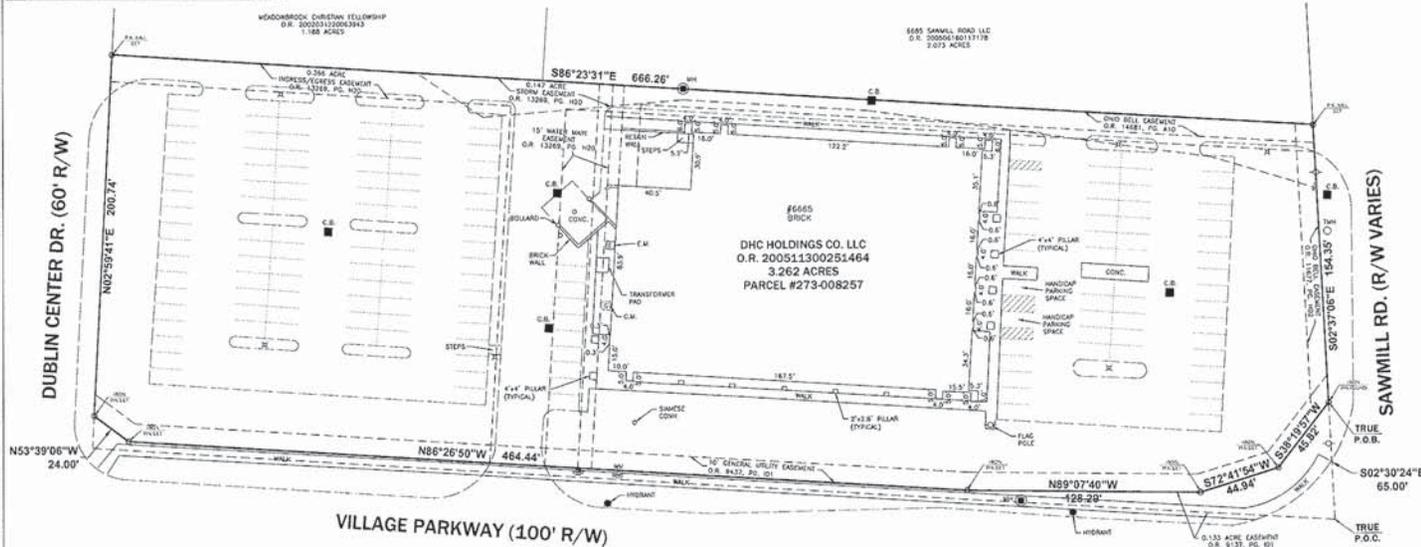
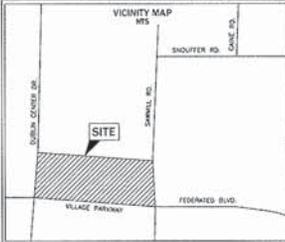


ALTA/ACSM LAND TITLE SURVEY
 SITUATED IN THE CITY OF DUBLIN, FRANKLIN COUNTY, OHIO AND BEING A 3.262 ACRE TRACT AS CONVEYED TO DHC HOLDINGS CO. LLC AS RECORDED IN O.R. 200511300251464 AT THE FRANKLIN COUNTY RECORDER'S OFFICE.

TITLE COMMITMENT LEGAL

SITUATED IN THE CITY OF DUBLIN, FRANKLIN COUNTY, OHIO AND BEING A 3.262 ACRE TRACT AS CONVEYED TO DHC HOLDINGS CO. LLC AS RECORDED IN O.R. 200511300251464

SCHEDULE B - SECTION 2



- LEGEND**
- Catch Basin
 - ⊙ Iron Pin Set
 - ⊙ Iron Pin Found
 - ⊙ P.K. Nail Fnd.
 - ⊙ P.K. Nail Set
 - ⊙ Light Pole
 - ⊙ Sanitary Manhole
 - ⊙ Storm Manhole
 - ⊙ Fire Hydrant
 - ⊙ Power Pole
 - ⊙ Tick
 - ⊙ Pole Anchor
 - ⊙ Traffic Pole
 - ⊙ Phone Vault
 - ⊙ Gas Valve
 - ⊙ Water Meter
 - ⊙ Electric Meter
 - ⊙ Curb Inlet
 - ⊙ Clean Out
 - ⊙ Water Valve
 - (D) Deed
 - (M) Measure
 - ⊙ Post

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES **PNC BANK, NATIONAL ASSOCIATION** AS OF MARCH 1, 2011 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 "CLOSES" BY ENGINEERING CALCULATION UNLESS OTHERWISE NOTED; THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF 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; THAT THERE ARE NO ENCROACHMENTS UPON THE PROPERTY BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENT SITUATED UPON ANY ADJOINING PREMISES UNLESS OTHERWISE NOTED; AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF H.U.D. FLOOD INSURANCE BOUNDARY MAP OR SPECIAL FLOOD HAZARD AREA MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY ALTA AND ACSM IN 2005 AND MEETS THE ACCURACY REQUIREMENTS, AS DEFINED THEREIN. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OHIO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DANIEL G. LOSONCY NO. 7712 DATE

NONPLOTTABLE EASEMENT: RIGHT OF WAY AND EASEMENT TO COLLEEN & SOUTHERN POWER O.R. 13796, PG. 008

PARKING SPACES:
 162 = REGULAR
 2 = HANDICAP

BASIS OF BEARINGS
 THE NORTH LINE OF SAID 3.262 ACRE TRACT AS 86°22'21"E AND IS USED TO DETERMINE ANGLES ONLY.

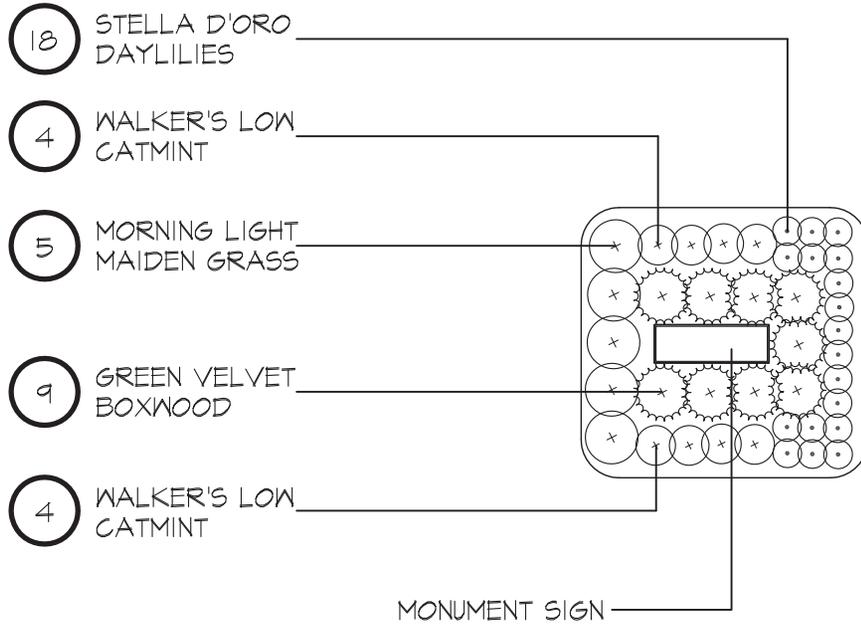
ALTA/ACSM LAND TITLE SURVEY

FOR
PNC BANK, NATIONAL ASSOCIATION

FRANKLIN, OHIO

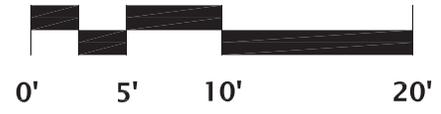
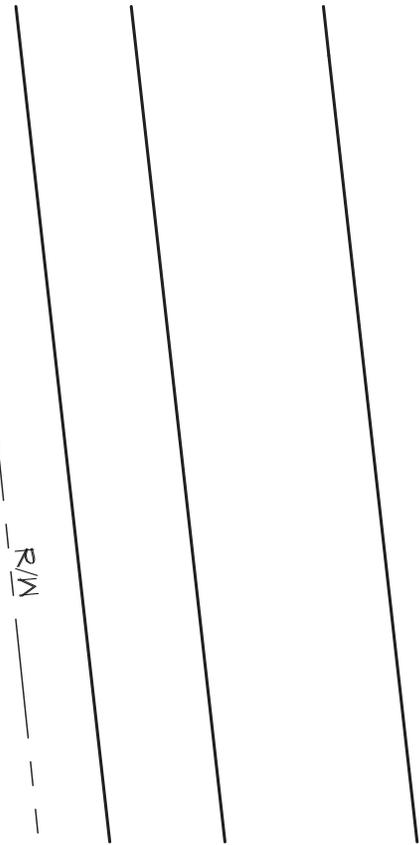


DRAWN BY: KK		JOB #11012011
FIELD WORK BY: DL		
DATE: MARCH 1, 2011		
SCALE: 1" = 40'		SHEET 1 OF 1
DATE	REVISION RECORD	DESCRIPTION
-	-	-
-	-	-



- 18 STELLA D'ORO DAYLILIES
- 4 WALKER'S LOW CATMINT
- 5 MORNING LIGHT MAIDEN GRASS
- 9 GREEN VELVET BOXWOOD
- 4 WALKER'S LOW CATMINT

MONUMENT SIGN



NORTH

Date: May 31, 2016
Job No.:

STAVROFF

PARTY CITY - TENANT ALTERATIONS

MONUMENT SIGN PLANTING PLAN

EDGE
PLANNING, ARCHITECTURE AND INTERIOR DESIGN
200 WEST SPRING STREET, SUITE 300
ANN ARBOR, MI 48105
614-986-3343

REVISIONS	
MARK	DATE / DESCRIPTION

SHEET

Sign D

Sign:	Party City
Sign Type:	Tenant Panel
Illumination:	Existing Illumination
Square Footage:	9.63

Party City Approval: [Signature]
 Date: 11/2/15

Landlord Approval: _____
 Date: _____



address: 5107 Kissell Avenue
 Altoona, PA 16601
 telephone: 814.949.8287
 fax: 814.949.8293
 web: blaircompanies.com

project information

client: Party City
 address: 6655 Sawmill Rd,
 Dublin, OH 43017

store #: R5193
 m number: 51729
 date: 03/03/15
 rendered: RSF
 file name:

revisions

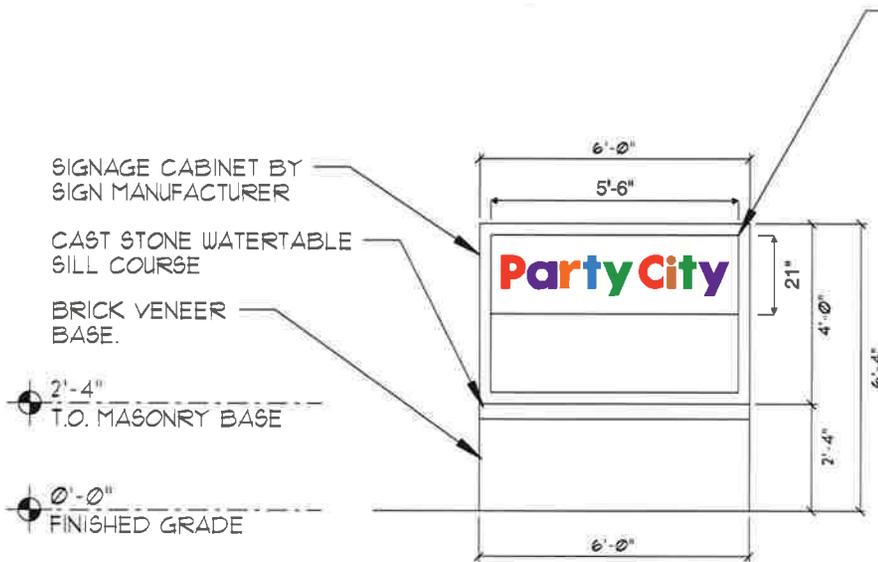
- 03/09/15 - Extended frontage & updated options
- 03/11/15 - Switched space to other end of building, re-did all options
- 05/26/15 - Added 36" no tag option
- 06/19/15 - Inserted new site plan and two (2) new monument signs
- 07/17/15 - Inserted new site plan and new elevations

These drawings are not for construction. The information contained herein is intended to express design intent only.

This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from the Blair Companies.



INTERNALLY ILLUMINATED PRIMARY PANEL SIGNAGE TO BE PROVIDED AND INSTALLED BY SIGN CONTRACTOR. BACKGROUND SHALL BE WHITE w/ TENANT LOGOS. TENANT LOGOS SHALL NOT EXCEED 20% OF THE SIGNAGE AREA. SIGN SHALL NOT TO EXCEED 24 S.F. TOP OF SIGN PANEL NOT TO EXCEED 8'-0" A.F.G.



MONUMENT SIGN ELEVATION

SCALE: 1/4" = 1'-0"

Allowable Square Footage for this Elevation: **TBD**

Actual Square Footage for this Elevation: **9.63**

Sign C

Sign:	Party City
Sign Type:	Tenant Panel
Illumination:	Existing Illumination
Square Footage:	9.63

Party City Approval: [Signature]
 Date: 11/2/15

Landlord Approval: _____
 Date: _____



BLAIR COMPANIES
 SIGNS • FIXTURES • LIGHTING

address: 5107 Kissell Avenue
 Altoona, PA 16601
 telephone: 814.949.8287
 fax: 814.949.8293
 web: blaircompanies.com

project information

client: Party City
 address: 6655 Sawmill Rd.
 Dublin, OH 43017

store #: R5193
 m number: 51729
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 rendered: RSF
 file name:

revisions

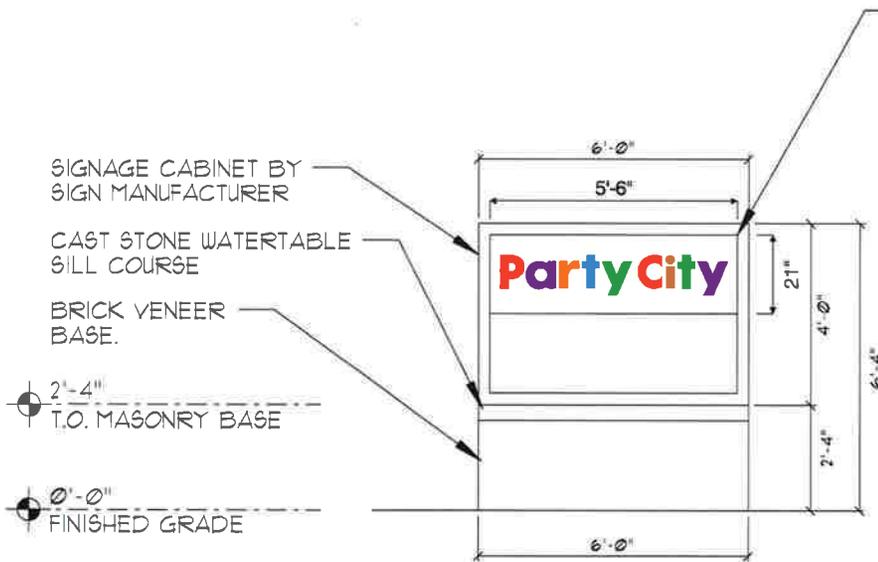
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MONUMENT SIGN ELEVATION

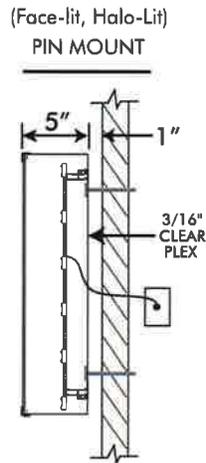
SCALE: 1/4" = 1'-0"

Allowable Square Footage for this Elevation: TBD

Actual Square Footage for this Elevation: 9.63

Sign A		Option 7
Sign:	Party City	
Sign Type:	36" Linear Letters, Pin Mount	
Illumination:	Internal & Halo Illum. with LED	
Square Footage:	72.35	

Sign B	
Sign:	Party City
Sign Type:	1'-9" x 11'-6" Temporary Banner
Illumination:	N/A
Square Footage:	20.13 (Does Not Count in Signage SF)



Party City Approval:	<i>[Signature]</i>
Date:	11/12/15
Landlord Approval:	_____
Date:	_____

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Front Elevation
Scale: 1/16" = 1'

Variance required for 5 colors

Actual Square Footage for this Elevation:	72.35
Allowable Square Footage for this Elevation:	40.5
Square Footage Calculations:	
Allowed 0.5 SF per linear foot of storefront, NTE 50 SF. 81 x 0.5 = 40.5 SF. Only three colors are allowed.	

This approved signage rendering includes an illustration of the wall elevations of the Premises as an example only, which is subject to change prior to Tenant's taking possession of the Premises and is not intended to be the final depiction of the wall elevations of the Premises. Landlord will separately confirm a final wall elevations rendering prior to Tenant's obligation to take possession of the Premises.