. *The location of the easement referenced therein is indeterminate due to a lack of descriptive information in the recorded documents.*
- 16. Easement for the purpose of maintaining the transmission and distribution of electric energy from The Greif Bros. Cooperage Corporation, a Delaware corporation, to Columbus and Southern Ohio Electric Company, filed for record November 29, 1954 and recorded in Volume 254, Page 460 of the Delaware County Records. *Item does not reference subject property and is not shown hereon.*
- 17. Easement for the purpose of maintaining the transmission and distribution of electric energy from The Greif Brothers Cooperage Corporation, a Delaware corporation, to Columbus and Southern Ohio Electric Company, filed for record February 25, 1955 and recorded in Volume 256, Page 72 of the Delaware County Records. *The easement referenced therein lies within the subject property and is shown hereon.*
- 18. Easement for the purpose of maintaining the transmission and distribution of electric energy from The Greif Bros. Cooperage Corporation, a Delaware corporation, to Columbus and Southern Ohio Electric Company, filed for record January 13, 1958 and recorded in Volume 274, Page 284 of the Delaware County Records. *The location of the easement referenced therein is indeterminate due to a lack of descriptive information in the recorded documents.*
- 19. Right of Way for the purpose of communication facilities from Greif Bros. Corporation, to General Telephone Company of Ohio, an Ohio corporation, filed for record December 22, 1970 and recorded in Volume 352, Page 12 of the Delaware County Records. *Item does not reference subject property and is not shown hereon.*
- 20. Easement and Right of Way from Greif Bros. Corporation, to General Telephone Company of Ohio, an Ohio corporation, filed for record August 21, 1996 and recorded in Volume 609, Page 596 of the Delaware County Records. *The location of the easement referenced therein is indeterminate due to a lack of descriptive information in the recorded documents.*
- 21. Right of Way Easement from The Greif Bros. Corporation, a Delaware corporation, to Del-Co Water Company, Inc., filed for record June 16, 1997 and recorded in Volume 624, Page 816 of the Delaware County Records. *The easement referenced therein lies within the subject property and is shown hereon.*
- 22. Declaration of Covenants and Conditions Relative to Services Payments in Lieu of Taxes, by Greif Corp. of Ohio, Inc., a Delaware corporation, filed for record March 30, 2000 and recorded in Volume 26, Page 2620, refiled on July 11, 2000 and re-recorded in Volume 41, Page 143 of the Delaware County Records. *The property referenced therein encompasses the subject property and is blanket in nature.*

First Amended and Restated Declaration of Covenants and Conditions Relative to Service Payments in Lieu of Taxes filed for record November 1, 2002 and recorded in Volume 260, Page 956 of the Delaware County Records.
- 23. Easement and Right of Way from Greif Bros. Corp. of Ohio, Inc., a Delaware corporation, to Columbus Southern Power Company, an Ohio corporation, filed for record May 9, 2002 and recorded in Volume 200, Page 356 of the Delaware County Records. *Item does not reference subject property and is not shown hereon.*
- 24. Easement from Greif Bros. Corporation, a Delaware corporation, to Columbia Gas of Ohio, Inc., filed for record August 2, 2002 and recorded in Volume 223, Page 2672 of the Delaware County Records. *Item does not reference subject property and is not shown hereon.*
- 25. Permanent Easement from The Greif Corporation of Ohio, an Ohio company, to The County of Delaware, Ohio, filed for record February 16, 2005 and recorded in Volume 585, Page 1824 of the Delaware County Records. *Item does not reference subject property and is not shown hereon.*
- 26. Declaration of Easements, Covenant, Conditions and Restrictions, by Greif Services LLC, a Delaware limited liability company and Capella Wathen LLC, an Ohio limited liability company and Brookshire Real Estate LLC, an Ohio limited liability company, filed for record July 17, 2006 and recorded in Volume 723, Page 40 of the Delaware County Records. *The property referenced therein encompasses the subject property and is blanket in nature.*
- 27. Emergency Access Easement Agreement by and between Greif Services LLC, a Delaware limited liability company and Citicorp North America, Inc., a Delaware corporation, filed for record July 17, 2006 and recorded in Volume 723, Page 72 of the Delaware County Records. *Item does not reference subject property and is not shown hereon.*
- 28. Easement and Right of Way for the purpose of maintaining the communication facilities from State Automobile Mutual Insurance Company, an Ohio corporation, to Columbus Southern Power Company, an Ohio corporation, filed for record December 30, 2008 and recorded in Volume 876, Page 633 of the Delaware County Records. *The easement referenced therein lies within the subject property and is shown hereon.*
- 29. Right of Way Easement from State Automobile Mutual Insurance Company, an Ohio corporation, to Del-Co Water Company, Inc., filed for record January 9, 2009 and recorded in Volume 877, Page 2315 of the Delaware County Records. *The easement referenced therein lies within the subject property and is shown hereon.*
- 30. Amended Easement and Right of Way from State Automobile Mutual Insurance Company, an Ohio corporation, to Columbus Southern Power Company, an Ohio corporation, filed for record May 21, 2010 and recorded in Volume 968, Page 309 of the Delaware County Records. *The easement referenced therein lies within the subject property and is shown hereon.*



Miscellaneous Notes

- MN1** The monuments referenced hereon (found or set) are in good condition and undisturbed (unless otherwise noted) at or near existing grade. All set pins are 5/8" wide x 30" long with an identification cap bearing the number "7911".
- MN2** The visible posted address of the subject property is 268 Greif Parkway.
- MN3** The subject property surveyed contains an area of 3.972 acres (170,020 square feet), more or less.
- MN4** There are 26 regular parking spaces and 2 handicapped parking spaces, for a total of 28 parking spaces located on the subject property.
- MN5** At the time of survey, there was no observable evidence of earth moving work, building construction or building additions.
- MN6** At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- MN7** The surveyor was not provided any documentation, was not made aware, and did not observe, any ground markings on the surveyed property with regards to wetlands located on the surveyed property. No environmental assessment or audit was performed on the subject parcel by Bock and Clark Corp.
- MN8** Bearings shown hereon are based on the Right-of-Way line of Greif Parkway. A bearing of N86°28'43"W was used.
- MN9** Subject property has direct access to Greif Parkway, which is a dedicated, public Right-of-Way.
- MN10** At the time of survey, there was no observable evidence of the site being used as a cemetery.
- MN11** Some features shown on this plat may be shown out of scale for clarity. All dimensions shown are in feet and decimals thereof.

Record Description

Situated in the State of Ohio, County of Delaware and Township of Liberty and more particularly described as follows:
Being Lot 3863 of The Park at Greif, as the same is numbered and delineated on the plat thereof, filed for record February 12, 2002, in Plat Cabinet 2, Slides 687, Recorder's Office, Delaware County, Ohio.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by Fidelity National Title Insurance Company, Commitment No. GLW1800230, dated June 6, 2018.

ALTA/NSPS Land Title Survey

268 Greif
268 Greif Parkway, Delaware, OH 43015

Based on Fidelity National Title Insurance Company Commitment No. GLW1800230 bearing an effective date of June 6, 2018

Surveyor's Certification

To: Ramar Land Corporation; Fidelity National Title Insurance Company and Bock & Clark Corporation.

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 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on June 27, 2018.

David J. Kuesthe
Registration No. 7911
In the State of Ohio
Date of Plat or Map: July 3, 2018
Date of Last Revision: _____

Bock & Clark NSN Project No. 201802519-1

Survey Performed By:
Bock & Clark Corporation
7362 Kingsgate Way
West Chester, OH 45069
Phone: 800-787-8392

Sheet 1 of 2

Bock & Clark National Coordinators
1-(800)-SURVEYS (787-8397)
Bock & Clark Corporation
3550 W. Market Street, Suite 200, Akron, Ohio 44333
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AN NIVIS COMPANY
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Flood Note

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community No. 390146, Map No. 39041C0231L which bears an effective date of February 17, 2016 and is not in a Special Flood Hazard Area. As shown on the FEMA website (<http://msc.fema.gov>) by firmette created on July 3, 2018 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

Project Revision Record

Date	Description	Date	Description
XX/XX/2018	XXXXX	XX/XX/2018	XXXXX
Field Work: GP	Drafted: ACL	Checked By: DJK	FB & PG:

Significant Observations

None Apparent

Legal

The use of this document's format is strictly prohibited and contingent upon the written consent and permission of Bock & Clark Corp.
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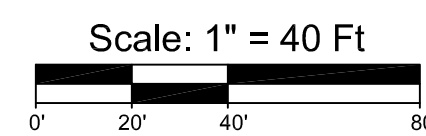
This survey was prepared for the purpose of this real estate transaction only and no further parties other than those certified above shall rely on it for any other purpose or transaction.

Columbus State Community College
Volume 1567 Page 685

Citigroup Technology Inc.
Lot 4947
Volume 1099 Page 1542

Greif Brothers Corp
of Ohio, Inc.
Lot 3862
Plat Book 2 Slide 687

Legend of Symbols and Abbreviations			
	Power Pole		Sanitary Manhole
	Light Pole		Clean Out
	Guy Wire		Gas Manhole
	Power Pole w/ Light		Gas Valve
	Utility Pole		Gas Meter
	Ground Light		Gas Line Marker
	Electric Manhole		Handicapped Parking
	Electric Meter		Indicates Mutual Ownership
	Electric Vault		Mailbox
	Transformer		Bollard
	Air Conditioner Unit		Storm Drain Manhole
	Telephone Manhole		Storm Drain Inlet Square
	Telephone Pedestal		Storm Drain Inlet Round
	Cable Box		Storm Pipe
	Sight Light		Curb Storm Inlet
	Set Iron Pin		Grease Trap
	Found Iron Pin		Right-of-Way
	Found Concrete Monument		Centerline
	Utility Line Marker		Traffic Signal Box
			Signal Light Pole
			Signal Light
			Vault
			Sign (as Noted)
			Tower
			Monitoring Well
			Flag Pole
			Satellite Dish
			Water Valve
			Fire Hydrant
			Siamese Fire Hydrant
			Water Manhole
			Backflow Preventer
			Well Head
			Sprinkler Head
			Found PK Nail
			Found Railroad Spike
			Found 'X' Cut



Bock & Clark
AN NIVIS COMPANY

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
268 Greif Project
DATE OF FIELD SURVEY: June 27, 2018
NETWORK PROJECT NUMBER: 2018002519-1
1-(800)-SURVEYS (787-8397)
maywehelpyou@bockandclark.com www.bockandclark.com

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