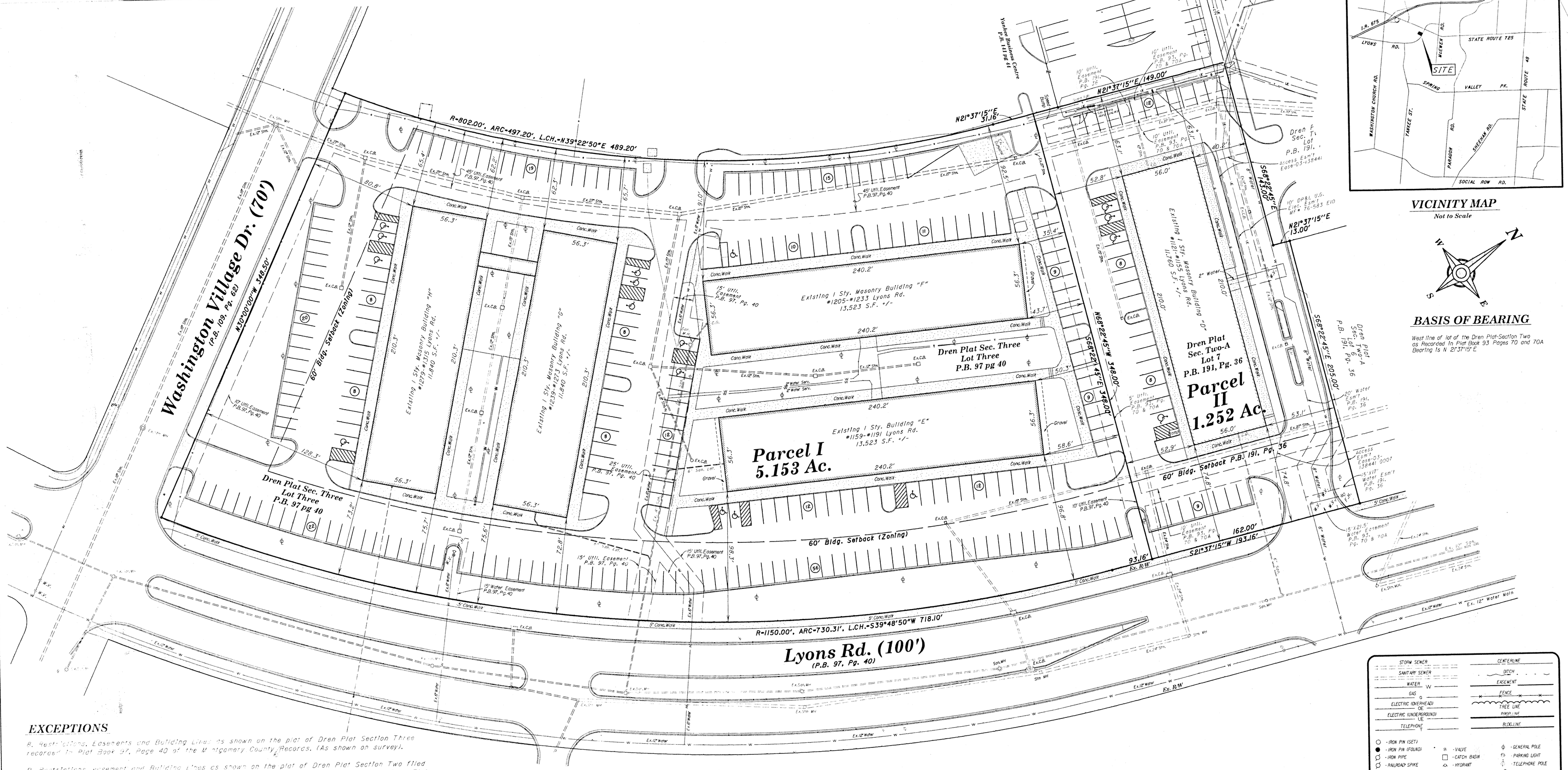

VICINITY MAP

Not to Scale

BASIS OF BEARING

West line of lot of the Dren Plat-Section Two as Recorded in Plat Book 93 Pages 70 and 70A Bearing Is N 21°37'15" E

EXCEPTIONS

8. Restrictions, Easements and Building Lines as shown on the plat of Dren Plat Section Three recorded in Plat Book 97, Page 40 of the Montgomery County Records. (As shown on survey).

9. Restrictions, easement and Building Lines as shown on the plat of Dren Plat Section Two filed February 28, 1975 in Plat Book 93, Pages 70 and 70A and as replatted by Record Plan Dren Plat Section Two-A filed on September 8, 2003, in Plat Book 191, Page 36 of the Montgomery County Records. (As shown on survey).

10. Easement for sanitary sewer granted to the Board of County Commissioners of Montgomery County, Ohio, filed March 28, 1972 and recorded in DWF 72-149 C04 of the Montgomery County Records. (Does not affect premises).

11. Declaration of Access Rights recorded for record July 5, 1977 and recorded in WF 77-808 B11 of the Montgomery County Records. (Not Plottable).

12. Right-of-Way and Easement Granted to the Dayton Power and Light Company by Instrument dated April 22, 1985, filed June 14, 1985 and recorded in DWF 85-281 C 2 of the Montgomery County Records. (Does not affect premises).

13. Right of Way and Easement granted to the Dayton Power and Light Company by Instrument dated October 14, 1976 and filed for record November 12, 1976 in DWF 76-583 E10 of the Montgomery County Records. (As shown on survey).

14. Reciprocal Ingress and Egress Easement Agreement by and between 1994-41 Ohio Associates, L.P., a Delaware limited partnership and Riverrain Limited Partnership, a Georgia limited partnership filed for record June 10, 1999 in WF 99-431 C06 and as amended by First Amendment dated June 28, 1999 and filed for record June 30, 1999 in WF 99-431 C06 and as amended by First Amendment to Reciprocal Ingress and Egress Easement Agreement by and between Yankee Station LLC and R.B. Lyons, Ltd., GCG Lyons Ltd., and Lyons 4, LLC filed for record September 12, 2003 in EASE-03-13644I of the Montgomery County Records. (Does not affect premises).

15. Access Easement by Riverrain Limited Partnership and RLG Lyons, Ltd., GCG Lyons, Ltd. and Lyons 4, LLC filed for record September 12, 2003 in EASE-03-13844I of the Montgomery County Records. (As shown on survey).

16. Declaration of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by and between Lyons 4, LLC, R.B. Lyons Ltd., and GCG Lyons, Ltd., filed for record September 12, 2003 in EASE-03-13645I of the Montgomery County Records. (Does not affect premises).

17. Lease by and between Riverrain Limited Partnership, a Georgia limited partnership (Lessor) and the State of Ohio, Department of Transportation (Lessee) effective August 14, 2000, filed May 25, 2001 and recorded in Book 5 Page 1 of the Montgomery County Records. (Not Plottable).

18. Lease by and between Riverrain Limited Partnership, a Georgia limited partnership (Lessor) and the State of Ohio, Department of Transportation (Lessee) effective July 1, 2003, filed August 26, 2003 and recorded in Book 5 Page 1 of the Montgomery County Records. (Not Plottable).

SOUTHPITCH PARKING SPACES 159 (MARKED)

NOTES:

1. This Survey is based on a title package from Lawyers Title Insurance Corporation, File No. S0069034DC, dated November 3, 2003.

2. 276 Total Parking Spaces (Including 17 Handicap)

3. This property appears on FIRM map No. 390775 0040 C and lies in Zone "C" - Areas of Minimal flooding. Flood Zone Line based on Horizontal Projection.

4. The locations of the underground utilities shown on the plan have been obtained by field checks and searches of available records. It is believed that they are essentially correct, but the surveyor does not guarantee their accuracy or completeness. The contractor should verify locations with the utility companies and/or the ohio utilities protection service at 1-800-362-2764 not less than 48 hours before starting any demolition or excavation activities.

5. Site Is designated Zone B-2

6. Setbacks : 60 Ft. Front Yard, 0 Side Yard, 0 Rear Yard (When Abutting B-2 Zoning) 200 Ft. Setback From Residintal Setbacks

CERTIFICATION

To Riverrain Limited Partnership, a Georgia limited partnership Fifth Third Bank, Western Ohio, and Lawyers Title Insurance Corporation.

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/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1,2,3,4,6,7,8,9,10,11,13, of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolrence.

TERRY W. HUGHES
OHIO PROFESSIONAL SURVEYOR No.7965

01/21/2004

STATE OF OHIO — TERRY W. HUGHES 7965 REGISTERED PROFESSIONAL SURVEYOR

LEGEND

STORM SEWER — CENTERLINE
SANITARY SEWER — DITCH
WATER W — EASEMENT
GAS G — FENCE
ELECTRIC (OVERHEAD) OE — TREE LINE
ELECTRIC (UNDERGROUND) UE — PROP. LINE
TELEPHONE T — BLDG. LINE

- IRON PIN (SET)
- IRON PIN (FOUND)
- IRON PIPE
- RAILROAD SPIKE
- CROSS NOTCH
- TREE
- EVERGREEN TREE
- VALVE
- CATCH BASIN
- HYDRANT
- CONCRETE
- NO. OF PARKING STALLS
- GENERAL POLE
- PARKING LIGHT
- TELEPHONE POLE
- POWER POLE
- LIGHT POLE

LEGAL DESCRIPTIONS:

PARCEL I

Situate In the Township of Washington, County of Montgomery, State of Ohio and being Lot Numbered THREE (3) Dren Plat, Section 3, as recorded in Plat Book 97, Page 40 of the Plat Records of Montgomery County, Ohio.

PARCEL II

Situate In the Township of Washington, County of Montgomery and State of Ohio and being Lot numbered Seven (7) Dren Plat, Section Two-A as recorded in Plat Book 191, Page 36 of the Plat Records of Montgomery County, Ohio

0 30 60 90 120
GRAPHIC SCALE

ALTA / ACSM Land Title Survey
for
Governour's Square Office Complex
GOVERNOUR'S SQUARE OFFICE COMPLEX
DREN PLAT - Part of SECTION TWO-A & All of SECTION THREE
Washington Township, Montgomery County, Ohio
Section 6, Town 2, Range 5 M.Rs.

Scale: 1" = 30'	Date: January, 2001		
Des. TWH		Job No. 03-1671	
Drn. TWH	SCHAEFER, ARGUS & HUGHES INC. ENGINEERS SURVEYORS	Sheet No. 1 of 1	
Ckd. CUS			
Approved			