

**CHICAGO TITLE INSURANCE COMPANY FILE NO. 201511002A - SCHEDULE A - EXHIBIT A:**

Situated in the Village of Dublin, County of Franklin and State of Ohio, in Virginia Military Survey No. 2419 (4852) and being a portion of an original 15,704 acre tract of land (15,704 acres by recent survey) conveyed to Dublin Tech Mart Company by deed recorded in ORV 5180, Page G10 of Franklin County Records, and being all of a 12,704 acre tract of land conveyed out of said original 15,704 acre tract and subsequently conveyed back to Dublin Tech Mart Company by deed recorded in ORV 5645, Page D18 of Franklin County Records, and bounded and described as follows:

Beginning at a 3/4 inch I.D. iron pipe set at the intersection of the curved West line of Frantz Road (100 feet wide) with the North line of Paul G. Blazer Memorial Parkway, 60 feet wide, at the Southeast corner of said original 15,704 acre tract and at the Southeast corner of said 12,704 acre tract;

Thence South 70 deg. 24' 10" West along a North line of Paul G. Blazer Memorial Parkway, along a South line of said original 15,704 acre tract and along a South line of said 12,704 acre tract a distance of 408.49 feet to a 3/4 inch I.D. iron pipe found bent and reset at a point of curvature;

Thence West along a portion of a curved North line of Paul G. Blazer Memorial Parkway, along a portion of the curved South line of said original 15,704 acre tract, along the curved South line of said 12,704 acre tract and with a curve to the right, data of which is: Radius equals 758.00 feet and sub-delta equals 19 deg. 19' 44", a sub-chord distance of 254.50 feet bearing South 80 deg. 04' 02" West to a 3/4 inch I.D. iron pipe set at a Southwest corner of said 12,704 acre tract;

Thence North 0 deg. 16' 06" West radial to said curve and along a West line of said 12,704 acre tract a distance of 45.55 feet to a 3/4 inch I.D. iron pipe set at a corner of said 12,704 acre tract;

Thence North 19 deg. 36' 07" West along a portion of a West line of said 12,704 acre tract a distance of 257.77 feet to a 3/4 inch I.D. iron pipe set;

Thence South 89 deg. 31' 14" West a distance of 249.16 feet to a 3/4 inch I.D. iron pipe set in a West line of said original 15,704 acre tract and along a South line of a 5.216 acre tract of land conveyed to The Corporate Center, Inc. by deed recorded in ORV 4546, Page 107 of Franklin County Records;

Thence North 0 deg. 28' 46" West along a portion of a West line of said original 15,704 acre tract, along a West line of said 12,704 acre tract and along a portion of a West line of said 5.216 acre tract a distance of 534.30 feet to a 3/4 inch I.D. iron pipe set at the Northwest corner of said original 15,704 acre tract, at the Northwest corner of said 12,704 acre tract, at the Northeast corner of said 5.216 acre tract and in a South line of a 7.337 acre tract of land conveyed to Mary A. Windle, et al, (4), by deed recorded in Book 3705, Page 221 of Franklin County Records, (passing a 3/4 inch I.D. iron pipe set at a Southwest corner of said 12,704 acre tract at 187.39 feet);

Thence North 89 deg. 31' 14" East along the North Line of said original 15,704 acre tract, along the North line of said 12,704 acre tract, along a portion of a South line of said 7.337 acre tract and along a portion of the South line of a 0.034 acre tract of land conveyed to Mary A. Windle by deed recorded in Book 3705, Page 228 of Franklin County Records, a distance of 746.58 feet to a 3/4 inch I.D. iron pipe found in the West line of Frantz Road, at the Northeast corner of said original 15,704 acre tract and at the Northeast corner of said 12,704 acre tract;

Thence South 19 deg. 36' 07" East along the West line of Frantz Road, along the East line of said original 15,704 acre tract and along the East line of said 12,704 acre tract a distance of 634.12 feet to a 3/4 inch I.D. iron pipe set at a point of curvature;

Thence Southerly along a portion of the curved West line of Frantz Road, along the curve East line of said original 15,704 acre tract, along the curved East line of said 12,704 acre tract and with a curve to the right data of which is: Radius= 1859.86 feet and Sub-Delta = 1 deg. 34' 48", a Sub-Chord distance of 51.29 feet bearing South 18 deg. 48' 43" East to the place of beginning, containing 13.666 acres of land.

PPN 273-003095-00

**CHICAGO TITLE INSURANCE COMPANY FILE NO. 201511002A - SCHEDULE B - SECTION II:**

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

13. Right of Way to Columbia Gas of Ohio, Inc., dated March 29, 1971, filed for record in Volume 3140, Page 695 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

14. Easement to Columbus and Southern Ohio Electric Company, filed for record February 13, 1974 and recorded in Volume 3395, Page 705 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

15. Terms and Conditions of Reservations, restrictions, covenants, limitations, easements and/or conditions, as established in instrument filed for record February 23, 1953, in OR Volume 2505, Page J11, of the Franklin County Records. (EASEMENT #1 DOES NOT AFFECT THE SUBJECT PROPERTY - EASEMENT(S) 32 AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

16. Easement Agreement by and between The Ashland Oil Foundation, Inc. and the Village of Dublin, filed for record June 21, 1983 and recorded in OR Volume 2939, Page B17 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

17. Easement to Columbus and Southern Ohio Electric Company, filed for record September 5, 1985 in OR Volume 6196, Page E05 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - EASEMENT RUNS ALONG EXISTING UNDERGROUND UTILITY LINES - TABLE A ITEM 11(b) NOT A PART OF THE SCOPE OF THIS SURVEY)

18. Terms and Conditions of Reservations, restrictions, covenants, limitations, easements and/or conditions, as established in instrument filed for record November 25, 1985, in OR Volume 6608, Page F04, of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ELEMENTS)

19. Storm Sewer Easement from Dublin Tech Mart Company to Metro Medical Park Limited Partnership I, filed for record December 31, 1985 in OR Volume 6774, Page E20 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ELEMENTS)

20. Easement from Dublin Tech Mart Company to the Village of Dublin, filed for record January 3, 1986 in OR Volume 6795, Page E20 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

21. Right of Way to Columbia Gas of Ohio, Inc., filed for record March 25, 1986 in OR Volume 7113, Page E17 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

22. Easement to Columbus and Southern Ohio Electric Company, filed for record April 7, 1986 in OR Volume 7172, Page H16 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - EASEMENT RUNS ALONG EXISTING UNDERGROUND UTILITY LINES - TABLE A ITEM 11(b) NOT A PART OF THE SCOPE OF THIS SURVEY)

23. Easement to The Ohio Bell Telephone Company, filed for record September 10, 1986 in OR Volume 8109, Page G19 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

24. License Agreement by and between MetroComm AXS, L.P., as Licensee, and Great Lakes REIT, L.P., as Licensor, filed for record December 4, 1998 in Instrument No. 199812040312932 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ELEMENTS)

25. Easement from Great Lakes REIT, L.P. to MetroComm AXS, L.P., filed for record December 4, 1998 in Instrument No. 199812040312932 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

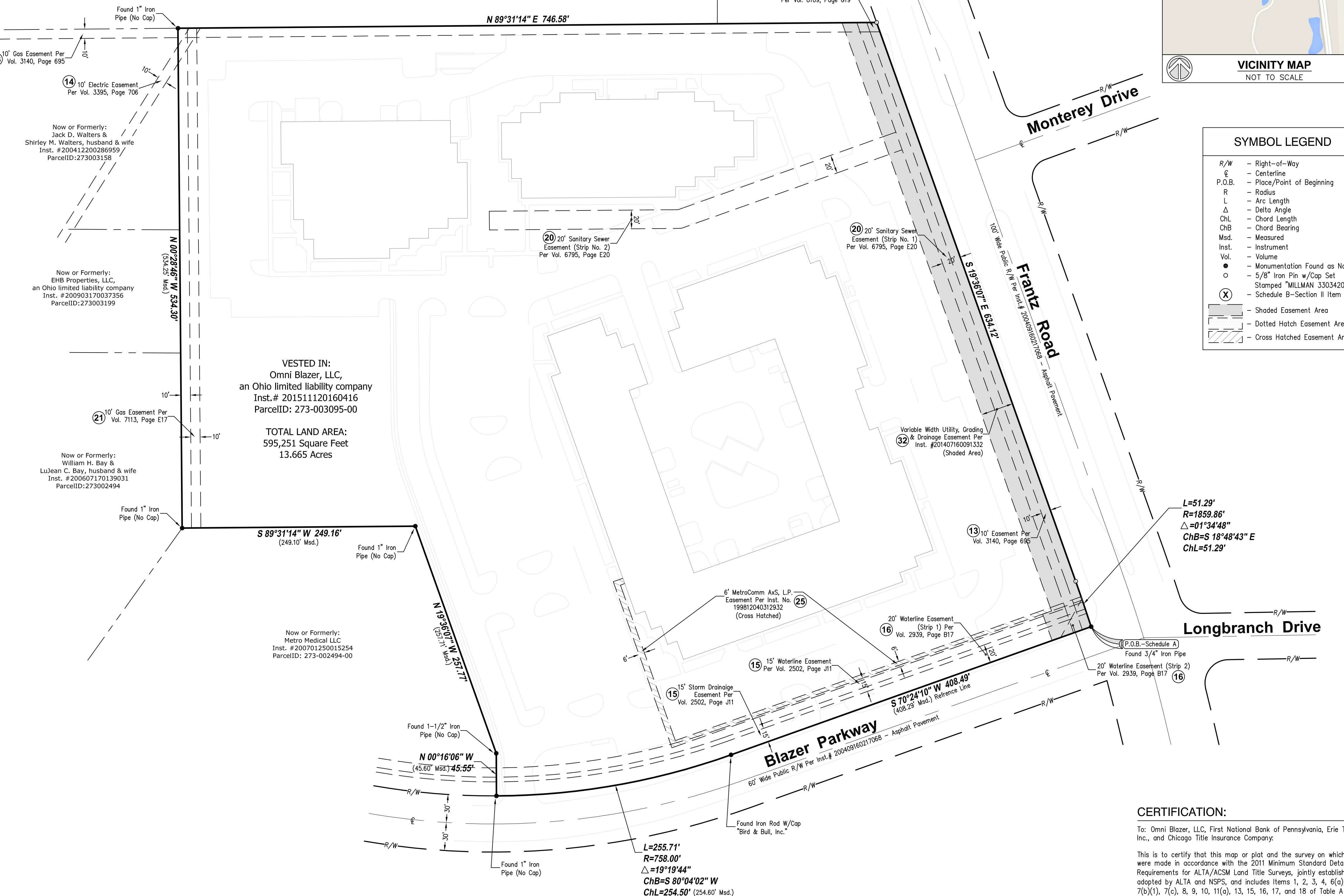
26. Memorandum of Tenants-in-Common Agreement, by and between Dublin Techmart, LLC and Techmart Venture, LLC recorded September 16, 2004 in Instrument No. 200409160217070 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ELEMENTS)

27. Declaration of Easements by Dublin Techmart, LLC and Techmart Venture, LLC, filed for record September 16, 2004 in Instrument No. 200409160217071 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ELEMENTS)

32. Permanent Easement to the City of Dublin, Ohio, an Ohio municipal corporation, filed for record July 16, 2014 in Instrument No. 201407160091332 of the Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

**MISCELLANEOUS NOTES:**

- There is direct access to the subject property via Blazer Parkway, a public right-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 4860-5000 Blazer Parkway, Dublin, Ohio.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Insurance Company File No. 201511002A with an effective date of November 11, 2015.
- There are no party walls on the subject property as pertaining to Table A Item No. 10.
- Rectified Orthophotography was not used in the preparation of this survey.



**BASIS OF BEARING:**  
The basis for all bearings shown hereon is Instrument No. 200409160217068 with a reference line being the monumented northerly right-of-way line of Blazer Parkway known as being S 70°24'10\"/>

**SURVEYOR'S OBSERVATIONS:**  
At the time of this survey, there was no visible evidence of encroachments or violations.

**PARKING:**  
462 Striped Parking Spaces  
7 Unstriped Parking Spaces  
13 Handicapped Spaces  
482 Total Parking Spaces

**FLOOD ZONE:**  
By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Franklin, State of Ohio, Community Panel No. 39049C0134K, and 39049C0153K, both having effective dates of June 17, 2008.

**ZONING:**  
Zoning Classification: O-L-R Office Laboratory Research  
SOURCE: City of Dublin  
This zoning information is based upon current zoning regulations. These conditions may not reflect the zoning regulations at the time of building or site construction.

**CERTIFICATION:**  
To: Omni Blazer, LLC, First National Bank of Pennsylvania, Erie Title Agency, Inc., and Chicago Title Insurance Company.  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 15, 16, 17, and 18 of Table A thereof. The field work was completed on October 23, 2015.

Date of Plat or Map: November 16, 2015.  
By: Deron J. Millman, PS  
Ohio Professional Surveyor No. 7717  
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY		
BY:	DATE:	COMMENT:
RF	11-27-2015	CLIENT COMMENTS & REVISED COMMITMENT

**millman**  
National Land Services  
Transforming the Industry  
Surveying  
Zoning  
Environmental  
Real Support - Title Review  
Millman Surveying, Inc.  
Corporate Headquarters  
4111 Bradley Circle NW  
Canton, OH 44718  
Phone: 800-520-1010  
Fax: 330-342-0834  
www.millmanland.com  
landsurveyors@millmanland.com

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:

**OMNI PROPERTY COMPANIES**  
26110 Emery Road  
Suite 250  
Cleveland, Ohio 44128  
Phone: (216) 514-1950

**millman virtualsurveyor**  
for more information visit <http://vimeo.com/25774136>

Dublin Techmart  
4860-5000 Blazer Parkway  
City of Dublin  
County of Franklin  
State of Ohio

**NORTH**  
GRAPHIC SCALE  
0 60' 120'  
1 INCH = 60 FT.

STATE OF OHIO  
DERON J. MILLMAN  
7717  
REGISTERED PROFESSIONAL SURVEYOR

Surveyor's Seal  
Sheet No. **1** of **2**  
MSI Project No. 37009  
PC/PM: TL/PF Drafter: PWF

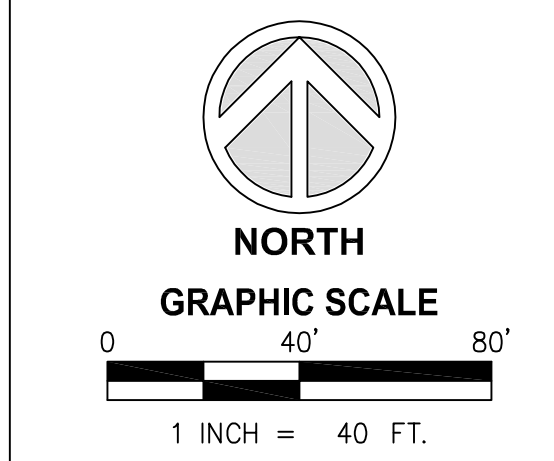


ALTA/ACSM LAND TITLE  
SURVEY PREPARED FOR:

**OMNI PROPERTY  
COMPANIES**  
26110 Emery Road  
Suite 250  
Cleveland, Ohio 44128  
Phone: (216) 514-1950

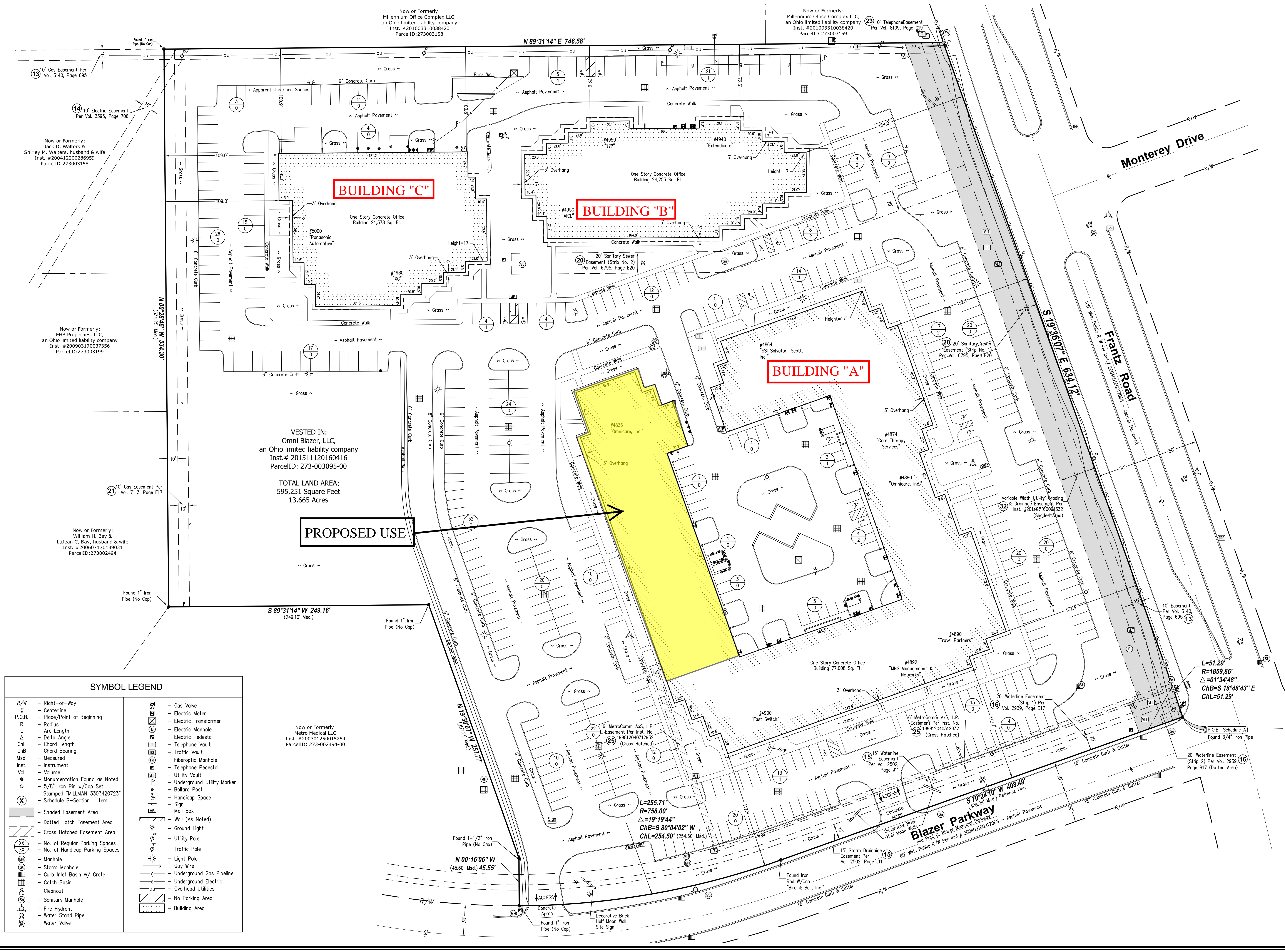
**millman**  
virtualsurveyor  
for more information  
visit <http://vimeo.com/25774136>

Dublin Techmart  
4860-5000 Blazer Parkway  
City of Dublin  
County of Franklin  
State of Ohio



Sheet No. **2** of **2**

MSI Project No. 37009  
PC/PM: TL/PF Drafter: PWF



**SYMBOL LEGEND**

R/W	- Right-of-Way	⊕	- Gas Valve
⊕	- Centerline	⊖	- Electric Meter
P.O.B.	- Place/Point of Beginning	⊗	- Electric Transformer
R	- Radius	⊙	- Electric Manhole
L	- Arc Length	⊚	- Electric Pedestal
Δ	- Delta Angle	⊛	- Telephone Vault
ChL	- Chord Length	⊜	- Traffic Vault
ChB	- Chord Bearing	⊝	- Fiberoptic Manhole
Msd.	- Measured	⊞	- Telephone Pedestal
Inst.	- Instrument	⊠	- Utility Vault
Vol.	- Volume	⊡	- Underground Utility Marker
●	- Monumentation Found as Noted	⊢	- Ballard Post
○	- 5/8" Iron Pin w/Cap Set	⊣	- Handicap Space
⊗	- Stamped "MILLMAN 3303420723"	⊤	- Sign
⊘	- Schedule B-Section II Item	⊥	- Mail Box
⊙	- Shaded Easement Area	⊦	- Wall (As Noted)
⊚	- Dotted Hatch Easement Area	⊧	- Ground Light
⊛	- Cross Hatched Easement Area	⊨	- Utility Pole
⊜	- No. of Regular Parking Spaces	⊩	- Traffic Pole
⊝	- No. of Handicap Parking Spaces	⊪	- Light Pole
⊞	- Manhole	⊫	- Guy Wire
⊟	- Storm Manhole	⊬	- Underground Gas Pipeline
⊠	- Curb Inlet Basin w/ Grate	⊭	- Underground Electric
⊡	- Catch Basin	⊮	- Overhead Utilities
⊢	- Cleanout	⊯	- No Parking Area
⊣	- Sanitary Manhole	⊰	- Building Area
⊤	- Fire Hydrant		
⊥	- Water Stand Pipe		
⊦	- Water Valve		

VESTED IN:  
Omni Blazer, LLC,  
an Ohio limited liability company  
Inst.# 20151120160416  
ParcelID: 273-003095-00

TOTAL LAND AREA:  
595,251 Square Feet  
13.665 Acres

**PROPOSED USE**

Now or Formerly:  
Metro Medical LLC  
Inst. #200701250015254  
ParcelID: 273-002494-00

Now or Formerly:  
Jack O. Walters & Shirley M. Walters, husband & wife  
Inst. #200412200286959  
ParcelID: 273003158

Now or Formerly:  
EHB Properties, LLC,  
an Ohio limited liability company  
Inst. #200903170037356  
ParcelID: 273003199

Now or Formerly:  
William H. Bay & LuJean C. Bay, husband & wife  
Inst. #200607170139031  
ParcelID: 273002494

Now or Formerly:  
Millennium Office Complex LLC,  
an Ohio limited liability company  
Inst. #201003310038420  
ParcelID: 273003158

Now or Formerly:  
Millennium Office Complex LLC,  
an Ohio limited liability company  
Inst. #201003310038420  
ParcelID: 273003159

L=51.29'  
R=1859.86'  
Δ=01°34'48"  
ChB=S 18°48'43" E  
ChL=51.29'

L=255.71'  
R=758.00'  
Δ=19°19'44"  
ChB=S 80°04'02" W  
ChL=254.50' (254.60' Msd.)

S 78°24'10" W 408.49'  
(408.29' Msd.) Reference Line  
Blazer Parkway  
60' Wide Public R/W Per Inst. # 20040916021068