

Zoning Information

The subject property is zoned "CBD" - Central Business District of the City of Columbus

Parcel I:
 Front: Along Ludlow Street - 10' maximum/0' minimum
 Sides: North and south property line - 0' minimum
 Rear: East property line - 0' minimum

Parcel II & III:
 Front: Along South Main Street - 10' maximum/0' minimum
 Sides: North and south property line - 0' minimum
 Rear: West property line - 0' minimum

Minimum Lot Frontage: No requirement noted
Minimum Lot Width: 0 Feet
Minimum Lot Depth: No requirement noted
Minimum Lot Area: None
Maximum Building Height: Minimum: In the areas designated as a POD-2 on the Official Zoning Map, the minimum height of a single story, principal building shall be 20'.
Open Space: No requirement noted
Maximum Building Coverage: 100%
Maximum Impervious Coverage: No requirement noted
Floor Area Ratio: No requirement noted
Minimum Parking: Permitted uses, except multi-family dwellings and single family attached uses in the UBD District, shall not be required to provide off-street parking as stated in sub-section 150.700.5, Parking in Downtown Districts. Multi-family and single family attached uses in the UBD District shall provide one-half (.5) space per dwelling unit.

The zoning information shown above was provided by Bock & Clark in the Zoning Information Project for One South Main Street having a date of effect of May 15, 2017, pursuant to Item 6a of Table A.

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 1 South Main Street
- MN3** The subject property surveyed contains an area of 1.24 acres (54,024 square feet), more or less.
- MN4** There are 414 regular parking spaces and 6 handicapped parking spaces (in garage) for a total of 420 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 wellands located on the surveyed property. No environmental assessment or audit was performed on the subject parcel by Bock and Clark Corp.
- MN8** All offsite easements or servitudes benefiting the surveyed property were noted at time of survey.
- MN9** Bearings shown hereon are based on the Right-of-Way line of Third Street, Montgomery County, Ohio. A bearing of N79°08'20"E was used.
- MN10** Subject property has direct access to Ludlow Avenue and Third Street, which are dedicated, public Right-of-Ways.
- MN11** At the time of survey, there was no observable evidence of the site being used as a cemetery.
- MN12** Some features shown on this plat may be shown out of scale for clarity. All dimensions shown are in feet and decimals thereof.

Flood Note

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community No. 390409 Map No. 39113C0164E which bears an effective date of January 6, 2005 and is not in a Special Flood Hazard Area. As shown on the FEMA website (<http://msc.fema.gov>) by firmette created on June 1, 2017 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
6/7/2017	Revised Zoning Info	XX/XX/2016	XXXXX
6/8/2017	B&C Comments		
6/19/2017	Client Comments		
Field Work: MG	Drafted: ACL	Checked By: DJK	FB & PG:

Record Description Continued

and 08/100 (81.08) feet to a point located eighteen and 35/100 (18.35) feet South of the South line of Lot No. 157;

Thence parallel to and eighteen and 35/100 (18.35) feet southwardly from the said South line, North seventy-nine degrees eight minutes twenty seconds (79°08'20") East for one hundred sixty-five and 33/100 (165.33) feet to the point of beginning, containing 13,404 square feet or no and 308/1000 (0.308) acres, more or less.

Parcel IV:

Easement as created in a Reciprocal Access Easement Agreement by and among Webb/Henne Dayton Arcade Centre, an Ohio general partnership, Dayton Arcade Community Urban Redevelopment Corporation, and Lee Schear and Cynthia Schear, dated May 19 and 23, 1988, filed for record August 10, 1988, at 1:05 p.m., and recorded as Deed No. 88-471B08 of the Montgomery County Records, over and across the areas located at the second floor level of the following premises:

Tract A:

Located in the City of Dayton, County of Montgomery, State of Ohio and being across part of Lot Number 159 and part of Lot Number 160 of the revised and consecutive Lot Numbers as shown on the plat of the City of Dayton, Ohio and being more fully described as follows:

Beginning at the Northeast corner of City of Dayton Lot Number 160, said point also being the Northwest corner of City of Dayton Lot Number 159;
 Thence along the North line of said Lot Number 160 South 79°08'20" West for 1.00 feet to the Northwest corner of a 0.1645 acre parcel conveyed to Lee Schear and Cynthia Schear by Deed recorded in MF 95-0525B03 of the Deed records of Montgomery County, Ohio;
 Thence along the West line of said Schear Parcel southwardly parallel to and 1.00 feet West of the East line of said Lot Number 160, South 10°47'10" East for 74.91 feet to the true point of beginning;
 Thence North 79°08'20" East for 34.00 feet to a point in the West line of a Parcel conveyed to Dayton Arcade Community Urban Development Corporation by Deed recorded in MF 84-521B02 and MF 95-409B01;
 Thence South 10°46'52" East for 6.50 feet to a point;
 Thence South 79°08'20" West for 18.50 feet to a point;
 Thence South 10°47'10" East for 1.50 feet to a point;
 Thence South 79°08'20" West for 15.50 feet to a point in the West line of said Schear Parcel;
 Thence with the West line of said Schear Parcel northwardly parallel to and 1.00 feet West of the East line of said Lot Number 160, North 10°47'10" West for 8.00 feet to the true point of beginning. Containing 244.25 square feet more or less.

The above description was prepared by Lockwood Jones & Beals, Inc. and is set forth in confirmation of description of Reciprocal Access Easement Agreement recorded at Deed No. 93-0815E06 and corrects the descriptions of the Parcel E of the Reciprocal Access Easement Agreement recorded as Deed No. 88-471B08 of the Montgomery County, Ohio records.

Tract B:

Located in the City of Dayton, County of Montgomery, State of Ohio and being across part of Lot Number 159 of the revised and consecutive Lot Numbers as shown on the plat of the City of Dayton, Ohio and being more fully described as follows:

Beginning at the Northeast corner of City of Dayton Lot Number 159, said point is also the Northwest corner of City of Dayton Lot Number 157;
 Thence with said lot line South 10°47'10" East for 57.95 feet to the true point of beginning;
 Thence continuing South 10°22'29" East for 13.52 feet to a point;
 Thence South 79°08'20" West for 8.00 feet to a point;
 Thence South 34°08'20" West for 9.00 feet to a point;
 Thence South 79°08'20" West for 28.50 feet to a point;
 Thence South 34°08'20" West for 9.00 feet to a point;
 Thence South 79°08'20" West for 9.50 feet to a point;
 Thence North 55°51'40" West for 3.50 feet to a point;
 Thence South 79°08'20" West for 3.00 feet to a point;
 Thence North 10°46'52" West for 11.50 feet to a point;
 Thence North 79°08'20" East for 3.50 feet to a point;
 Thence North 66°38'20" East for 19.00 feet to a point;
 Thence North 79°08'20" East for 22.50 feet to a point;
 Thence North 64°54'08" East for 5.73 feet to a point;
 Thence North 79°08'20" East for 10.20 feet to a point;
 Thence North 10°51'40" West for 5.25 feet to a point;
 Thence North 79°08'20" East for 1.00 feet to a point;
 Thence North 10°51'40" West for 1.50 feet to a point;
 Thence North 79°08'20" East for 3.00 feet to the true point of beginning. Containing 783.12 square feet more or less.

Tract C:

Located in the City of Dayton, County of Montgomery, State of Ohio and being across part of Lot Number 157 of the revised and consecutive Lot Numbers as shown on the plat of the City of Dayton, Ohio and being more fully described as follows:

Beginning at the North West corner of Parcel Number II,
 Thence with the West line of said Parcel Number II, South 10°47'10" East for 57.95 feet to the true point of beginning of this easement;
 Thence continuing South 10°47'10" East for 2.50 feet to a point;
 Thence North 79°08'20" East for 1.00 feet to a point;
 Thence South 10°47'10" East for 6.00 feet to a point;
 Thence South 79°08'20" West for 1.00 feet to a point;
 Thence South 10°47'10" East for 5.00 feet to a point;
 Thence South 79°08'20" West for 12.5 feet to a point;
 Thence South 10°47'10" East for 1.50 feet to a point;
 Thence South 79°08'20" West for 18.00 feet to a point;
 Thence North 10°47'10" West for 2.00 feet to a point;
 Thence South 79°08'20" West for 2.50 feet to a point in the West line of Lot 157 and the East line of Lot 159;
 Thence along said West line North 10°22'29" West for 13.52 feet;
 Thence North 79°08'20" East for 33.00 feet to the true point of beginning. Containing 478.55 square feet more or less.

The above description was prepared by Lockwood Jones & Beals, Inc. pursuant to a survey dated March 14, 1995 and is set forth in confirmation of Description of Reciprocal Access Easement Agreement recorded as Deed No. 95-0621A07 and corrects the description of Parcel Number 4 at Page 4 of Exhibit E of the Reciprocal Access Easement Agreement recorded as Deed No. 88-471B08 of the Montgomery County, Ohio records.

Parcel V:

Easement as created in an Easement Agreement by and between Webb/Henne Dayton Arcade Centre and Dayton Arcade Community Urban Redevelopment Corporation, dated August 1, and 2, 1988, filed for record August 8, 1988, at 1:06 p.m., and recorded as Deed No. 88-471D07 of Montgomery County records, describing the following premises:

Located in the City of Dayton, County of Montgomery, State of Ohio and being part of vacated arcade lane, said tract of land being described as follows:

Beginning for reference at the intersection of the East line of Ludlow Street with the South line of West Third Street;
 Thence with the East line of said Ludlow Street, South 10°47'10" West for 207.11 feet to the point of beginning, said point being the centerline of vacated arcade lane,
 Thence with said centerline, North 79°08'20" East for 98.19 feet to an iron pin set,
 Thence South 10°47'10" East for 8.25 feet to a point;
 Thence South 79°08'20" West for 98.19 feet to a point, said point is in the East line of Ludlow Street;
 Thence with the East line of Ludlow Street, North 10°47'10" West for 8.25 feet to the point of beginning. Containing (810.07 sq. ft.) or no and 19/1000 (0.019) acres, more or less.

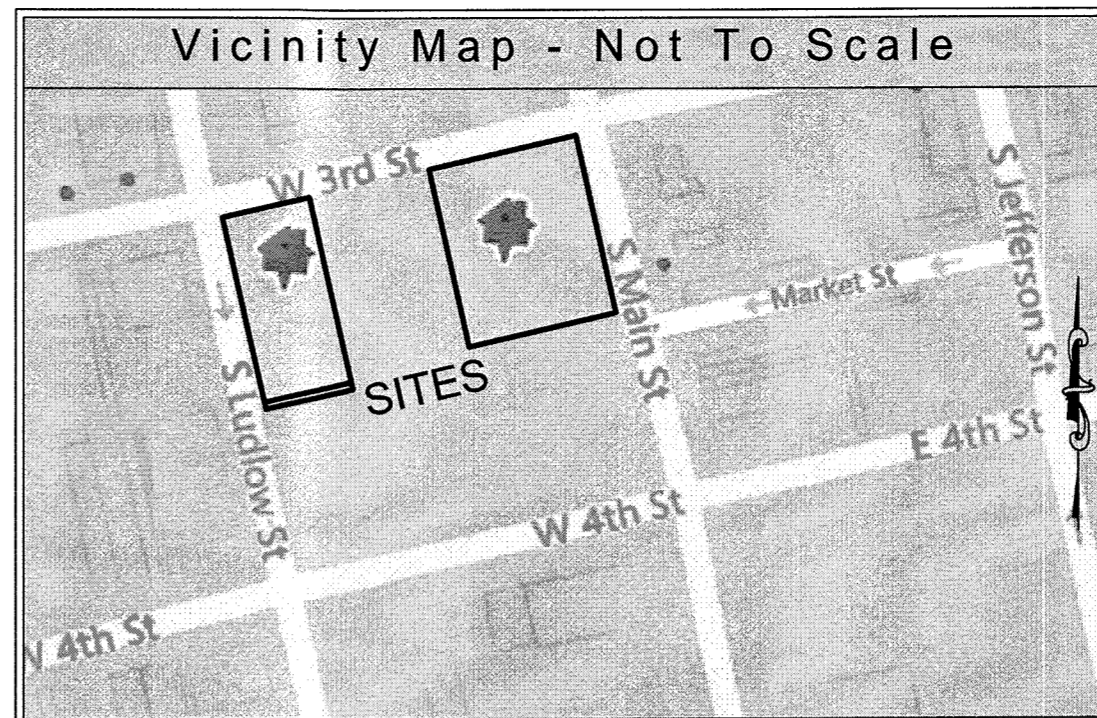
The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by First American Title Insurance Company, Commitment No. NCS-849589DC72, dated May 25, 2017

Significant Observations

- A** 1st Floor of building is over the right of way by a maximum of 2.3' for a distance of 185.0'
- B** 2nd thru 7th floors of building are over the right of way by a maximum of 19.5' for a distance of 191.5' without the benefit of a supplied easement

Legal

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Items Corresponding to Schedule B-II

- 10** Easements, Terms and Conditions as created by Judgment Order and Entry from Common Pleas Court Case No. 80-2250, filed August 3, 1983 as Deed No. 82-303, Page D04 of Montgomery County Records. *The property referenced therein encompasses part of the subject property and is blanket in nature.*
- 11** Reciprocal Access Easement Agreement recorded August 10, 1988 as Deed No. 88-471, Page B08 of Montgomery County Records. *The easements referenced therein lie outside the subject property and are shown hereon.*
- 12** Confirmation of Description recorded December 22, 1993 as Deed No. 93-815, Page E06 of Montgomery County Records.
- 12** Easement Agreement recorded August 10, 1988 in Deed No. 88-471, Page D07 of Montgomery County Records. *The easement referenced therein lies within the subject property and is shown hereon.*
- 13** Reciprocal Easement Agreement recorded January 30, 1979 as Deed No. 79-048, Page B01 of Montgomery County Records. *The property referenced therein encompasses the subject property and is blanket in nature.*
- 14** Affidavit recorded July 23, 1982 as Deed No. 79-048, Page B09 of Montgomery County Records.
- 14** Amendment of Agreements and Partial Releases of Mortgages recorded April 17, 1980 as Mortgage No. 80-327, Page A01 and also recorded as Deed No. 80-163, Page A01, both of Montgomery County Records.
- 14** Affidavit recorded July 23, 1982 as Deed No. 82-287, Page E03 of Montgomery County Records.
- 14** Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Arcade Square Dayton, Ohio recorded July 23, 1982 in Deed No. 82-288, Page A01 of Montgomery County Records. *The property referenced therein encompasses the easement parcels and is blanket in nature.*

Record Description

Situated in the City of Dayton, County of Montgomery, State of Ohio, described as follows:

Parcel I:
 Located in the City of Dayton, County of Montgomery, State of Ohio, and being part of Lot No. 160 said lot number being of the revised and consecutive numbers of lots as shown of the plat of the City of Dayton, Ohio, and part of vacated arcade lane (Vac Ord 80-2250 dated January 21, 1982), said tract of land being described as follows:

Beginning at the intersection of the East line of Ludlow Street with the South line of West Third Street;

Thence with the South line of said Third Street North seventy-nine degrees eight minutes twenty seconds (79°08'20") East for ninety-eight and 19/100 (98.19) feet to the Northwest corner of a tract of land conveyed to the First Dayton Group by Deed recorded in Microfiche No. 84-0419810 of the Deed records of Montgomery County, Ohio, said point being located one and 00/100 (1.00) foot West of the Northeast corner of said Lot No. 160;

Thence with the West line of said First Dayton Group land parallel to and one 00/100 (1.00) foot westwardly from the East line of said Lot No. 160 South ten degrees forty-seven minutes ten seconds (10°47'10") East for two hundred seven and 11/100 (207.11) feet to a point in the center line of vacated arcade lane;

Thence with the center line of said arcade lane South seventy-nine degrees eight minutes twenty seconds (79°08'20") West for ninety-eight and 19/100 (98.19) feet to a point in the East line of said Ludlow Street;

Thence with the East line of said Ludlow Street North ten degrees forty-seven minutes ten seconds (10°47'10") West for two hundred seven and 11/100 (207.11) feet to the point of beginning, containing 20,336 square feet or no and 467/1000 (0.467) acres, more or less.

Parcel II:

Located in the City of Dayton, County of Montgomery, State of Ohio, and being a part of Lots No. 157 and 158 of the revised and consecutive number of lots as shown on the plat of the City of Dayton, Ohio, said tract of land being described as follows:

Beginning at the intersection of the South line of Third Street with the West line of Main Street;

Thence with the West line of said Main Street, South ten degrees forty-seven minutes ten seconds (10°47'10") East for one hundred seventeen and 78/100 (117.78) feet to a point located eighteen and 35/100 (18.35) feet southwardly from the Southeast corner of Lot No. 157;

Thence parallel to and eighteen and 35/100 (18.35) feet southwardly from the South line of Lot No. 157, South seventy-nine degrees eight minutes twenty seconds (79°08'20") West for one hundred sixty-five and 33/100 (165.33) feet to a point thirty-three and 00/100 (33.00) feet from the West line of Lot No. 158.

Thence parallel to and thirty-three and 00/100 (33.00) feet eastwardly from the West line of said Lots No. 158 and 157, North ten degrees forty-seven minutes ten seconds (10°47'10") West for one hundred seventeen and 78/100 (117.78) feet to a point in the South line of Third Street;

Thence with said South line, North seventy-nine degrees eight minutes twenty seconds (79°08'20") East for one hundred sixty-five and 33/100 (165.33) feet to the point of beginning, containing (19,472) square feet or no and 447/1000 (0.447) acres, more or less.

Parcel III:

Located in the City of Dayton, County of Montgomery, State of Ohio, and being a part of Lot No. 158, said Lot Number being of the revised and consecutive number of lots as shown on the plat of the City of Dayton, Ohio, said tract of land being described as follows:

Starting at the intersection of the South line of Third Street with the West line of Main Street;

Thence with the West line of said Main Street, South ten degrees forty-seven minutes ten seconds (10°47'10") East for one hundred seventeen and 78/100 (117.78) feet to the point of beginning;

Thence with the West line of said main street, South ten degrees forty-seven minutes ten seconds (10°47'10") East for eighty-one and 08/100 (81.08) feet to the intersection of the West line of said main street with the North line of arcade lane;

Thence with the North line of said arcade lane, South seventy-nine degrees eight minutes twenty seconds (79°08'20") West for one hundred sixty-five and 33/100 (165.33) feet to a point located thirty-three and 00/100 (33.00) feet from the Southwest corner of said Lot No. 158;

Thence parallel to and thirty-three and 00/100 (33.00) feet eastwardly from the West line of said Lot No. 158, North ten degrees forty-seven minutes ten seconds (10°47'10") West for eighty-one

*Continued to the left

ALTA/NSPS Land Title Survey

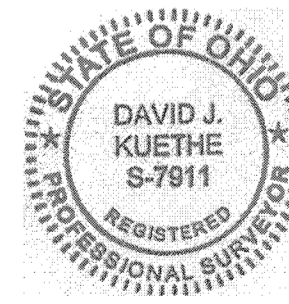
CWC2017 Project
 Fifth Third Center
 One South Main Street, Dayton, OH 45402

Based on First American Title Insurance Company Commitment No. NCS-849589-DC72 bearing an effective date of May 25, 2017

Surveyor's Certification

David J. Kuethe

David J. Kuethe
 Registrar No. 7911
 In the State of Ohio
 Date of Plat or Map: June 1, 2017
 Date of Last Revision: June 19, 2017



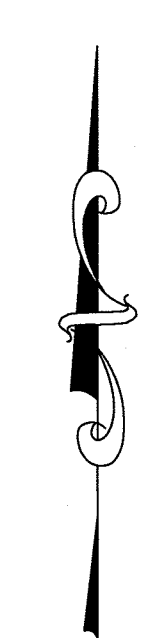
Bock & Clark NSN Project No. 201700001-43

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

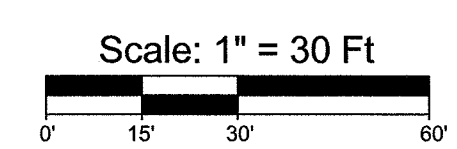



National Coordinators
1-(800)-SURVEYS (787-8397)
 Bock & Clark Corporation
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
maywehelpyou@bockandclark.com
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SURVEY - ZONING
 ENVIRONMENTAL - ASSESSMENT



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
	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		
	Water Meter		
	Water Vault		
	Sprinkler Head		
	Found PK Nail		
	Found Railroad Spike		





Bock & Clark
SURVEY • ZONING
ENVIRONMENTAL • ASSESSMENT

ALTA/NSPS Land Title Survey
Prepared For
CWC2017 Project
Date of Field Survey: May 30, 2017
Network Project Number: 20170001-43
1-(800)-SURVEYS (787-8397)
maywehelpyou@bockandclark.com www.bockandclark.com