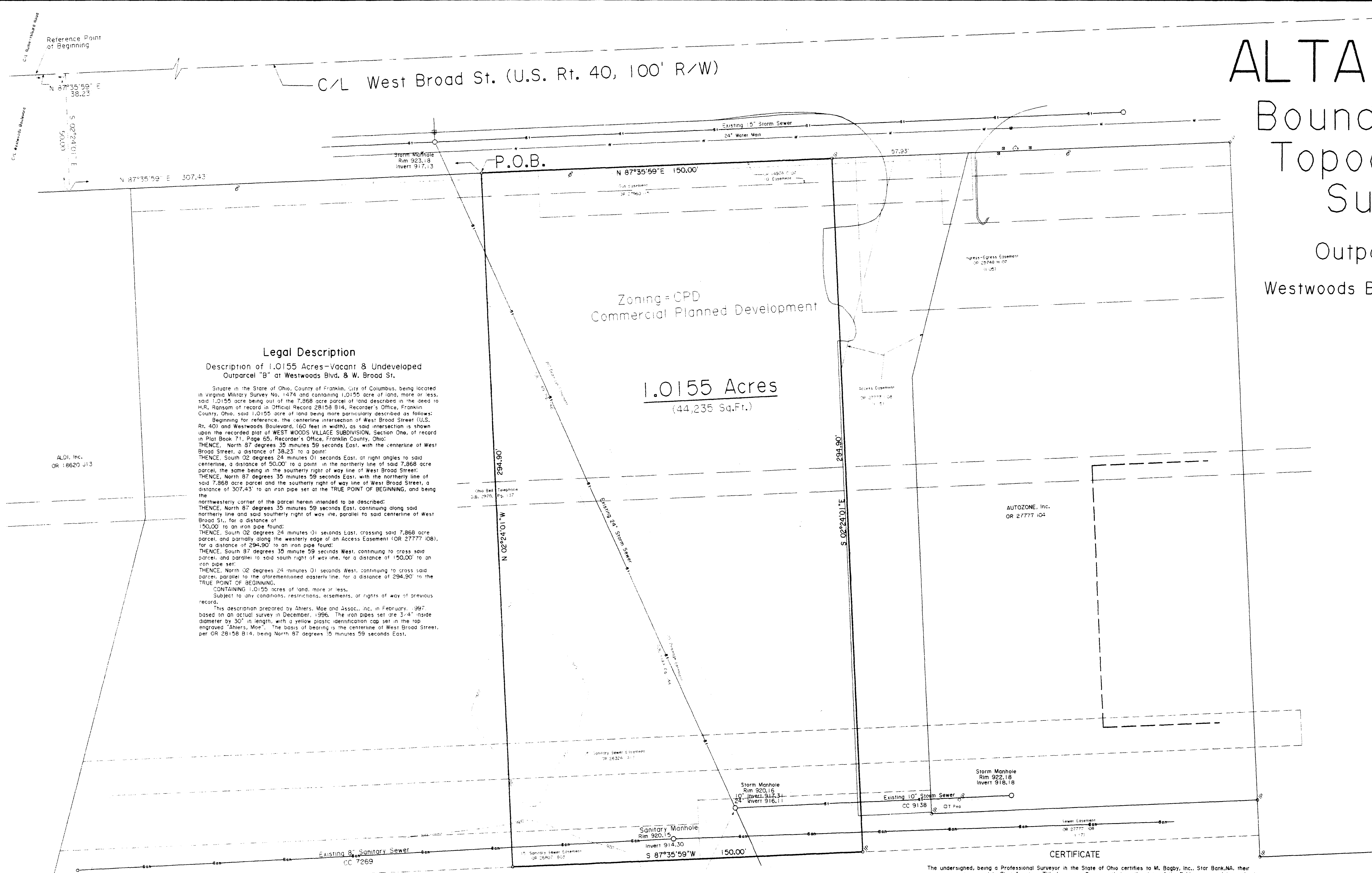


ALTA/ACSM

Boundary and Topographic Survey

Outparcel "B" at
Westwoods Blvd. & West Broad St.



Legal Description

Description of 1.0155 Acres - Vacant & Undeveloped
Outparcel "B" at Westwoods Blvd. & W. Broad St.

Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey No. 1474 and containing 1.0155 acre of land, more or less, said 1.0155 acre being out of the 7.868 acre parcel of land described in the deed to H.R. Ransom of record in Official Record 28158 B14, Recorder's Office, Franklin County, Ohio, said 1.0155 acre of land being more particularly described as follows: Beginning for reference, the centerline intersection of West Broad Street (U.S. Rt. 40) and Westwoods Boulevard, (60 feet in width), as said intersection is shown upon the recorded plat of WEST WOODS VILLAGE SUBDIVISION, Section One, of record in Plat Book 71, Page 65, Recorder's Office, Franklin County, Ohio:

THENCE, North 87 degrees 35 minutes 59 seconds East, with the centerline of West Broad Street, a distance of 38.23' to a point;
THENCE, South 02 degrees 24 minutes 01 seconds East, at right angles to said centerline, a distance of 50.00' to a point in the northerly line of said 7.868 acre parcel, the same being in the southerly right of way line of West Broad Street;
THENCE, North 87 degrees 35 minutes 59 seconds East, with the northerly line of said 7.868 acre parcel and the southerly right of way line of West Broad Street, a distance of 307.43' to an iron pipe set at the TRUE POINT OF BEGINNING, and being the northwesterly corner of the parcel herein intended to be described;
THENCE, North 87 degrees 35 minutes 59 seconds East, continuing along said northerly line and said southerly right of way line, parallel to said centerline of West Broad St., for a distance of 150.00' to an iron pipe found;
THENCE, South 02 degrees 24 minutes 01 seconds East, crossing said 7.868 acre parcel, and partially along the westerly edge of an Access Easement (OR 27777 (OB)), for a distance of 294.90' to an iron pipe found;
THENCE, South 87 degrees 35 minutes 59 seconds West, continuing to cross said parcel, and parallel to said south right of way line, for a distance of 150.00' to an iron pipe set;
THENCE, North 02 degrees 24 minutes 01 seconds West, continuing to cross said parcel, parallel to the aforementioned easterly line, for a distance of 294.90' to the TRUE POINT OF BEGINNING.

CONTAINING 1.0155 acres of land, more or less,
Subject to any conditions, restrictions, easements, or rights of way of previous record.

This description prepared by Ahlers, Moe and Assoc., Inc. in February, 1997 based on an actual survey in December, 1996. The iron pipes set are 3/4" inside diameter by 30' in length, with a yellow plastic identification cap set in the top engraved "Ahlers, Moe". The basis of bearing is the centerline of West Broad Street, per OR 28158 B14, being North 87 degrees 35 minutes 59 seconds East.

Zoning = CPD
Commercial Planned Development

1.0155 Acres
(44,235 Sq.Ft.)

LEGEND

- Iron Pipe Found
- Iron Pipe Set
- △ Railroad Spike Set
- △ Railroad Spike Set
- Stone Found
- Monument Found
- Sanitary Sewer
- Storm Sewer
- Water Line
- Electric (overhead)
- Gas Line
- Telephone (overhead)
- Fence
- Fire Hydrant
- Valve
- Power Pole
- Light Pole
- Sign Post
- Street Sign
- Tree (Deciduous)
- Tree (Conifer)
- Shrub
- Flag Pole
- Test Boring

ALDI, Inc.
OR 18620 J13

AUTOZONE, Inc.
OR 27777 (OB)

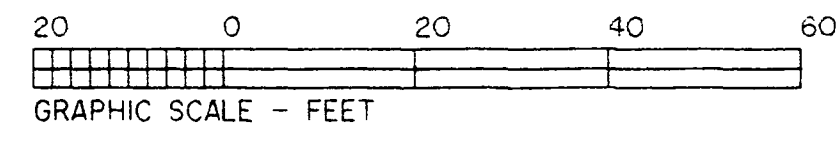
Benchmark:
Rim - Storm Manhole
Elev. = 920.16

First American Title Insurance Co.
Underwriter For: The Title Group, Inc.
Policy No. 0-062703 & M-208105; Title No. C 3012

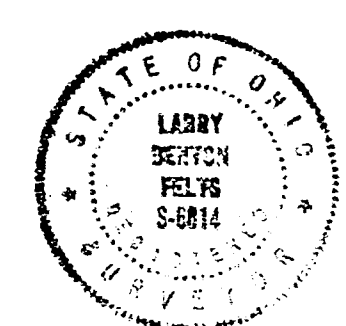
15. This property is subject to Reciprocal Easements and Restrictive Easements of record in OR 18623 A 06, OR 27777 J 09, OR 27777 J 08, OR 27777 J 20, & OR 25748 H 07. Those plottable are shown hereon.
16. The Easement in favor of Columbia Gas of record in OR 27960 I 15, affects the subject property and is shown hereon.
17. The Easements in favor of Columbus and Southern Electric Company of record in OR 14976 C 07, affects the subject property and is shown hereon.
18. The Easement in favor of the City of Columbus of record in OR 26807 B 03 & OR 26326 A 13, affects the subject property and is shown hereon.
19. The Easement in favor of Ohio Bell Telephone Company of record in D.B. 2970 Pg. 137, affects the subject property and is shown hereon.
20. The 30' Drainage Easement of record in D.B. 1149, Pg. 148, affects the subject property and is shown hereon.

UTILITY WARNING
The underground utilities shown have been located from Field Survey information and Existing Drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the use of sound utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The SURVEYOR has not physically located the underground utilities.
OHIO UTILITIES PROTECTION SERVICE 1-800-362-2764

CERTIFICATE
The undersigned, being a Professional Surveyor in the State of Ohio certifies to M. Bagby, Inc., Star Bank, N.A. their successors or assigns, and to First American Title Insurance Company that on the date of the field survey and to my best knowledge and belief:
This survey was made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992 and this survey meets the requirements of an Urban Survey as defined therein.
This survey was made on the ground as of October 10, 1996 and correctly shows the record area of the subject property and the location and type of the buildings, structures and other improvements, as requested, located on the subject property.
Except as shown hereon, there are no visible easements or rights-of-way of which the undersigned has been advised.
Except as shown hereon, there are no observable, above ground encroachments by the improvements on the subject property upon the adjoining properties or streets or by the improvements on adjoining properties or streets upon the subject property.
The location of the easements, rights-of-way or other matters affecting the subject property which were listed in the title insurance commitment dated April 10, 1997 issued by First American Title Insurance Company with respect to the subject property, have been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property are in accord with the minimum setback provisions and restrictions that were transmitted to the surveyor.
The subject property has access to and from a duly dedicated accepted public street or highway.
All utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easements.
Except as shown on the survey the property does not serve any adjoining property for utilities or ingress and egress.
The record description of the property is a mathematically closed figure according to the accuracy requirements of the Ohio Administrative Code 4733-37-04.
Except as shown hereon, no portion of the property shown on the survey lies within a Special Hazard Area, as shown on the Flood Insurance Rate Map for the community in which the subject property is located.
Larry B. Felts
Larry B. Felts, PS 6814 Date April 23, 1997



Basis of bearing: Centerline of West Broad St. per OR 28158 B14, being North 87 degrees 35 minutes 59 seconds East.



AHLERS, MOE & ASSOC. INC.
Engineers & Surveyors
360 West Waterloo Street
Canal Winchester, Ohio 43110
(614) 837-1178 Fax (614) 837-8458
April 23, 1997