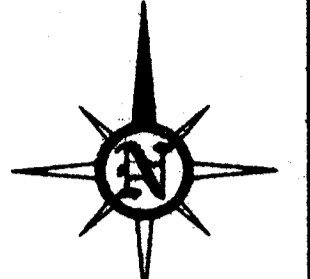
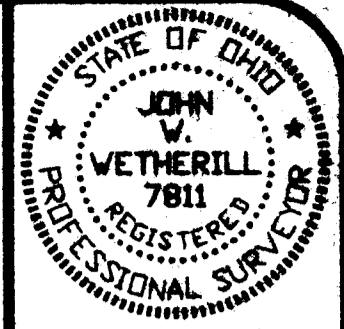
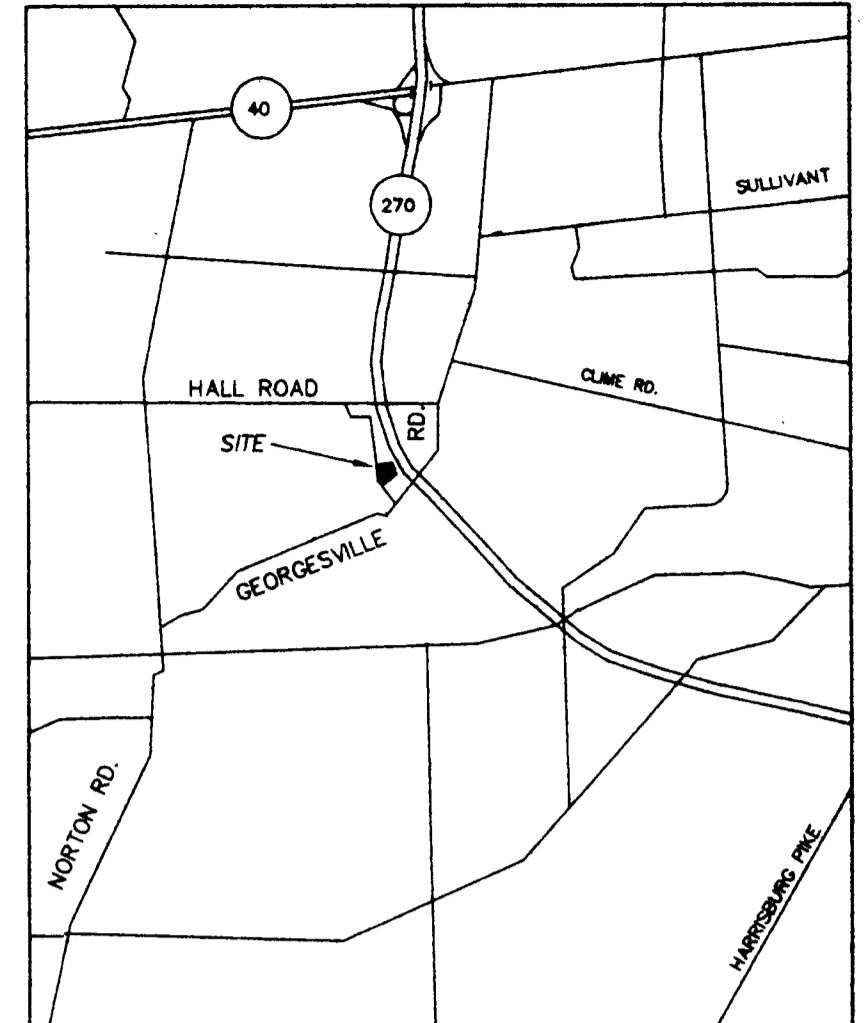


# ALTA AS-BUILT SURVEY OF 1400 AUTOMALL DR. IN COLUMBUS, OHIO



BUD C. HATFIELD  
O.R. 14847 D14  
6.6635 AC.

AUTOMALL DEVELOPMENT CORPORATION  
O.R. 10700 G18  
3.4924 AC. BY DEED (BEFORE R/W TAKE)  
150148 SQ FT  
3.447 ACRES BY SURVEY  
PARCEL A  
PLAT BOOK 70, PAGE 77

HATFIELD HYUNDAI, 1400 AUTOMALL DRIVE  
Description of 1.5092 acres for Automall Development Company  
Sited in the City of Columbus, Franklin County, Ohio, and being a part of Virginia Military Survey No. 1482, and being a 1.5092 acre tract of land out of a 7.6019 acre tract of land conveyed to Hatfield Development, incorporated by deed of record in O.R. 09805-E-08, said 1.5092 acre tract being more fully described as follows:

All references to documents are to those documents of record in the Franklin County Recorder's Office:  
Beginning at a found iron pin at the northwest corner of said 7.6019 acre tract, said iron pin being in the east right-of-way line of Automall Drive as shown on the recorded plat thereof in Plat Book 67, Pages 20, 21 and 22;

Thence, with the north line of said 7.6019 acre tract, South 88 degrees 12' 58" East, a distance of 405.72 feet to a found iron pin at the most northeast corner of said 7.6019 acre tract, said iron pin also being in at west right-of-way line of Interstate Route 270 as shown on the plans of State Highway Project FRA-270-2.435;

Thence, with said right-of-way line of said I-270, South 04 degrees 28' 19" West, a distance of 117.00 feet to a found iron pin at an angle point in said I-270 right-of-way;

Thence, crossing said 7.6019 acre tract, South 78 degrees 13' 40" West, a distance of 407.81 feet to a set iron pin in the east right-of-way of the above-mentioned Automall Drive;

Thence, with said east right-of-way line of said Automall Drive, North 01 degree 47' 02" East, a distance of 159.02 feet to a found iron pin at a point of curvature in said right-of-way line;

Thence, continuing with said east right-of-way line of Automall Drive with a curve to the left having a radius of 380.00 feet, a central angle of 08 degrees 05' 02", an arc length of 53.61 feet, the chord of which bears North 02 degrees 15' 30" West, a distance of 53.67 feet to the place of beginning, containing 1.5092 acres, more or less, subject to all legal easements and right-of-ways.

Description of 3.447 acres  
Sited in the State of Ohio, County of Franklin, City of Columbus and being a part of Virginia Military Survey No. 1482, and being all of Parcel "A" as shown on the plat of the Dedication of the Extension of Auto Mall Drive, Auto Mall Parkway and Easements and the Vacation of a Portion of Auto Mall Drive and Easements, as recorded in Plat Book 70, Page 77, being a part of a 3.4924 acre tract, as conveyed to Automall Development Corporation, as recorded in O.R. 10700 G18, containing 3.447 acres, and being further described as follows:

Beginning at a point being the southwest corner of said Parcel "A", being the southwest corner of said 3.4924 acre tract, and being in the east line of Auto Mall Drive, as shown on said plat;

Thence along a curve to the left, having a radius of 380.00 feet, a delta angle of 19 degrees 49' 04", a chord of which bears North 18 degrees 12' 59" West 130.78 feet, along the east line of said Auto Mall Drive, being the west line of said Parcel "A", to an iron pin set;

Thence along a curve to the right, having a radius of 484.13 feet, a delta angle 11 degrees 37' 32", a chord of which bears North 20 degrees 17' 57" West 98.06 feet, along the east line of said Auto Mall Drive, being a west line of said Parcel "A", to an iron pin found with cap stamped "PK MOORE", at grade in good condition;

Thence North 14 degrees 29' 12" West 33.67 feet, along the west line of said Auto Mall Drive, being the west line of said Parcel "A", to a found iron pin with cap stamped "PK MOORE" at grade in good condition, said iron pin being the northeast corner of said Parcel "A";

Thence North 78 degrees 13' 40" East 576.59 feet, along the north line of said Parcel "A", being the north line of said 3.4924 acre tract, to an iron pin found with cap stamped "PK MOORE" at grade in good condition, said iron pin being the northeast corner of said Parcel "A", and being the northeast corner of said 3.4924 acre tract, said iron pin being in the west line of Interstate 270;

Thence South 13 degrees 59' 49" West 302.69 feet, along the east line of said Parcel "A", being the west line of said Interstate 270, and being the east line of said 3.4924 acre tract, to a 3/4" iron pin found with cap stamped "RDZ" at grade in good condition, said iron pin being an angle point in the west line of Interstate 270;

Thence South 04 degrees 28' 19" West 86.98 feet, continuing along the west line of said Interstate 270, being the east line of said Parcel "A", and being the east line of said 3.4924 acre tract, to an iron pin found with cap stamped "PK MOORE" at grade in good condition, said iron pin being the southwest corner of said Parcel "A", said iron pin being the northeast corner of a 1.5092 acre tract as conveyed to Automall Development Corporation, as recorded in O.R. 10700 H01

Thence South 88 degrees 12' 58" East 405.72 feet along the south line of said Parcel "A", being the north line of said 1.5092 acre tract, to the place of beginning, containing 3.447 acres or 150148 square feet, more or less, subject to all legal easements and right-of-ways or record.

Bearings are referenced to the east line of said Parcel "A", as being South 13 degrees 59' 49" West and are used to denote angles only. Iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". Documents referred to are recorded in the Franklin County Recorder's Office.

PARKING SPACES:  
THERE ARE 150 REGULAR SPACES AND 2 HANDICAP SPACES

TO: MMR HOLDINGS, L.L.C., MAR MAR REALTY, L.P. CHICAGO TITLE INSURANCE COMPANY AND FORD MOTOR CREDIT COMPANY;

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 AND ACSM IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11, 13, 14 AND 16, OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

## LEGEND

- 1 Lot Numbers
- Lot Lines
- Property Lines
- S Sanitary Sewer
- Storm Sewer
- Water Main
- G Gas Line
- UG Underground Cables
- OH Overhead Lines
- Electric Lines
- OH-VA OH Telephone, Electric & CATV
- DV Official Record
- OR Mon Hole
- MH Iron Pin Set
- I.P.S. Iron Pin Found
- RRS Railroad Spike
- Storm Inlet
- Fire Hydrant
- Utility Pole
- Guy Wire
- Fence
- Sign
- GV+6" Valve Box
- GLM Gas Line Marker
- Telephone Closure
- Electric Closure
- Light Pole
- Balcony
- Yard or Flood Light
- Mail Box
- Handicap
- Curb Inlet
- Drop Inlet
- Disinfectant
- DSD Downspout Drain
- GM Gas Meter
- EM Electric Meter
- WM Water Meter
- CONC Concrete
- ORN Ornamental
- CATV Cable Television
- CO Chain Out
- Pole Numbers
- Evergreen Tree
- Deciduous Tree
- Edge of Pavement
- Edge of Gravel
- Concrete Curb

ALL IRON PINS SET ARE 5/8" REBARS, 30" LONG WITH CAP STAMPED "J & J SURVEYING".

ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS PANEL 240 OF 387, MAP NUMBER 300400240 C EFFECTIVE DATE AUGUST 2, 1985, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

ZONING:  
THE PROPERTY SHOWN HEREON IS ZONED MANUFACTURING. SETBACKS ARE PER PLAT.  
1 SPACE PER EVERY 5,000 SQ. FT. DEVELOPMENT LOT AREA USED FOR VEHICLE DISPLAY AND 1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA.

EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT # 98160344, EFFECTIVE DATE 1/7/99, SCHEDULE B SECTION 2, AND ARE DENOTED AS THUS--C  
2-BUILDING SETBACK LINES IN P.B. 67, PG. 21 AND 22, AND IN P.B. 70, PG. 71, APPLY AND ARE PLOTTED.  
3-UTILITY EASEMENTS IN P.B. 67, PG. 21 AND 22, AND IN P.B. 70, PG. 71, APPLY AND ARE PLOTTED, AS SHOWN IN (2)  
4-EASEMENT TO THE OHIO BELL TELEPHONE COMPANY IN D.B. 1000, PG. 33, DOES NOT APPLY TO THE SUBJECT TRACT.  
5-EASEMENT TO THE OHIO BELL TELEPHONE COMPANY IN D.B. 1084, PG. 492, DOES NOT APPLY TO THE SUBJECT PROPERTY.  
6-EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY IN D.B. 2880, PG. 525, DOES NOT APPLY TO THE SUBJECT PROPERTY.  
7-EASEMENTS IN D.B. 2882, PG. 508, DO NOT APPLY TO THE SUBJECT PROPERTY.  
8-EASEMENTS IN D.B. 2922, PG. 84, DO NOT APPLY TO THE SUBJECT PROPERTY.  
9-EASEMENT TO CITY OF COLUMBUS, D.B. 3192, PG. 68, IS AN AIRWAY EASEMENT (NO STRUCTURE TO BE CONSTRUCTED MORE THAN 80" HIGH) APPLIES TO THE SUBJECT PROPERTY, (NO STRUCTURES ARE MORE THAN 80" HIGH)

TO: MMR HOLDINGS, L.L.C., MAR MAR REALTY, L.P. CHICAGO TITLE INSURANCE COMPANY AND FORD MOTOR CREDIT COMPANY;

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 AND ACSM IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11, 13, 14 AND 16, OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

John W. Wetherill 1/26/99  
JOHN W. WETHERILL P.S. 7811 DATE

# ALTA AS-BUILT SURVEY OF 1400 AUTOMALL DR. IN COLUMBUS, OHIO

J & J SURVEYING SERVICES, INC. dba  
PAUL K. MOORE & ASSOCIATES  
6515 E. LIVINGSTON AVENUE  
REYNOLDSBURG, OHIO 43068  
PH# (614) 866-9158  
FAX# (614) 866-9132  
© 1998 J. & J. SURVEYING SERVICES, INC.

9812-103C