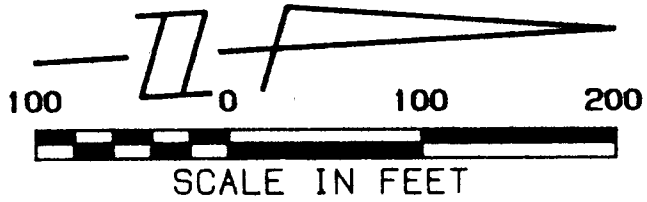


WAL-MART STORES, INC.
109.911 ACRES
O.R. 16091 H16



Situates in the state of Ohio, county of Franklin, City of Grove City, being part of Virginia Military Survey 1388 and being part of PARCEL 1 and the 25.171-acre tract to NRS Equities, Inc., by deeds of record in O.R. 17157409 and O.R. 17157410, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin found at an angle point in the northerly right-of-way line of Southwest Boulevard (begin 70.00 feet northerly of, as measured by right angles, the centerline thereof) and being a common corner of said PARCEL 1, a 109.911-acre tract conveyed to Wal-Mart Stores, Inc. by deed of record in O.R. 16091H16 and a 1.197-acre tract conveyed to the City of Grove City by deed of record in Deed Book 3689, page 160;

Thence N 03° 11' 17" E, a distance of 1424.93 feet, along the common line to said 109.911-acre tract and PARCEL 1 to an iron pin;

Thence the following three (3) courses and distances across said PARCEL 1 and 25.171-acre tract:

1. Thence S 87° 09' 46" E, a distance of 941.56 feet, to an iron pin, said iron pin being 60.00 feet (as measured at right angles) westerly of the easterly line of said 25.171-acre tract;
2. Thence S 03° 27' 28" W and parallel with the easterly line of said 25.171-acre tract, a distance of 508.49 feet, to an iron pin at an angle point;
3. Thence S 03° 13' 38" W and parallel with the easterly line of said 25.171-acre tract, a distance of 916.16 feet, to an iron pin in the northerly right-of-way line of Southwest Boulevard and the southerly line of said 25.171-acre tract, said iron pin being located N 82° 06' 23" W, a distance of 60.20 feet from an iron pin at the southeasterly corner of said 25.171-acre tract;

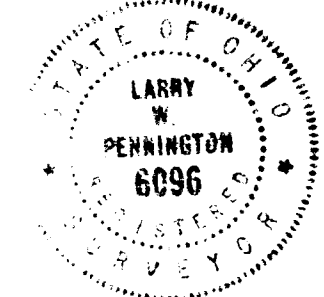
Thence the following two (2) courses and distances along the northerly right-of-way line of Southwest Boulevard and the southerly line of said 25.171-acre tract:

1. Thence N 82° 06' 23" W, a distance of 280.18 feet, to an iron pin, said iron pin being located 95.00 feet northerly of (as measured at right angles) the centerline of Southwest Boulevard;
2. Thence N 87° 09' 46" W, a distance of 143.57 feet, to an iron pin at the common corner to said PARCEL 1 and 25.171-acre tract, said iron pin being located 95.00 feet northerly of (as measured at right angles) the said centerline;

Thence S 89° 57' 04" W, a distance of 496.51 feet, along the northerly right-of-way line of Southwest Boulevard and the southerly line of said PARCEL 1 to the point of beginning containing 30.411 acres, more or less, and being subject to all easements and restrictions of record.

The bearings in the above description were based upon the bearing of S 75° 46' 58" E, for the centerline of Interstate 270 as shown on the State of Ohio Right-of-Way Plan, FRA-270-2.685.

The undersigned does hereby certify to Pier Group, Inc.; Pier 1 Imports (U.S.), Inc.; Danque Paribas; and Chicago Title Insurance Company that (1) this Survey was made upon the ground of the property reflected hereon on May 5, 1992, by myself or under my supervision; (2) the description contained hereon and the location of all rights-of-way, easements, set-back lines, improvements and encroachments, whether visible recorded in Franklin County, Ohio, or otherwise existing, are accurately reflected hereon; (3) all monuments shown hereon actually exist and the location, size, and type of material thereof are correctly shown; (4) except as shown hereon, the property reflected hereon has access to and from a publicly dedicated roadway; (5) the size, location, and type of improvements are shown hereon, and all are located within the boundaries of the property and set back from the property lines the distance indicated; (6) the relationship of the property to all contiguous real estate is correctly shown hereon; (7) except as shown hereon, no part of the property lies within a 100-year flood plain as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Act of 1973, as amended, or by any other governmental authority; and (8) this Survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by the American Land Title Association and American Congress on Surveying and Mapping in 1988, and meets the accuracy requirements of a Class A Survey



R.D. ZANDE & ASSOCIATES, LTD.
Larry W. Pennington
REGISTERED SURVEYOR NO. 6096

**SURVEY OF
30.411 ACRES
PART OF VIRGINIA MILITARY SURVEY
NUMBER 1388
CITY OF GROVE CITY, OHIO**

SCALE: 1" = 100' APRIL 1992
Revised 5-5-92

PREPARED BY:
R. D. ZANDE & ASSOCIATES, LTD.
1237 DUBLIN ROAD
COLUMBUS, OHIO 43215



Larry W. Pennington
REGISTERED SURVEYOR NO. 6096

THE BEARING DATUM OF THE ATTACHED PLAT IS BASED ON THE BEARING OF S 75° 46' 58" E FOR THE CENTERLINE OF INTERSTATE 270 AS DELINEATED UPON THE STATE OF OHIO RIGHT-OF-WAY PLANS FRA-270-2.685.