

**NOTES CORRESPONDING TO SCHEDULE B POLICY No. CO010596 ND**

- 8) Sanitary Sewer Easement to The City of Columbus, a municipal corporation, dated June 23, 1971 and recorded July 9, 1971 in Deed Volume 3154, Page 559, of the Recorder's Office, Franklin County, Ohio. Easement terminated when sanitary sewer was built.
- 9) Deed of Easement to The City of Columbus, a municipal corporation, dated June 8, 1970 and recorded November 23, 1971 in Deed Book 3192, Page 68 of the Recorder's Office, Franklin County, Ohio. Height restriction of 80' above ground, subject property not affected.
- 10) Easement for underground communication to The Ohio Bell Telephone Company, dated August 1, 1996 and recorded August 9, 1996 in Official Record 32780A05, of the Recorder's Office, Franklin County, Ohio. Does affect subject property as shown hereon.
- 11) Declaration of Restrictions Ingress/Egress and Utility Easement by Glincher Properties Limited Partnership, a Delaware limited partnership, dated September 16, 1996 and recorded September 17, 1996 in Official Record 33111C20, of the Recorder's Office, Franklin County, Ohio. Does affect subject property as shown hereon.
- 12) Perpetual exclusive easement for constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating utility lines and appurtenances thereto, as contained in Deed of Easement by and between Glincher Properties Limited Partnership, a Delaware limited partnership and The City of Columbus, a municipal corporation, dated September 26, 1996 and recorded September 27, 1996 in Official Record 33203G19, of the Recorder's Office, Franklin County, Ohio. Easement terminated when sanitary sewer was built. Does not affect subject property as shown hereon.
- 13) Right of Entry Agreement by and between Warner Cable Communications, a division of Time Warner Entertainment Company, L.P., Operator, and Glincher Properties Limited Partnership, a Delaware limited partnership, Owner, dated August 12, 1996 and recorded November 18, 1996 in Official Record 33613J01; as modified by Partial Release of Right of Entry Agreement by Warner Cable Communications, a division of Time Warner Entertainment Company, L.P., dated March 24, 1999 and recorded April 12, 1999 as Instrument Number 199904120090038, both of the Recorder's Office, Franklin County, Ohio. Blanket easement, unable to plot.
- 14) Pipeline Easement to Columbia Gas of Ohio, Inc., recorded August 19, 1997 as Instrument No. 199708190073822, of the Recorder's Office, Franklin County, Ohio. Does affect subject property as shown hereon.
- 15) Reservations, restrictions, covenants, limitations, easements and/or conditions as shown of record on the Plat of Georgesville Square Subdivision and Dedication of Holt Road, recorded September 9, 1997 in Plat Book 87, Page 11, of the Recorder's Office, Franklin County, Ohio. Does affect subject property as shown hereon.

**MISCELLANEOUS NOTES**

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED BY RECORD DIMENSIONS SHOWN IN PARENTHESIS.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, PUMP OR ANY KIND OF SANITARY LAND FILL.

ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES AND/OR RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDER GROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP (FIRM) NO. 0240 G DATED AUGUST 2, 1995 FOR COMMUNITY NO. 390170, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**ZONING DATA**

SUBJECT TO CONDITIONS CONTAINED IN ZONING CASE Z94-051  
NO APPARENT ZONING VIOLATIONS

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET W / CAP
- MONUMENT BOX
- TEL PEDESTAL
- ⊕ SANITARY MANHOLE
- CATCH BASIN
- UNDERGROUND LINE MARKER

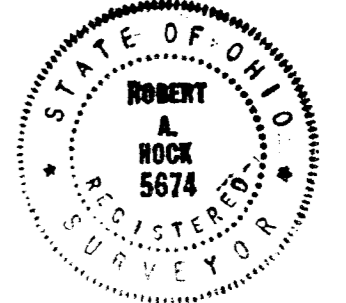
**ALTA / ACSM CERTIFICATION**

CERTIFIED TO: LAWERS TITLE INSURANCE CORPORATION  
FLAGLER TITLE COMPANY  
COMPASS BANK  
NOM GEORGESVILLE, LTD.  
TIRE KINGDOM, INC.

The undersigned does hereby certify that (i) this survey was this day made upon the ground of the Property reflected hereon, for the benefit of and reliance by Purchaser and the Title Company and the Lender and correctly represents the Property and all improvements thereon; (ii) the description contained hereon is correct and all physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description; (iii) the Property has access to and from a dedicated public roadway, and all public roads, highways, streets and alleys running adjacent to or upon the Property are shown; (iv) except as shown hereon, there are no discrepancies, conflicts, shortages in area, encroachments, improvements overlapping of improvements, set-back lines, easements or roadways; (v) there are no gaps, gores, or overlaps between parcels or roads, highways, streets, or alleys and all parcels that comprise the Property are contiguous; (vi) the gross and net areas (both acreage and square footage) shown hereon are correct and there are no boundary line discrepancies and no deficiencies in the quantity of the land described in the legal description of the Property; (vii) this property lies in Flood Zone "X" according to Flood Insurance Rate Maps for the County of Franklin, Community Panel No. 39049 C.355 G dated August 2, 1995 and issued by the Federal Emergency Management Agency and (viii) this survey otherwise conforms to the "Minimum Standard Detail Requirements of ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, NSPS and ACSM in 1999, includes Table "A" items 1,2,3,4,6,7(a),7(b),8,9,10,11,14,15 and 16 therein, except as noted.

FRANKLIN CT CONSULTANTS, INC.

*Robert A. Hock* 12/30/02  
ROBERT A. HOCK  
PROFESSIONAL SURVEYOR NO. 5674



**LEGAL DESCRIPTION**

**DESCRIPTION OF A 1.002 ACRE TRACT OF LAND**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a 1.002 acre tract of land comprised of a portion of Lot 12 of "GEORGESVILLE SQUARE SUBDIVISION AND DEDICATION OF HOLT ROAD" as shown and delineated on the record plat in P.B. 87, Pgs. 11-15 inclusive, originally conveyed as a 65.841 acre tract to Glincher Properties Limited Partnership in O.R. 30876, F-07, all records herein at the Recorder's Office Franklin County, Ohio, and said 1.002 acres being more particularly bounded and described as follows:

Beginning for reference at an iron pin found at the southwest corner of Lot 15 in the northeasterly right-of-way line of Holt Road (variable width) as shown and delineated on the record plat of said "GEORGESVILLE SQUARE SUBDIVISION AND DEDICATION OF HOLT ROAD", said iron pin also marking the northwesterly corner of Lot 2 of said "GEORGESVILLE SQUARE SUBDIVISION AND DEDICATION OF HOLT ROAD" conveyed to KIR Georgesville 091, LLC by deed of record in Instrument 2002G3140065507:

Thence North 42°35'49" West a distance of 647.38 feet along the northeasterly right-of-way line of said Holt Road, also being the southeasterly lines of said Lot 15 and 12 to an iron pin found marking the southeasterly corner of a 0.626 acre lease area also out of said original Lot 12, said iron pin found also being THE TRUE PLACE OF BEGINNING for the 1.002 acre tract herein to be described:

Thence North 47°30'00" East a distance of 181.77 feet, over and across said original Lot 12 to and iron pin found in the southwesterly line of said Lot 2, being also in a northeasterly line of said Lot 12;

Thence the following consecutive four (4) courses along the lines common to said Lot 2 and Lot 12,

- 1) South 42°30'00" East a distance of 157.70 feet to an iron pin found at a point of curvature;
- 2) Along a curve to the left having a radius of 51.00 feet, a delta angle of 45°00'00", a chord distance of 39.03 feet, said chord bears South 65°00'00" East to an iron pin found on a point of tangency;
- 3) South 87°30'00" East a distance of 6.66 feet to an iron pin found at a point of curvature;
- 4) Along a curve to the right having a radius of 49.00 feet, a delta angle of 45°00'00", a chord distance of 37.50 feet, said chord bears South 65°00'00" East to an iron pin found on a point of tangency;

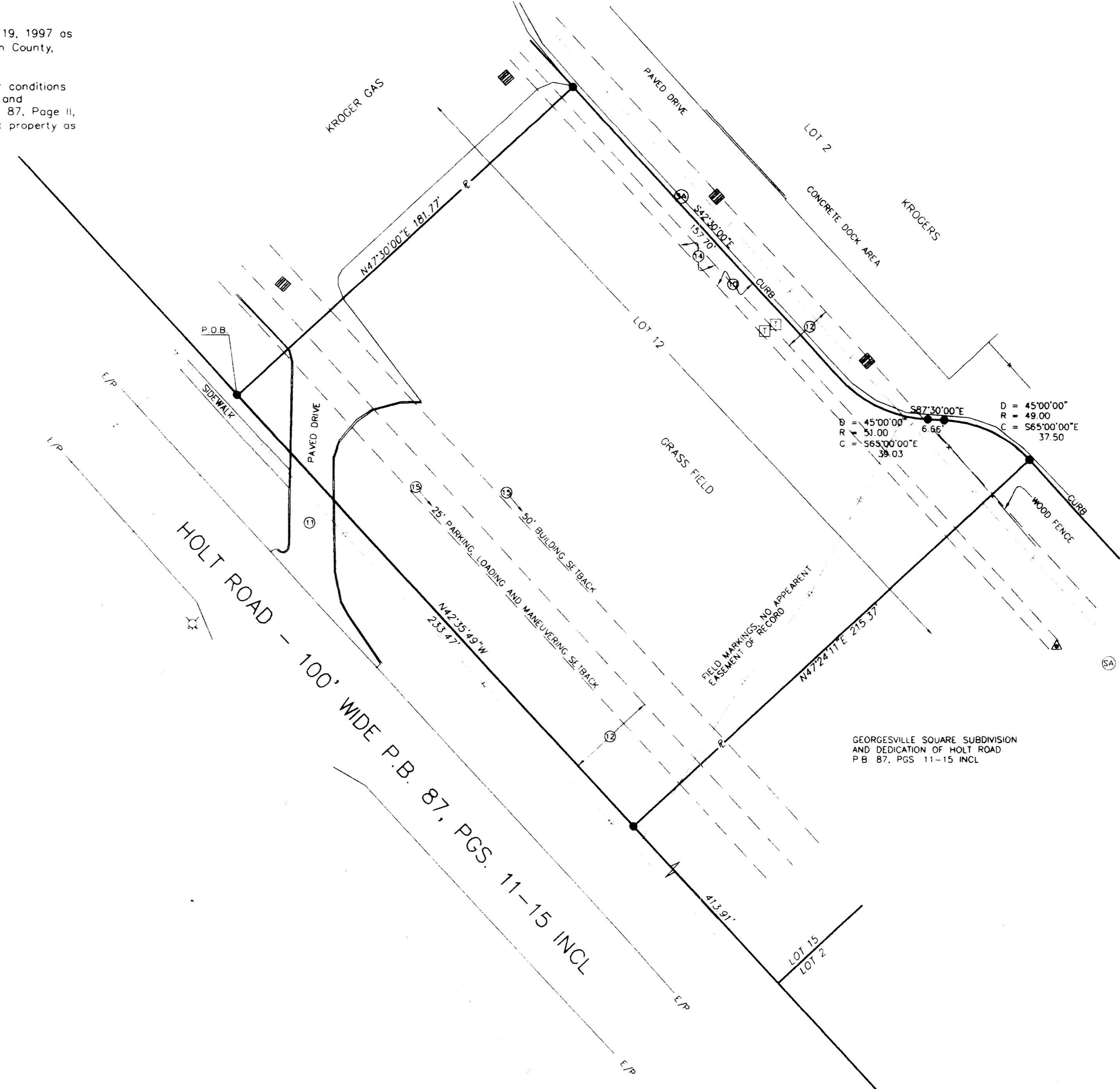
Thence South 47°24'11" West across and through said Lot 12 a distance 215.37 feet to an iron pin set in the northeasterly right-of-way line of said Holt Road;

Thence North 42°35'49" West along the northeasterly right-of-way line of said Holt Road a distance of 233.48 feet to the TRUE PLACE OF BEGINNING containing 1.002 acres, more or less, as calculated by the above courses, subject however to all legal highways, easements, and restrictions of record. The above description was written from an actual field survey under the supervision of Robert A. Hock, Ohio P.S. No. 5674 on December 9, 2000

The bearings used in this description were based on the northerly right-of-way line of said Holt Road and the southerly line of Lot 12 as being South 42°35'49" East as shown and delineated in P.B. 87, Pgs. 11-15

**STATEMENT OF ENCROACHMENTS**

☐ NONE APPARENT



DESIGN BY: RAH	DATE: 12/20/02
DRAWN BY: LAH	
CHKD BY: RAH	
SCALE: 1" = 30'	
JOB NUMBER: 1393	
FRANKLIN CT CONSULTANTS, INC.	
ALTA / ACSM SURVEY	
GEORGESVILLE SQUARE - TIRE KINGDOM	
1.002 Acres	
FRANKLIN CT CONSULTANTS, INC.	
2700 EAST DUBLIN-GRANVILLE ROAD / SUITE 500	
COLUMBUS, OHIO 43231	
PHONE 614.891.6000 FAX 614.891.6003	
EMAIL mail@franklinconsultants.com	
No. Date Revisions	