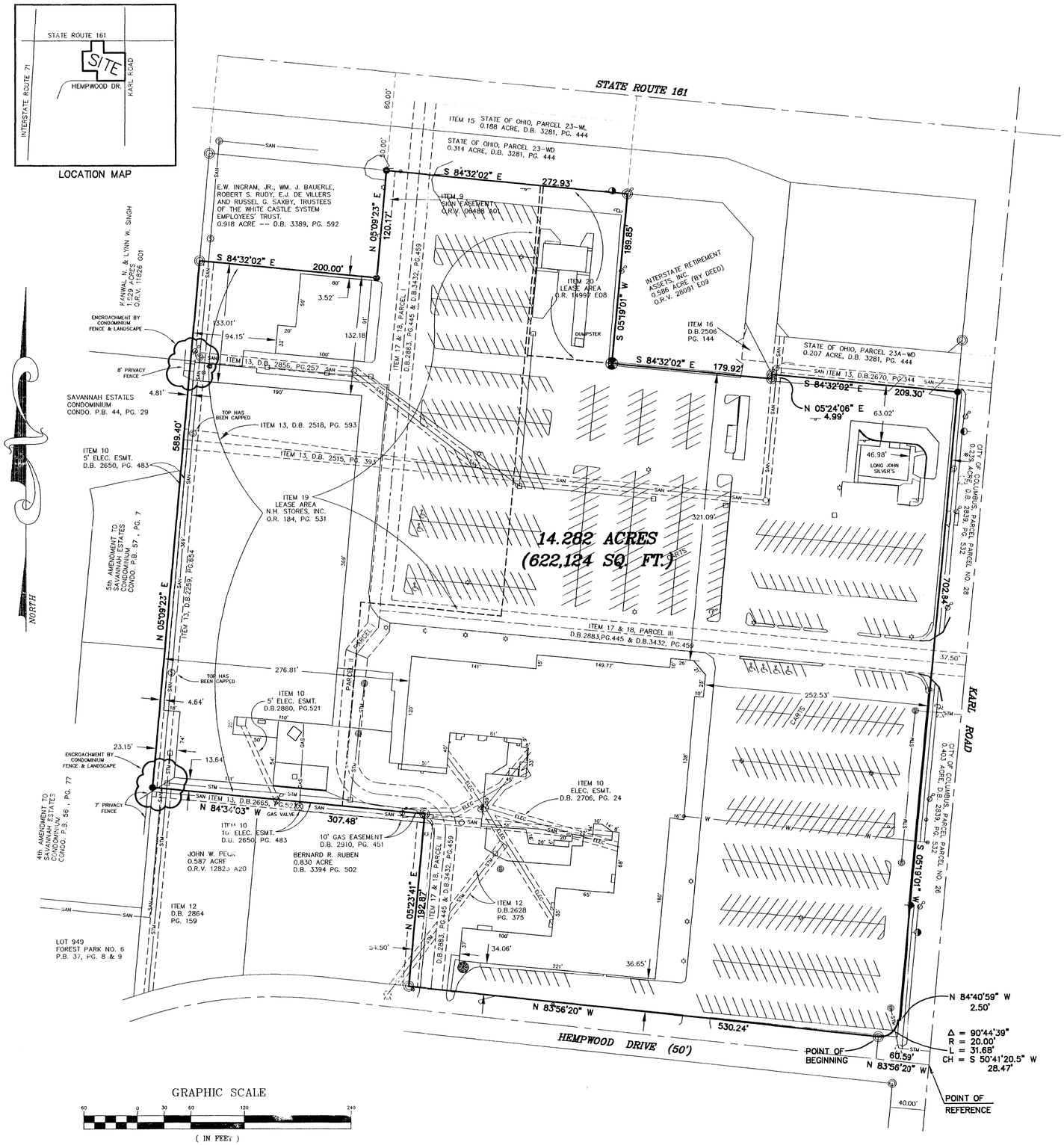

NOTES PERTAINING TO ITEMS IN SCHEDULE B – SECTION 2, FROM A COMMITMENT FOR TITLE INSURANCE, ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 9701771, EFFECTIVE DATE: JULY 22, 1997, AT 7:00 AM.

ITEM 9. CONDITIONS AND EASEMENTS OF A CERTAIN SIGN EASEMENT RESERVED BY BERNARD R. RUBEN IN OFFICIAL RECORD 06438 A01 (EASEMENT IS PLOTTED HEREON).

ITEM 10. EASEMENTS TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN: DEED BOOK 2650, PAGE 483 (EASEMENT IS PLOTTED HEREON) DEED BOOK 2706, PAGE 24 (EASEMENT IS PLOTTED HEREON) DEED BOOK 2880, PAGE 521 (EASEMENT IS PLOTTED HEREON)

ITEM 11. WATER PIPELINE EASEMENTS TO THE CITY OF COLUMBUS, OHIO, OF RECORD IN: DEED BOOK 2342, PAGE 615 (EASEMENT LIES WITHIN EXISTING PUBLIC RIGHT-OF-WAY OF KARL ROAD) & DEED BOOK 2670, PAGE 78 (EASEMENT LIES WITHIN EXISTING PUBLIC RIGHT-OF-WAY OF KARL ROAD AND S.R.161).

ITEM 12. STORM SEWER EASEMENTS TO THE CITY OF COLUMBUS, OHIO, OF RECORD IN DEED BOOK 2628, PAGE 375 (EASEMENT IS PLOTTED HEREON), DEED BOOK 2864, PAGE 159, AS MODIFIED IN RELEASE OF EASEMENT OF RECORD IN OFFICIAL RECORD 14718 G18 AND RE-RECORDED IN OFFICIAL RECORD 14721 I08 (EASEMENT IS PLOTTED HEREON EXCEPT FOR THAT PORTION THAT WAS RELEASED).

ITEM 13. SANITARY SEWER EASEMENTS TO THE CITY OF COLUMBUS, OHIO, OF RECORD IN DEED BOOK 2259, PAGE 654 (EASEMENT IS PLOTTED HEREON), DEED BOOK 2515, PAGE 393 (EASEMENT IS PLOTTED HEREON), DEED BOOK 2518, PAGE 593 (EASEMENT IS PLOTTED HEREON), DEED BOOK 2655, PAGE 527 (EASEMENT IS PLOTTED HEREON), DEED BOOK 2670, PAGE 344 (EASEMENT IS PLOTTED HEREON), DEED BOOK 2856, PAGE 257 (EASEMENT IS PLOTTED HEREON).

ITEM 14. RIGHT OF WAY EASEMENT TO COLUMBIA GAS OF OHIO, INC., OF RECORD IN DEED BOOK 2910, PAGE 450 (EASEMENT IS PLOTTED HEREON).

ITEM 15. HIGHWAY EASEMENTS AND LIMITED ACCESS RIGHTS TO THE STATE OF OHIO ARISING OUT OF FRANKLIN COUNTY COURT OF COMMON PLEAS CASE NO. 238101 AS EVIDENCED IN DEED BOOK 3281, PAGE 444 (EASEMENT AND ACCESS AREA ARE PLOTTED HEREON).

ITEM 16. AGREEMENT AND EASEMENT WITH MAIN FEDERAL SAVINGS AND LOAN ASSOCIATION OF RECORD IN DEED BOOK 2506, PAGE 144 AS MODIFIED IN A CERTAIN RELEASE OF PART OF PREMISES FROM EASEMENT AGREEMENT OF RECORD IN DEED BOOK 2840, PAGE 457 AND MISC. VOLUME 143, PAGE 538 (EASEMENT AREA THAT WAS NOT RELEASED IS PLOITED HEREON BUT LIES OUT SIDE THE SUBJECT PREMISES).

ITEM 17. EASEMENT AGREEMENT OF RECORD IN DEED BOOK 2883, PAGE 445 (EASEMENT IS PLOTTED HEREON).

ITEM 18. EASEMENT AGREEMENT OF RECORD IN DEED BOOK 3432, PAGE 459 (EASEMENT IS PLOTTED HEREON).

ITEM 19. SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN LEASE WITH HART STORES, INC., AS EVIDENCED IN MEMORANDUM OF LEASE OF RECORD IN LEASE VOLUME 184, PAGE 521; AMENDED IN A CERTAIN LEASE MODIFICATION AGREEMENT OF RECORD IN LEASE VOLUME 184, PAGE 531; ASSIGNED TO N.H. STORES, INC., IN LEASE VOLUME 216, PAGE 619 (LEASE AREA PLOTTED HEREON).

ITEM 20. SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN LEASE TO VALVOLINE INSTANT OIL CHANGE, INC., AS EVIDENCED IN MEMORANDUM OF LEASE OF RECORD IN OFFICIAL RECORD 14997 E01; AMENDED BY THAT CERTAIN ASSIGNMENT AND ASSUMPTION AGREEMENT OF RECORD IN OFFICIAL RECORD 14997 E05 (LEASE AREA IS PLOTTED HEREON).

NOTES: UNDERGROUND UTILITY LINES AND EASEMENTS THAT ARE BASED WHERE THE UNDERGROUND UTILITY IS PLACED ARE SHOWN HEREON BASED UPON PLANS RECEIVED FROM THE UTILITY COMPANIES. LOCATIONS ARE APPROXIMATE AND MAY NOT REFLECT ALL UNDERGROUND UTILITIES PRESENT ON THE PREMISES.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- POWER POLE
- SAN — SANITARY LINE AND M.H.
- STM — STORM LINE AND M.H.
- ELEC — ELECTRIC LINE
- ROUND CATCH BASIN
- GUY POLE
- LIGHT POLE
- CATCH BASIN
- DRILL HOLE FOUND
- SIGN
- COMBO POLE
- WATER VALVE
- TREE

PARKING
598 SPACES
9 HANDICAP
TOTAL 607

SURVEYOR'S CERTIFICATE

We, Hockaden and Associates, Inc., hereby certify to WEINGARTEN NOSTAT, INC., STEWART TITLE COMPANY, HOUSTON DIVISION, STEWART TITLE GUARANTY COMPANY, and their respective successors and assigns, as follows:

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992, and includes items 1,2,3,4,7a,8,9,10,11, and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey and (iii) properly designates recorded easements as shown in the title insurance commitment issued by Stewart Title Guaranty Company, Commitment No. 9701771, dated July 22, 1997, and (iv) that by graphical plotting only, the property is located in zone X, (areas determined to be outside 500 year floodplain) according to the Federal Emergency Management Agency, Flood Insurance Rate Map, Map Number 39049C0155 G, effective date: August 2, 1995.

STATE OF OHIO JOHN L. PRICE 7159 REGISTERED PROFESSIONAL SURVEYOR

HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers

John L. Price 8/14/97
John L. Price
Professional Surveyor No. 7159

DESCRIPTION OF 14.282 ACRES OF LAND

Situated in the State of Ohio, County of Franklin, City of Columbus, part of Quarter Township 4, Township 2, Range 18, United States Military Lands, being 14.282 acres of land all out of that 17.121 acre tract as described in a deed to Granville Center Associates, of record in Official Record Volume 6488 A01 (all references to records being on file in the Recorder's Office, Franklin County, Ohio), said 14.282 acre tract being more particularly described as follows:

Beginning for reference at the centerline intersection of Karl Road and Hempwood Drive, as delineated on the recorded plat of Forest Park No. 6, of record in Plat Book 37, Pages 8 and 9; Thence North 83°56'20" West, along the centerline of Hempwood Drive, a distance of 60.59 feet a point; Thence North 6°03'40" East, a distance of 25.00 feet to an iron pin set in the northerly right-of-way line of said Hempwood Drive, in the southerly line of said 17.121 acre tract as described in said deed to Granville Center Associates, of record in Official Record Volume 6488 A01, and being the TRUE PLACE of BEGINNING of the 14.282 acre tract herein described:

Thence North 83°56'20" West, along the southerly line of said 17.121 acre tract, the northerly right-of-way line of said Hempwood Drive, a distance of 530.24 feet to an iron pin found at the southeasterly corner of a 0.830 acre residue tract as described in a deed to Bernard R. Ruben, of record in Deed Book 3394, Page 502;

Thence North 5°23'41" East, along the easterly line of said 0.830 acre tract, a distance of 192.87 feet to an iron pin found at the northeasterly corner of said 0.830 acre tract;

Thence North 84°34'03" West, along the northerly line of said 0.830 acre tract, the northerly line of that 0.587 acre tract as described in a deed to John W. Peck, of record in Official Record Volume 12823 A20, part of a southerly line of said 17.121 acre tract, a distance of 307.48 feet to an iron pin set in the easterly line of the 4th Amendment to Savannah Estates Condominium, of record in Condominium Plat Book 56, Page 77, at the northwesterly corner of said 0.587 acre tract, being a southwesterly corner of said 17.121 acre tract;

Thence North 5°09'23" East, along the westerly line of said 17.121 acre tract, the easterly line of said 4th Amendment to Savannah Estates Condominium, the easterly line of the 5th Amendment to Savannah Estates Condominium, of record in Condominium Plat Book 57, Page 7, along the easterly line of Savannah Estates Condominium, of record in Condominium Plat Book 44, Page 29, the easterly line of that 1.529 acre tract as described in a deed to Kanwal M. & Lynn W. Singh, of record in Official Record Volume 11826 G01, a distance of 589.40 feet to a 1/2" rebar found at a northeasterly corner of said 17.121 acre tract, at the southwesterly corner of that 0.918 acre tract as described in a deed to E.W. Ingram, jr., Wm. J. Bauerle, Robert S. Rudy, E.J. DeVillers and Russel G. Saxby, Trustees of the White Castle System Employees' Trust, of record in Deed Book 3339, Page 592;

Thence South 84°32'02" East, along a northerly line of said 17.121 acre tract, the southerly line of said 0.918 acre tract, a distance of 200.00 feet to an iron pin set at the southeasterly corner of said 0.918 acre tract, a corner of said 17.121 acre tract;

Thence North 5°09'23" East, along the easterly line of said 0.918 acre tract, a westerly line of said 17.121 acre tract, a distance of 120.17 feet to an iron pin set in the southerly right-of-way line of a service road for State Route 161, at the southwesterly corner of that 0.314 acre tract (Parcel 23-WD) as described in a deed to the State of Ohio, of record in Deed Book 3281, Page 444;

Thence South 84°32'02" East, along the southerly line of said 0.314 acre tract, a distance of 272.93 feet to an iron pin found at the southeasterly corner of said 0.314 acre tract, in the westerly line of that 0.586 acre tract as described in a deed to Interstate Retirement Assets, Inc., of record in Official Record Volume 28091 E09;

Thence South 5°19'01" West, along the westerly line of said 0.586 acre tract, a distance of 189.85 feet to a drill hole set in a sidewalk at the southwesterly corner of said 0.586 acre tract;

Thence South 84°32'02" East, along the southerly line of said 0.586 acre tract, a distance of 179.92 feet to an iron pin found at the southeasterly corner of said 0.586 acre tract;

Thence North 5°24'06" East, along the easterly line of said 0.586 acre tract, a distance of 4.99 feet to an iron pin found at the southwesterly corner of that 0.207 acre tract (Parcel 23A-WD) as described in a deed to the State of Ohio, of record in Deed Book 3281, Page 444;

Thence South 84°32'02" East, along the southerly line of said 0.207 acre tract, a distance of 209.30 feet to an iron pin set in the westerly right-of-way line of Karl Road, in the westerly line of that 0.239 acre tract as described in Parcel No. 28 in a deed to the City of Columbus, of record in Deed Book 2839, Page 532, at the southeasterly corner of said 0.207 acre tract (Parcel 23A-WD);

Thence South 5°19'01" West, along the westerly right-of-way line of said Karl Road, the westerly line of said 0.239 acre tract, the westerly line of that 0.403 acre tract as described in Parcel No. 26 in a deed to the City of Columbus, of record in Deed Book 2839, Page 532, a distance of 702.84 feet to an iron pin set in the southerly line of said 17.121 acre tract of land as described in a deed to Granville Center Associates, of record in Official Record Volume 6488 A01;

Thence North 84°40'59" West, along a southerly line of said 17.121 acre tract, a distance of 2.50 feet to an iron pin set at a point of curvature;

Thence along the arc of a non-tangent curve to the right, having a radius of 20.00 feet, a central angle of 90°44'39", an arc distance of 31.68 feet to the true place of beginning and containing 14.282 acres of land, said arc being subtended by a chord bearing South 50°41'20.5" West, a chord distance of 28.47 feet.

The bearing meridian for this description is based on a bearing of North 83°56'20" West along the centerline of Hempwood Drive, as delineated on the recorded plat of Forest Park No. 6, of record in Plat Book 37, Pages 8 and 9.

DESCRIPTION
ALTA/ACSM LAND TITLE SURVEY

LOCATION
GRANVILLE SQ. SHOPPING CENTER
SOUTH STATE ROUTE 161
WEST OF KARL ROAD

CLIENT
CONSOLIDATED MANAGEMENT, INC.

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

DRAWN BY: JLP	CHECKED BY: JLP	ORDER No.	AREA No.	SHEET
SCALE: 1"=60'	DATE: 8/14/97	40849	12-8	1 OF 1

S:\40849\DRAWINGS\MSTGABE Fri Aug 15 08:15:14 1997 HOCKADEN AND ASSOCIATES, INC. EXTRA