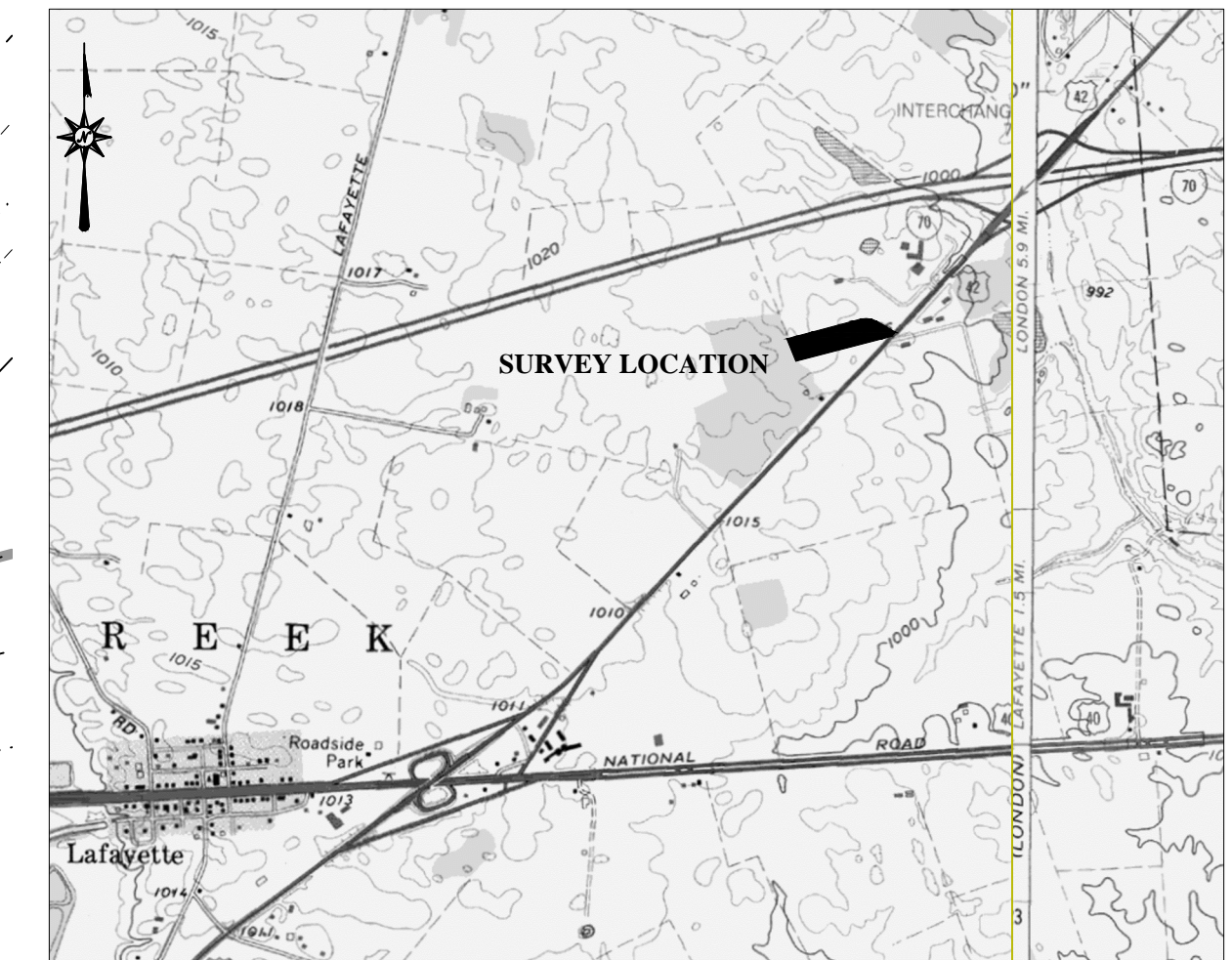


ALTA/ACSM LAND TITLE SURVEY

FOR
FIRST WESTERN SBL
THE TITLE COMPANY, LTD
and OM SHIV, INC.
OF A 6.038 ACRE PROPERTY
IN THE NAME OF OM SHIV, INC.

Located in Virginia Military Survey 8965/10927
Deer Creek Township, Madison County, Ohio



LOCATION MAP
(Source: USGS 7.5' Quadrangle London, Ohio & West Jefferson, Ohio)
(c) MyTopo, 2010
Scale: 1" = 2000'

ADDRESS: Motel 6
870 U.S. 42 NE
London, OH 43140

LOCATION: Located 2300 feet +/- southwest of the intersection of U.S. 42 and the centerline of Interstate 70 on the northwest side of U.S. 42, in Deer Creek Township, Madison County, Ohio.

OWNER: OM SHIV, INC.

AUDITOR'S PARCEL: #05-00443.002

DEED REFERENCE: Official Records 237, Page 376, Madison County Recorder

BASIS OF BEARING: S75°19'04"W, along the south line of the property surveyed and the south line of V.M.S. 8965/10927 as established by Global Positioning System data corrected using the U.S.G.S. C.O.R.S. network indexed to State Plane Coordinates 3402 OHIO SOUTH (NAD83).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

TABLE A Responses

Response to requested items in Table A of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (2011):

- 1. All Monuments found or, if missing, set as noted.
2. Address of property: 870 U.S. 42 NE, London, Ohio 43140
3. Flood Zone X - Outside of known 0.02% chance Flood Plain.
4. Gross Land Area 6.038 acres
5. (Not requested)
6. Zoning Classification:
a. Current Zoning "C2" General Commercial District
b. Front setback = 100 feet from Right-of-way. Side setbacks = 50 feet, Rear Setback = 50 feet.
Lot Coverage by Pavement less than 50% - (Measured 25%)
Lot coverage by buildings less than 25% - (Measured 11%)
7. Exterior Building dimensions - See Plan View
8. Substantial features on site - See Plan View
9. Parking: 115 Spaces including 4 Handicapped spaces
10. (Not requested)
11. Location of utilities: See Plan View
12-22. (Not requested)

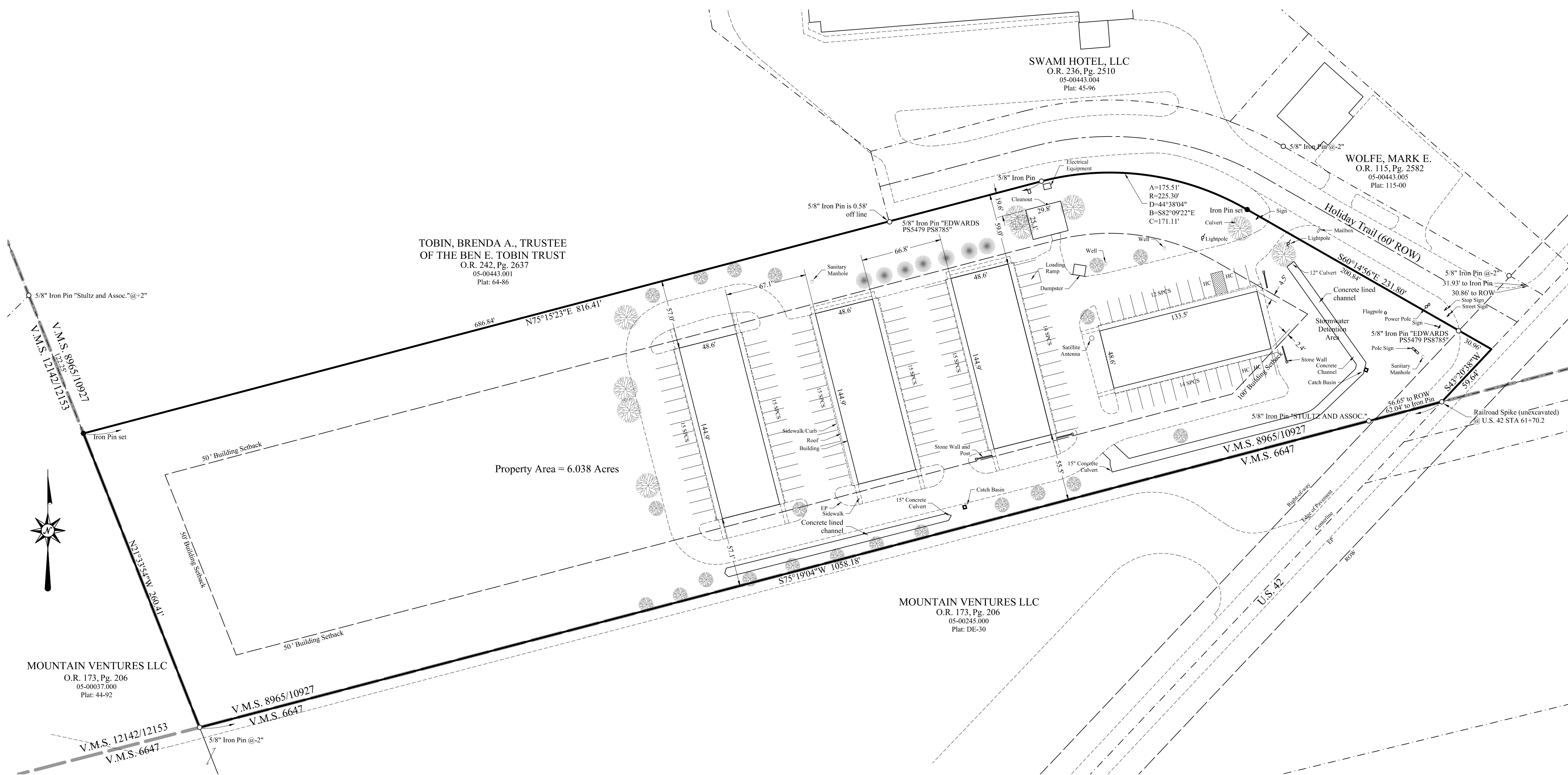
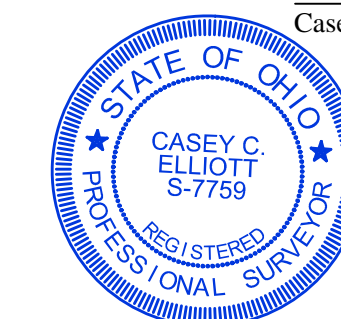
CERTIFICATION: I certify that this plat and description meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in December 28, 2012.

To First Western SBL, The Title Company, LTD. and OM SHIV, Inc.: this is to certify that this 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 as adopted by ALTA and NSPS and includes the specified items 1, 2, 3, 4, 6, 7(a), 8, 9 and 11(a) of Table A.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

01/11/2013

Date



DESCRIPTION OF A 6.038 ACRE PROPERTY IN THE NAME OF OM SHIV, INC. Located in V.M.S. 8965/10927, Deer Creek Township, Madison County, Ohio

This description is for a re-survey of a 6.038 acre property in the name of OM SHIV, Inc., an Ohio Corporation (Official Records 237, Page 376, Madison County Recorder, Auditor's Parcel #05-00443.002), on the northwest side of U.S. 42, approximately 2230 feet southwest of the intersection of U.S. 42 and the centerline of Interstate 70, in Virginia Military Survey 8965/10927, Deer Creek Township, Madison County, Ohio and is further described as follows:

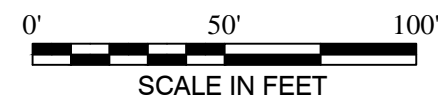
BEGINNING at a railroad spike found (unexcavated) at the intersection of the centerline of V.M.S. 8965/10927, and V.M.S. 6647 and the centerline of U.S. 42 (Right-of-way 60 feet), said spike is at Station 61+70.2 of U.S. 42 (MADISON COUNTY S.H. 241 SEC. B & C RIGHT-OF-WAY PLANS 1932, on file with District 6, Ohio D.O.T.) as calculated and described by Roger Irwin Baker, P.S. 5539 on Survey Plat 19-84 Madison County Map Room, said spike is approximately 2230.8 feet southwest along the centerline of U.S. 42 from the centerline of 1-70 (CENTERLINE SURVEY PLAT, INTERSTATE ROUTE 70 SEC. 6.25, Sheet 2 of 37) thence S75°19'04"W, 1058.18 feet, along the south line of V.M.S. 8965/10927 and the north line of a property in the name of Mountain Ventures, LLC, (O.R. 173, Pg. 206), passing the northwest R.O.W. of U.S. 42 at 56.65 feet and a 5/8" iron pin with an identification cap engraved STULTZ AND ASSOC at 62.84 feet, to a 5/8" iron pin located at the intersection of V.M.S. 8965/10927, V.M.S. 12142/12153 and V.M.S. 6674;

thence N75°15'23"E, 816.41 feet, along the south line of a property in the name of Brenda A. Tobin, Trustee of the Ben E. Tobin Trust (O.R. 242, Pg. 2637), passing a 5/8" iron pin with an ID cap engraved EDWARDS PS5479 PS8785 (offset 0.58 feet to the right) at 686.84 feet and continuing along the south R.O.W. line of Holiday Trail (60 foot R.O.W.) to a 5/8" diameter iron pin found; thence with a curve to the right with an arc length of 175.51', a radius of 225.30', a chord bearing of S82°09'22"E, and a chord length of 171.11', along the south R.O.W. line of said Holiday Trail to an iron pin set; thence S60°14'56"E, 231.80 feet, along the south R.O.W. of said Holiday Trail, passing the northwest R.O.W. of said U.S. 42 at a 5/8" diameter iron pin with an ID cap engraved EDWARDS PS5479 PS8785 at 200.84 feet to a point in the centerline of said U.S. 42; thence S43°20'38"W, 59.64 feet, along the centerline of said U.S. 42 to the TRUE POINT OF BEGINNING.

The described property as re-surveyed contains 6.038 acres and is subject to all easements and Rights-of-way of record. The BASIS OF BEARINGS is S75°19'04"W along the south line of V.M.S. 8965/10927 as established by Global Positioning System data corrected using the U.S.G.S. C.O.R.S. network indexed to State Plane Coordinates 3402 OHIO SOUTH (NAD83). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled ELLIOTT PS7759 unless otherwise described. This description is based on a survey performed in December 2012 and January 2013 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

LEGEND

- Existing Topographic Line
Proposed Topographic Line
Spot Elevation
Water Line
Drainage Channel
Tree and Treeline
Road Centerline
Property Line (offsite)
Property Line
Work Limits
Right of Way
Easement
Corporation Line
Edge of Pavement
UTILITY LINES (Fine Line indicates Existing)
Sanitary Sewer
Storm Sewer
Water Supply Line
Natural Gas Pipeline
Underground Electric Line
Underground Telephone Cable
Other Underground Utility
Proposed Fence
STRUCTURES
Manhole
Water Valve Box
Catch Basin
Power Pole
Telephone Pole
Lightpole
Existing Monument
Proposed or New Monument
Benchmark



TOBIN, BRENDA A., TRUSTEE OF THE BEN E. TOBIN TRUST
O.R. 242, Pg. 2637
05-00443.001
Plat: 64-86

SWAMI HOTEL, LLC
O.R. 236, Pg. 2510
05-00443.004
Plat: 45-96

WOLFE, MARK E.
O.R. 115, Pg. 2582
05-00443.005
Plat: 115-00

MOUNTAIN VENTURES LLC
O.R. 173, Pg. 206
05-00245.000
Plat: DE-30

MOUNTAIN VENTURES LLC
O.R. 173, Pg. 206
05-00037.000
Plat: 44-92

**EXHIBIT A**  
**DESCRIPTION OF A**  
**6.038 ACRE PROPERTY**  
**IN THE NAME OF OM SHIV, INC.**  
**Located in V.M.S. 8965/10927, Deer Creek Township,**  
**Madison County, Ohio**

This description is for a re-survey of a 6.038 acre property in the name of OM SHIV, Inc., an Ohio Corporation (Official Records 237, Page 376, Madison County Recorder, Auditor's Parcel #05-00443.002), on the northwest side of U.S. 42, approximately 2230 feet southwest of the intersection of U.S. 42 and the centerline of Interstate 70, in Virginia Military Survey 8965/10927, Deer Creek Township, Madison County, Ohio and is further described as follows:

BEGINNING at a railroad spike found (unexcavated) at the intersection of the line between V.M.S. 8965/10927, and V.M.S. 6647 and the centerline of U.S. 42 (Right-of-way 60 feet), said spike is at Station 61+70.2 of U.S. 42 (*MADISON COUNTY S.H. 241 SEC. B & C RIGHT-OF-WAY PLANS 1932*, on file with District 6, Ohio D.O.T.) as calculated and described by Roger Irwin Baker, P.S. 5539 on Survey Plat 19-84 Madison County Map Room, said spike is approximately 2230.8 feet southwest along the centerline of U.S. 42 from the centerline of I-70 (*CENTERLINE SURVEY PLAT, INTERSTATE ROUTE 70 SEC. 6.25, Sheet 2 of 37*)

thence  $S75^{\circ}19'04''W$ , 1058.18 feet, along the south line of V.M.S. 8965/10927 and the north line of a property in the name of Mountain Ventures, LLC, (O.R. 173, Pg. 206), passing the northwest R.O.W. of U.S. 42 at 56.65 feet and a 5/8" iron pin with an identification cap engraved *STULTZ AND ASSOC* at 62.84 feet, to a 5/8" iron pin located at the intersection of V.M.S. 8965/10927, V.M.S. 12142/12153 and V.M.S. 6674;

thence  $N21^{\circ}33'54''W$ , 260.41 feet, along the east line of V.M.S. 12142/12153 and an east line of the said Mountain Ventures property to an iron pin set, said pin is  $S21^{\circ}33'54''E$ , 122.25 feet, from a 5/8" iron pin found exposed 2 inches with an ID cap engraved *STULTZ AND ASSOC*;

thence  $N75^{\circ}15'23''E$ , 816.41 feet, along the south line of a property in the name of Brenda A. Tobin, Trustee of the Ben E. Tobin Trust (O.R. 242, Pg. 2637), passing a 5/8" iron pin with an ID cap engraved *EDWARDS PS5479 PS8785* (offset 0.58 feet to the right) at 686.84 feet and continuing along the south R.O.W. line of Holiday Trail (60 foot R.O.W.) to a 5/8" diameter iron pin found;

thence with a curve to the right with an arc length of 175.51', a radius of 225.30', a chord bearing of  $S82^{\circ}09'22''E$ , and a chord length of 171.11', along the south R.O.W. line of said Holiday Trail to an iron pin set;

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thence  $S43^{\circ}20'38''W$ , 59.64 feet, along the centerline of said U.S. 42 to the TRUE POINT OF BEGINNING.

The described property as re-surveyed contains 6.038 acres and is subject to all easements and Rights-of-way of record. The BASIS OF BEARINGS is  $S75^{\circ}19'04''W$  along the south line of V.M.S 8965/10927 as established by Global Positioning System data corrected using the U.S.G.S. C.O.R.S. network indexed to State Plane Coordinates 3402 OHIO SOUTH (NAD83). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in December 2012 and January 2013 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



*Casey C. Elliott* 01/11/2013  
Casey C. Elliott, PS 7759, State of Ohio