

ALTA/NSPS Survey Review

Presented by:

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What is an ALTA Survey?

- Why are they ordered?
 - (Handbook Page 3)
- Minimum Standard Detail Requirements?
 - (Handbook Pages 6-13)
- Optional Table A Items?
 - (Pages 14-16)
 - User Guide (Pages 17-25)

Page 2 of Handout

Schedule B Section 1 Requirements

This Title Insurance Commitment (the "Commitment") is issued pursuant to the Agreement to Issue Policy contained on the American Title Association (2006) front cover form ("The Form") and is subject to the Conditions and Stipulations stated therein, all of which are incorporated herein. If this copy of the Commitment is not accompanied by the Form, a copy may be obtained from this Company upon request.

THE FOLLOWING REQUIREMENTS MUST BE MET:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
Any instrument of conveyance creating an insured interest must comply with local rules on descriptions and conveyances pursuant to Sections 315.251 and 319.203 of the Ohio Revised Code.
2. Payment of the full consideration to, or for the account of the grantors or mortgagors should be made.
3. Payment of taxes, charges, and assessments levied and assessed against subject premises, which are due and payable.
4. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
5. Receipt of proof of corporate status, or limited liability company status, or partnership status, and all agreement(s), and necessary consents, authorizations, resolutions, notices and corporate/company/partnership actions have been conducted, given or properly waived relating to the transaction to be insured, including entity resolution(s) authorizing and designating appropriate officers/members/or partners to execute any and all necessary documents.
6. Survey satisfactory to the Company be provided, if survey exceptions are to be deleted.
7. If a Zoning Endorsement is requested, the following is required: A letter from Planning and Zoning and/or ALTA/ACSM survey setting forth items 2 (b) (i-v) from the endorsement and surveyor's certification that there are no violations.

Page 4 of Handout

Schedule B Section 2 Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

NOTE: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon.
2. Assessments, if any, not yet certified to the County Auditor.
3. Rights or claims of parties other than Insured in actual possession of any or all of the property.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Unfiled mechanic's or materialman's liens.
6. No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption status for insured premises.
7. Any inaccuracy in the specific quantity of acreage contained on any survey if any or contained with the legal description of premises insured herein.

STANDARD SURVEY
EXCEPTIONS

What is an ALTA Survey?

- Why are they ordered?
 - (Handbook Page 3)
- Minimum Standard Detail Requirements?
 - (Handbook Pages 6-13)
- Optional Table A Items?
 - (Pages 14-16)
 - User Guide (Pages 17-25)

ALTA/NPS Land Title Survey

Surveyor's Certification

To: Jones Property, Inc.; The Commercial Lending Institution, its successors and/or assigns; United States Title Insurance Company; and Bock and Clark Corporation.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, 19 and 20a of Table A thereof. The field work was completed on February 26, 2021.

Date of Survey: March 2, 2021

Date of Last Revision: March 8, 2021

Description: (Section 6.B, Page 10)

- Compare the RECORD Description on the survey to the RECORD description from the vesting deed.
- Are the descriptions one in the same?
- Does the surveyor make mention of any issues regarding the record description?
- Does the surveyor make mention of any discrepancies with the title commitment description?
- Gaps? Overlaps? Closure issues?
- Read narrative and compare to survey drawing “metes” and “bounds” data, place of commencement, place of beginning, monuments, acreage?

Upper Right Corner of Survey

RECORD DESCRIPTION

Parcel 1 (Fee Parcel):

Situated in the City of Springfield, County of Clark, and State of Ohio:

The following described Real Estate Being Located in Section 12, Town 4, Range 9 East, City of Springfield, County of Clark, And State of Ohio:

And Known As Being a Part of That Certain Tract of Land Conveyed to Midwest Heritage Inn of Springfield, Ohio By Deed And Recorded in Official Record 239, Page 343 on the Deed Records of Said County and Commencing at the Southeast Corner of Tract Number 1 As Recorded in Survey Record Volume 11, Page 181 said Point Being Located in the original centerline of Old State Route No. 41 (Elmwood Avenue), Witness G.P.S. Monument Clark 22 Bearing North 77 Deg. 31' 51" East, a distance of 473.92 feet;
Thence North 72 Deg. 26' 27" West, With the Original Centerline of Old State Route No. 41, a distance of 616.69 feet to a Found Railroad Spike;
Thence North 17 Deg. 27' 42" East, a distance of 30.00 feet to a Found #5 Rebar at the Southeast Corner of Said Midwest Heritage Inn of Springfield, Ohio and the True Place of Beginning of the following described Tract of Land;
Thence North 72 Deg. 26' 27" West, with the North Right of Way Line of West First Street, a distance of 299.96 feet to a Found #5 Rebar;
Thence North 17 Deg. 33' 33" East, a distance of 25.00 feet to a Found #5 Rebar;
Thence North 72 Deg. 26' 27" West, a distance of 15.00 feet to a Found #5 Rebar;
Thence North 17 Deg. 33' 33" East, a distance of 10.00 feet to a Found #5 Rebar;
Thence North 72 Deg. 26' 27" West, a distance of 25.10 feet to a Set #5 Rebar;
Thence North 17 Deg. 27' 42" East, with a New Division Line, a distance of 183.71 feet to a Set #5 Rebar in the South Right of Way Line of present State Route No 41;
Thence South 72 Deg. 32' 16" East, with the South Right of Way line of present State Route No. 41, a distance of 340.00 feet to a Found #5 Rebar;
Thence South 17 Deg. 27' 42" West, a distance of 219.29 feet to the True Place of Beginning.
Containing 1.681 Acres of land more or less.

Based on an actual field survey performed in April, 1996.

Bearings based on Clark County GPS Monument Clark 22 and GPS Monument Clark 22 (South 88 Deg. 27' 18" East).

Parcel 2 (Easement Parcel):

Situated in the City of Springfield, County of Clark, and State of Ohio:

The following described real estate being located in Section 12, Town 4, Range 9 East, City of Springfield, County of Clark, and State of Ohio:

And Being a part of that certain Tract of Land conveyed to Midwest Heritage Inn of Springfield, Ohio By Deed And Recorded in Official Record 239 Page 343 on the Deed Records of said County and Commencing at the Southeast Corner of Tract Number 1 as recorded in Survey Record Volume 11, Page 181 said point being located in the original centerline of Old State Route No. 41 (Elmwood Avenue), Witness G.P.S. monument, Clark 22 Bearing North 77 Deg. 31' 51" East, a distance of 473.92 feet;
Thence North 72 Deg. 26' 27" West, with the original centerline of Old State Route, No. 41, a distance of 616.69 feet to a found railroad spike;
Thence North 17 Deg. 27' 42" East, a distance of 30.00 feet to a found #5 Rebar at the Southeast Corner of said Midwest Heritage Inn of Springfield, Ohio;
Thence North 72 Deg. 26' 27" West, with the North Right of Way line of Elmwood Avenue, a distance of 317.67 feet to a found #5 Rebar;
Thence North 17 Deg. 33' 33" East, a distance of 25.00 feet to a Found #5 Rebar;
Thence North 72 Deg. 26' 27" West, a distance of 15.00 feet to a Found #5 Rebar;
Thence North 17 Deg. 33' 33" East, a distance of 10.00 feet a Found #5 Rebar;
Thence North 72 Deg. 26' 27" West, a distance of 25.10 feet to a Set #5 Rebar And the True Place of Beginning of the following described Tract;
Thence North 72 Deg. 26' 27" West, a distance of 86.64 feet to a Found #5 Rebar in the East Line of the Erie-Lackawanna Railroad;
Thence North 35 Deg. 58' 42" East, with the East Line of said Erie-Lackawanna Railroad, a distance of 193.59 feet to a found #5 Rebar in the South line of Present State Route No. 41;
Thence South 72 Deg. 32' 16" East, with the South Right of Way line of present State Route No. 41, a distance of 25.16 feet to a set #5 Rebar;
Thence South 17 Deg. 27' 42" West, with a new division line a distance of 183.71 feet to the True Place of Beginning.
Containing 0.236 Acres of land more or less.

Based on an actual field survey performed in April, 1996.

Bearing based on Clark County GPS Monument Clark 22 And GPS monument Clark 22 A2 (South 88 Deg. 27' 18" East).

The lands surveyed, shown and described hereon are the same lands described in United States Title Insurance Company's commitment number 99330501 bearing an effective date of January 27th 2016 .

LEGAL DESCRIPTION (cont.)

- Does the surveyor provide an “AS Surveyed” or “FIELD” Description?
- If so, are they one in the same? (Correlation statement required per Section 6.b.ii)
- Read narrative and compare to survey drawing “metes” and “bounds” data, place of commencement, place of beginning, monuments, acreage?
- Does the surveyor provide a notation as to why the new description was prepared? (Section 6.B.ii)

Example of a “Record Description” vs. “New” or “As-Surveyed Description”

Record Description

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING A PART OF MERRY LOT IN SAID CITY AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTERLINE OF SPRINGSIDE BLVD., U.S. ROUTE 83, AT A POINT WHICH IS LOCATED SOUTH 63°09' WEST, A DISTANCE OF 65.00 FEET MEASURED ALONG SAID CENTERLINE FROM ITS INTERSECTION WITH THE CENTERLINE OF SIDEWAYS DRIVE.

THENCE SOUTHERLY BY A LINE WHICH BEARS SOUTH 26°51' EAST, A DISTANCE OF 30.00 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID SPRINGSIDE BLVD. AT THE BEGINNING OF A TURNOUT CURVE CONNECTING THE SOUTHERLY LINE OF SPRINGSIDE BLVD. WITH THE WESTERLY LINE OF SIDEWAYS DRIVE.

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE DEFLECTING TO THE RIGHT (THE RADIUS OF WHICH IS 30.00 FEET AND THE CHORD OF WHICH BEARS SOUTH 71°51' EAST AND IS 42.43 FEET LONG) A DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY IN THE WESTERLY LINE OF SIDEWAYS DRIVE.

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID SIDEWAYS DRIVE, SOUTH 26°51' EAST, A DISTANCE OF 220.00 FEET TO A POINT.

THENCE WESTERLY ON A LINE PARALLEL WITH THE CENTERLINE OF SAID SPRINGSIDE BLVD., SOUTH 63°09' WEST, A DISTANCE OF 172.00 FEET TO A POINT.

THENCE NORTHERLY BY A LINE WHICH BEARS NORTH 26°51' WEST, A DISTANCE OF 280.00 FEET TO A POINT IN THE CENTERLINE OF SPRINGSIDE BLVD.

THENCE EASTERLY ALONG THE CENTERLINE OF SAID SPRINGSIDE BLVD., NORTH 63°09' EAST, A DISTANCE OF 142.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING ABOUT 1.080 ACRES OF LAND AS CALCULATED AND DESCRIBED BY COLPETZER-WOODS CONSULTANTS, INC., REGISTERED ENGINEERS AND SURVEYORS, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND AS DESCRIBED IN UNITED STATES TITLE INSURANCE COMPANY COMMITMENT NUMBER 99330501 BEARING AN EFFECTIVE DATE OF JANUARY 27, 2014 @ 7:00 a.m.

As-Surveyed Description

Situated in the City of Mentor, County of Lake and State of Ohio, and known as being part of the Original Merry Lot in Mentor Township, and is further bounded and described as follows:

Commencing at a 5/8" rebar in a monument box found in the centerline of Springside Boulevard (U.S. Route 83) distant 40.10' easterly along said centerline from the intersection with the centerline of Sideways Drive, 70 feet in width;

Thence S.63°09'00"W., along said centerline of Springside Boulevard, 105.08 feet to the point of beginning of the following described parcel.

COURSE I Thence S.26°51'00"E., perpendicular to said centerline of Springside Boulevard, 30.00 feet to an iron pin with cap set in the southeasterly line of said Springside Boulevard at the point of curvature of a turnout between said Springside Boulevard and Sideways Drive;

COURSE II Thence southeasterly, along the arc of a curve on said turnout, deflecting to the RIGHT, the radius of which is 30.00 feet and the chord of which bears S.71°51'41"E. and is 42.43 feet in length, 47.12 feet to a chiseled cross set in concrete at the point of tangency of said turnout on the westerly line of said Sideways Drive;

COURSE III Thence S.26°52'22"E., along the westerly line of Sideways Drive, 220.00 feet to the northeasterly corner of land conveyed to Richard M. Osborne, Trustee, who claims title by instrument recorded in volume 1195 page 326 of the Lake County Official Records as referenced by a 5/8" rebar found 0.15 feet South and 0.21 feet West.

COURSE IV Thence S.63°09'00"W., along the northerly line of said land conveyed to Osborne, 172.00 feet to a 5/8" rebar found bent at the easterly line of land conveyed to Alliance Ventures, who claims title by instrument recorded in volume 907 page 665 of the Lake County Official Records;

COURSE V Thence N.26°52'04"W., along said easterly line of land conveyed to Alliance, 280.00 feet to said centerline of Springside Boulevard;

COURSE VI Thence N.63°09'00"E., along said centerline of Springside Boulevard, 142.00 feet to the point of beginning and containing about 1.080 acres of land (47,062 square feet) as surveyed and described in January 2006 by Simon Lockhart, Ohio Professional Surveyor #4060 of Simon Lockhart & Associates.

The above described parcel of land is the same land as described in United States Title Insurance Company's commitment number 99330501 bearing an effective date of January 27, 2011

See miscellaneous note #9

ENCROACHMENT ISSUES:

Section 5.B.v and 5.C.iii, Page 9

- Does the survey indicate any evidence of encroachments? Check the drawing and notes, onto or from the subject property.
- Property lines?
- Easements?
- Building or other setback lines?

Narrative required per NV5 specifications

SIGNIFICANT OBSERVATIONS

Observations listed hereon are not intended to depict or imply possession or ownership

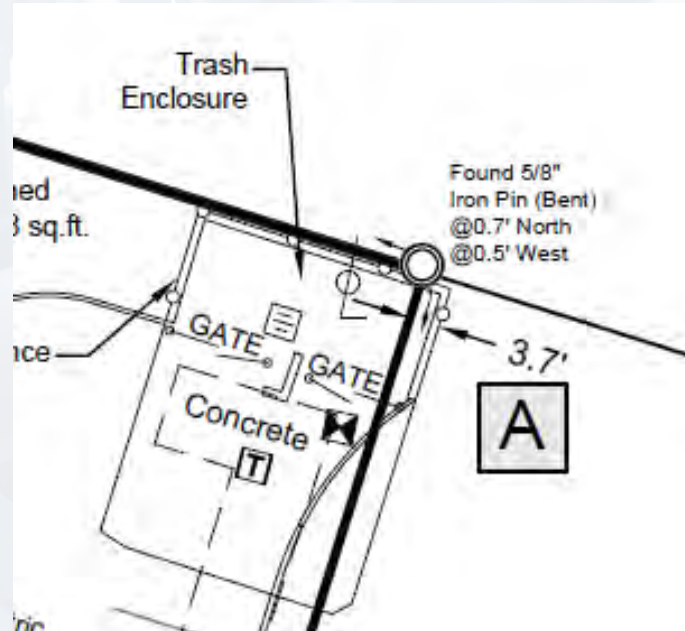
- A** Concrete curbing, dumpster pad, and fence surround crosses over easterly property line 3.7' feet as shown.
- B** High tension transmission lines cross over the property as shown and noted hereon without the benefit of an easement known to the surveyor.

ENCROACHMENT ISSUES:

- Surveyor is showing encroachments in notes under “Significant Observations”
- Shown on the drawing as “A” and “B”
- Who is encroaching upon whom?
- Will the title company insure through these or take exception to them in their coverage? What is the impact on the property, on the buyer/lender?

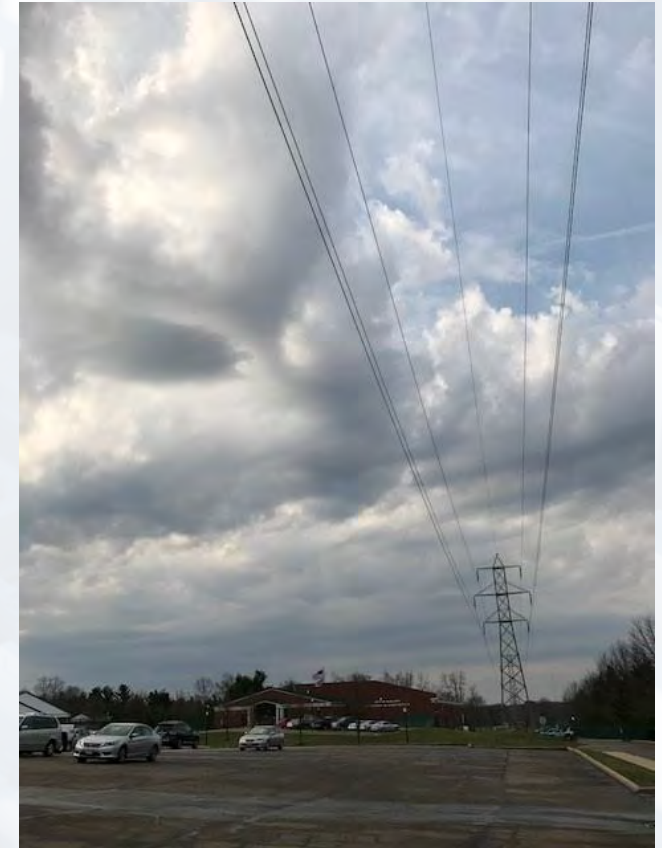
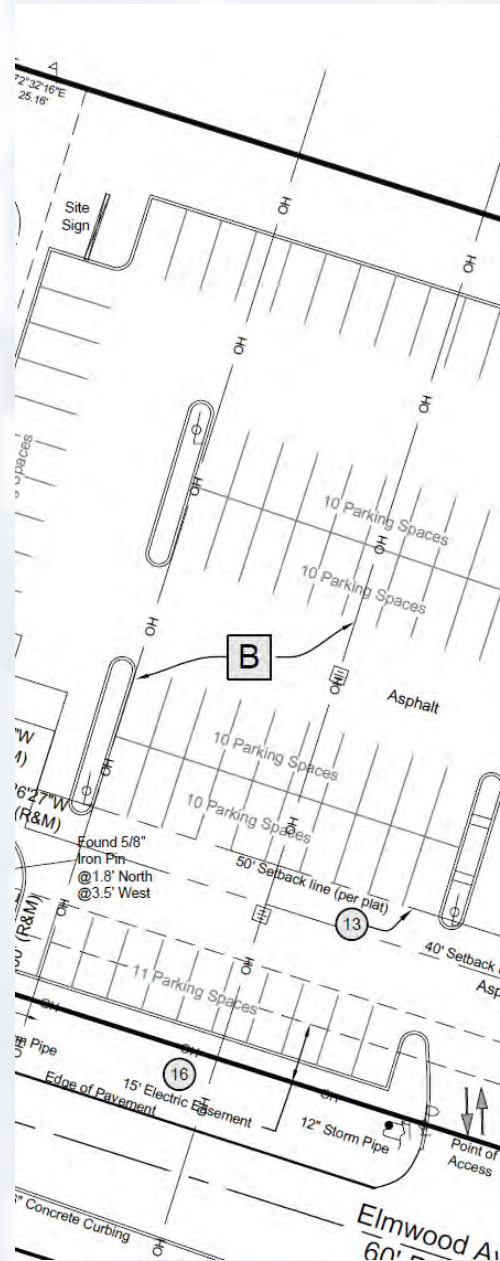
Considerations:

- Objections
- Negotiations
- Resolve



Considerations:

- Title company verification
- Negotiations
- Resolve



Easements, Rights of Way, Restrictions, TITLE EXCEPTIONS

Surveyor's responsibilities per Section 6.C.i, & ii (Page 12)

- Are all survey related items listed within the Schedule B Exceptions to coverage in the title commitment shown, noted, etc. on the survey? (See Items 13-22 Handout, Page 5)
- Does the surveyor reference the recording information?
- Does the surveyor state whether the item is located and plotted on the surveyed property?
- Does the surveyor state why items are unplottable?

Page 5 of Title Commitment

Schedule B Section 2 Exceptions continued

12. Any right, interest or claim that may exist, arise or be asserted under or pursuant to The Perishable Agricultural Commodities Act of 1930, as amended, 7. U.S.C. Section 499A et seq., The Packers and Stockyard Act of 1921, as amended, 7 U.S.C. Section 181 et seq., or any similar state law.
13. Building Setback Lines and Utility Easements as shown in Survey Record 11, Page 181, of the Clark County Engineer's Records.
14. Easement and/or Right-of-Way for pipeline, together with all appurtenances, granted to Shell Petroleum Corporation, dated December 28, 1938, and recorded in Deed Book 313, Page 158, of the Clark County Records.
15. Easement and/or Right-of-Way, together with all appurtenances, granted to The Ohio Fuel Gas Company, dated November 30, 1962, filed December 14, 1962, and recorded in Deed Book 533, Page 519, of the Clark County Records.
16. Easement and/or Right-of-Way, together with all appurtenances, granted to Ohio Edison Company, dated June 18, 1975, filed July 14, 1975, and recorded in Deed Book 709, Page 640, of the Clark County Records.
17. Easement and/or Right-of-Way, together with all appurtenances, granted to State of Ohio Department of Transportation, dated February 20, 1981, filed March 3, 1981, and recorded in Deed Book 770, Page 91, of the Clark County Records.
18. Easement and/or Right-of-Way, together with all appurtenances, granted to the Board of Clark County Commissioners, dated November 2, 1987, filed November 6, 1987, and recorded in Deed Book 832, Page 203, of the Clark County Records.
19. Easement and/or Right-of-Way, together with all appurtenances, granted to Ohio Edison Company, dated January 30, 1989, filed January 31, 1989, and recorded in Deed Book 845, Page 845, of the Clark County Records.
20. Terms and conditions of easement to construct, tap into and utilize the retention pond as established in deed filed May 13, 1996 and recorded in Official Record 578, Page 109, of the Clark County Records.
21. Easement Agreement by and between G.M.R.I., Inc., a Florida corporation d/b/a Red Lobster and Midwest Heritage Inn of Springfield, Ohio, Inc., d/b/a Fairfield Inn, filed June 26, 1996 and recorded in Official Record 611, Page 190, of the Clark County Records.
22. Easement and/or Right-of-Way, together with all appurtenances, granted to Ohio Edison Company, dated July 24, 1996, filed August 14, 1996, and recorded in Official Record 643, Page 96, of the Clark County Records.

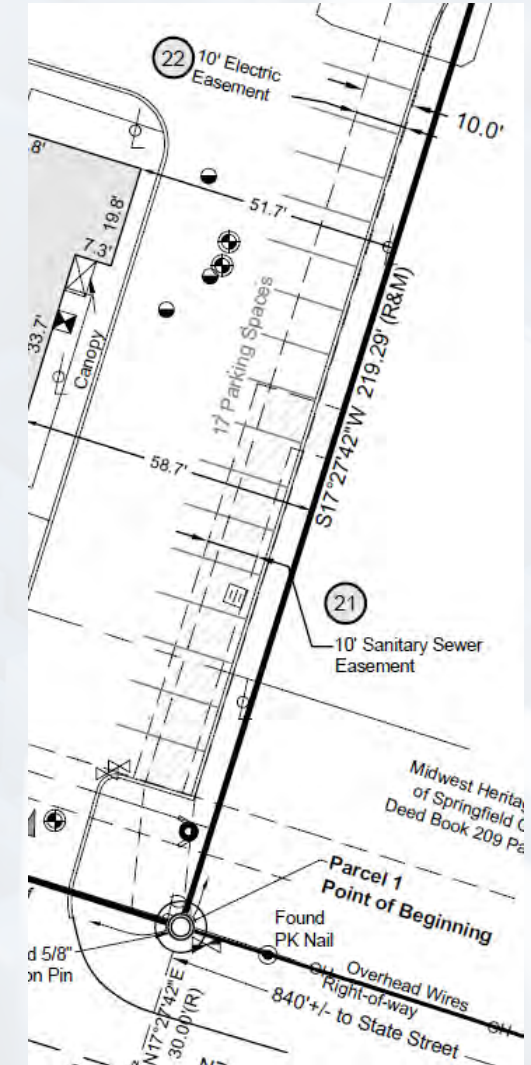
ITEMS CORRESPONDING TO SCHEDULE B-II

- ⑬ Building setback lines and utility easements as shown in Survey Record 11, page 181, of the Clark County Engineer's records. **This item is located on the surveyed property and is plotted hereon.**
- ⑭ Easement and/or right-of-way for pipeline, together with all appurtenances, granted to Shell Petroleum Corporation, dated December 28, 1938, and recorded in Deed Book 313, Page 158, of the Clark County records. **This item is located on the surveyed property and is a blanket easement and is not plotted hereon.**
- ⑮ Easement and/or right-of-way, together with all appurtenances, granted to the Ohio Fuel Gas Company, dated November 30, 1962, filed December 14, 1962, and recorded in Deed Book 533, Page 519, of the Clark County records. **This item is not on, or does not touch, the surveyed property and is not plotted and shown hereon.**
- ⑯ Easement and/or right-of-way, together with all appurtenances, granted to Ohio Edison Company, dated June 18, 1975, filed July 14, 1975, and recorded in Deed Book 709, Page 640, of the Clark County records. **This item is located on the surveyed property and is plotted hereon.**
- ⑰ Easement and/or right-of-way, together with all appurtenances, granted to State of Ohio Department of Transportation, dated February 20, 1981, filed March 3, 1981, and recorded in Deed Book 770, Page 91, of the Clark County records. **The location of this item cannot be determined from the record document and therefore it is not plotted hereon.**
- ⑱ Easement and/or right-of-way, together with all appurtenances, granted to the board of Clark County Commissioners, dated November 2, 1987, filed November 6, 1987, and recorded in Deed Book 832, Page 203, of the Clark County records. **The location of this item cannot be determined from the record document and therefore it is not plotted hereon.**
- ⑲ Easement and/or right-of-way, together with all appurtenances, granted to Ohio Edison Company, dated January 30, 1989, filed January 31, 1989, and recorded in Deed Book 845, page 845, of the Clark County records. **The location of this item cannot be determined from the record document and therefore it is not plotted hereon.**
- ⑳ Terms and conditions of easement to construct, tap into and utilize the retention pond as established in Deed filed may 13, 1996 and recorded in Official Record 578, Page 109, of the Clark County Records. **This item is located on the surveyed property and is plotted hereon.**
- ㉑ Easement agreement by and between G.M.R.I., Inc., a Florida Corporation and Midwest Heritage Inn of Springfield, Ohio, Inc., filed June 26, 1996 and recorded in Official Record 611, Page 190, of the Clark County Records. **This item is located on the surveyed property and is plotted hereon.**
- ㉒ Easement and/or right-of-way, together with all appurtenances, granted to Ohio Edison Company, dated July 24, 1996, filed August 14, 1996, and recorded in Official Record 643, Page 96, of the Clark County Records. **This item is located on the surveyed property and is plotted hereon.**

Item 22, (Page 12 of handout)

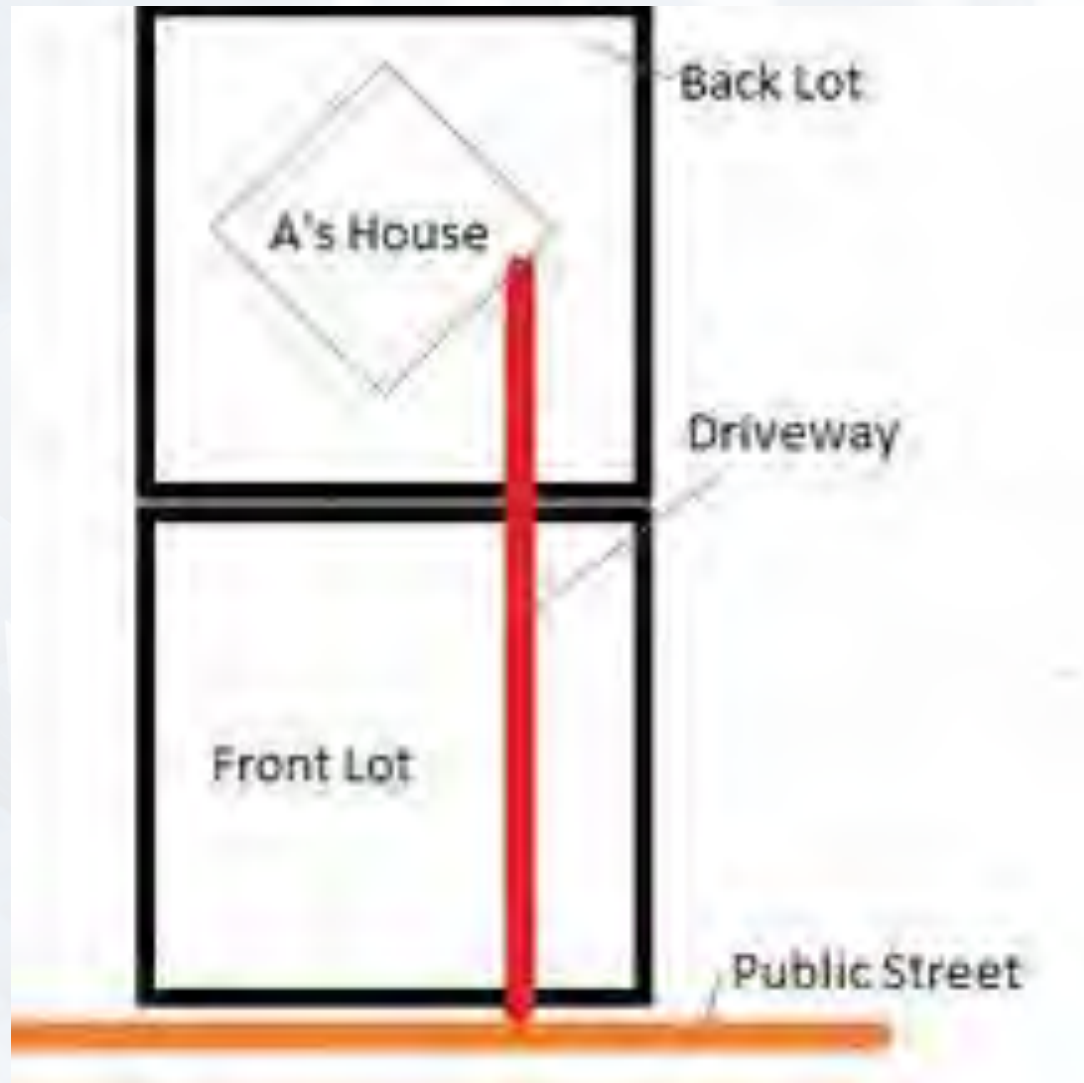
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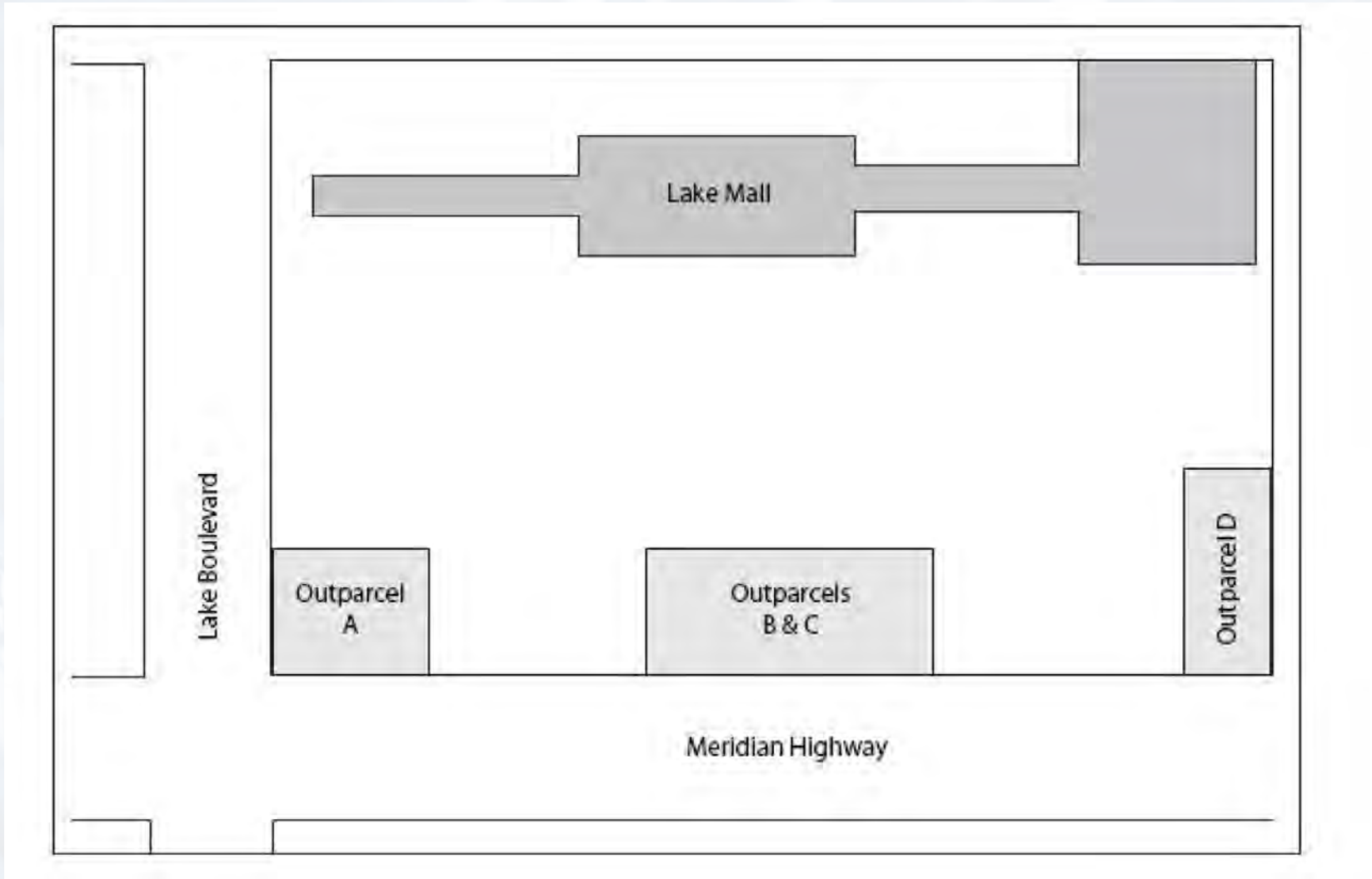
Easement and/or right-of-way, together with all appurtenances, granted to Ohio Edison Company, dated July 24, 1996, filed August 14, 1996, and recorded in Official Record 643, Page 96, of the Clark County Records. **This item is located on the surveyed property and is plotted hereon.**



Addressing Beneficial Easements and Table A Item 18 (formerly 19)

- Per the Minimum Standards, if made aware of an appurtenant easement (one that provides a benefit to the property), the surveyor has to identify and show to the extent possible, the limits of the easement.
- Table A Item 18 Plottable appurtenant easements, now makes the easement parcels subject to the Minimum Standards and any applicable Table A Items.
- As the surveyor will be conducting survey work on the lands of others, the client must provide necessary permissions.

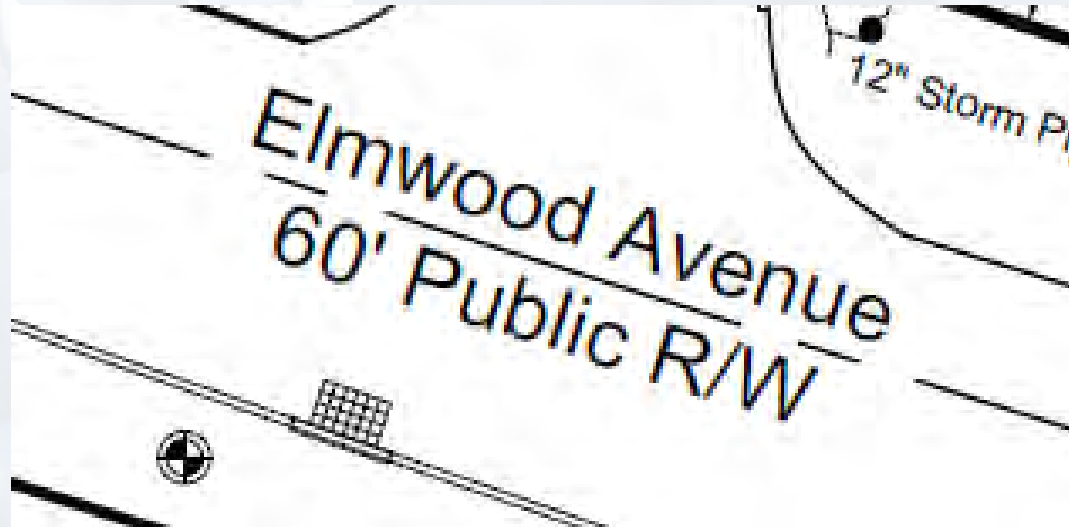




Access:

Sections 5.B (Page 9) and 6.C.iii and iv, (Page 12) Handbook

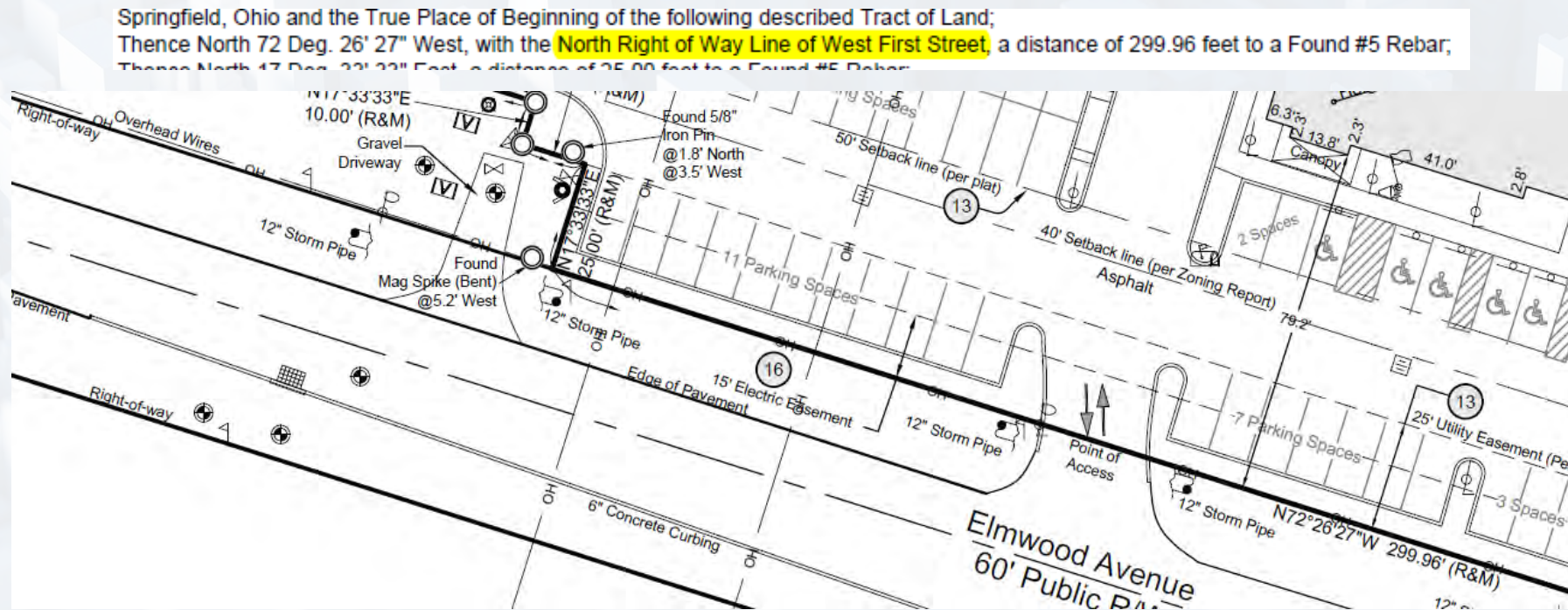
- Does the property abut a dedicated public roadway? Look to Drawing and Misc. Note #9



The surveyed property has access to Elmwood Avenue, a 60 foot wide dedicated public right-of-way, as shown hereon.

Access (continued)

- Is the road right of way/Centerline and the property line one in the same?



Addressing Utility Services

Visible Features

(Minimum Standards)

vs.

Underground Features

(Table A Item 11a and/or 11b)

Visible per the 2021 Minimum Standards

Section 5.E.iv.; Easements and Servitudes,

“Evidence on or above the surface of the surveyed property observed in the process of conducting the fieldwork, which evidence may indicate utilities located on, over or beneath the surveyed property. Examples of such evidence include pipeline markers, utility locate markings (include the source of the markings, with a note if unknown), manholes, valves, meters, transformers, pedestals, clean-outs, overhead lines, guy wires, and utility poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to ownership or nature of the potential encroachment, the extent of all encroaching utility pole crossmembers or overhangs.

Underground per the 2021 Table A Item 11(a) and/or (b)

Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:

_____ (a) plans and/or reports provided by client (with reference as to the sources of information)

_____ (b) markings coordinated by the surveyor pursuant to a private utility locate request

Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detail is required, the client is advised that excavation may be necessary.

Utilities (observed evidence)

Section 5.E.iii and iv, (Page 10) Handbook

































Are there any indications of:

- Electric (Electric Meter shown, light poles)
- Natural Gas
- Water (water valves and fire hydrant shown)
- Sanitary Sewer (sewer cleanouts shown)
- Storm Sewer (storm drain and manholes shown)
- Cable/internet/fiber optics
- Telephone

Look to the drawing and symbols shown in “legend”

Does property have sufficient utility service for its operation? Is there evidence that these services enter the property from a dedicated right of way?

LEGEND OF SYMBOLS & ABBREVIATIONS

	VAULT		SANITARY MANHOLE
	SIGN (AS NOTED)		CLEAN OUT
	TOWER		GAS MANHOLE
	MONITORING WELL		GAS VALVE
	FLAG POLE		GAS METER
	WATER VALVE		HANDICAPPED PARKING
	FIRE HYDRANT	(R)	RECORD
	SIAMESE FIRE HYDRANT	(M)	MEASURED
	WATER MANHOLE	(C)	CALCULATED
	BACKFLOW PREVENTER	(P)	PLAT
	WATER METER	PG	PAGE
	POINT OF ACCESS	O.R.	OFFICIAL RECORDS
	POWER POLE	P.B.	PLAT BOOK
	LIGHT POLE	N/F	NOW OR FORMERLY
	GUY WIRE		TELEPHONE PEDESTAL
	ELECTRIC METER		CABLE BOX
	TRANSFORMER		STORM DRAIN MANHOLE
	SET 5/8" IRON ROD & CAP L.B. 7386, UNLESS OTHERWISE NOTED		STORM DRAIN INLET
			STORM PIPE
	OH		OH
			OVERHEAD WIRES

age Inn
Ohio
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Thank you. Questions?

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Stewart Title Guaranty Company

National Commercial Services

stewart.com/commercial



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