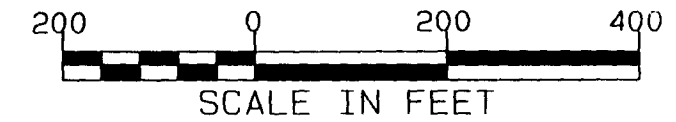


**BEGIN FOR REFERENCE**  
**47.048 & 16.849 ACRE TRACTS**  
 F.C.E. Mon. Fd  
 No. 9930

**POINT OF TRUE BEGINNING**  
**47.048 ACRE TRACT**  
 Pk Nail Fd  
 (0.07'S, 0.20'E)

**POINT OF TRUE BEGINNING**  
**16.849 ACRE TRACT**

$\Delta = 90^{\circ}14'35''$   
 Rad = 30.00  
 C.B. = N 48° 45' 05" E  
 Chd = 42.52



**BASIS OF BEARING:**

The bearings shown hereon are based on the grid bearing of S 86°16'43" E from the Ohio coordinate system, South Zone, as determined by field measurements between Franklin County Engineer monuments #9929 and #2269.

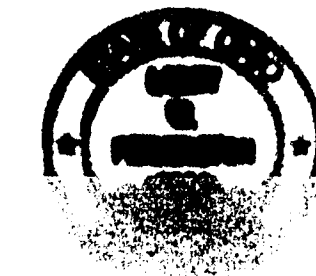
**NOTES:**

- The Easements in the following list of Deed References are BLANKET EASEMENTS, and lie within Road Right-of-Way.
  - The Ohio Fuel Gas Company Ohio - Midland Light and Power Company D.B. 1820, Pg. 354 D.B. 1722, Pg. 28
  - D.B. 1820, Pg. 354 D.B. 1722, Pg. 28
  - Columbia Gas Co. assigned to D.B. 1746, Pg. 827
  - D.B. 2548, Pg. 90, Ohio, Inc. per D.B. 1187, Pg. 83
- The exact location of the Easements shown in the following list of Deed References cannot be determined from the information provided in said Deed:
  - Ohio - Midland Light and Power Company D.B. 1820, Pg. 354
- The Easements in the following list of Deed References DO NOT apply to the subject 47.048 and 16.849 acre tracts.
  - The Ohio Bell Telephone Company STATE OF OHIO D.B. 906, Pg. 502 D.B. 1210, Pg. 315
  - D.B. 906, Pg. 503
  - D.B. 906, Pg. 511
  - D.B. 1808, Pg. 615
  - O.R. 30937 C11
  - Ohio - Midland Light and Power Company D.B. 1903, Pg. 400
- ~~As shown on this survey, this DOES NOT represent any of the improvements or utilities that may appear on the subject 47.048 and 16.849 acre tracts.~~

**CERTIFICATE OF SURVEY**

The undersigned hereby certifies to Franklin Community Improvement Corporation, Kraft Properties, and Chicago Title Insurance Company as of January 8, 1997, that this survey was actually made upon the ground, that the title lines and lines of actual possession are the same, that the property description made upon the ground, that it and the information, courses and distances shown hereon are accurate closes by engineering calculation; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same and as listed in the Chicago Title Insurance Company Commitment Number 97160009 COM, other than those shown hereon; that there are no encroachments on adjoining premises, streets or alleys by any buildings, structures or other improvement or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any partment of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of a Class A Survey, as defined therein.

R.D. ZANDE AND ASSOCIATES, INC.



*R.D. Zande*  
 Registered Surveyor No. 6096

Survey of  
**47.048 and 16.849 ACRES**

lying in  
**SECTION 36, TOWNSHIP 11, RANGE 21**  
**CONGRESS LANDS**

Township of Hamilton, Franklin County, Ohio  
 and  
 City of Columbus, Ohio

Scale: 1" = 200' Date: May, 1997

Prepared by:  
**R.D. ZANDE & ASSOCIATES, INC.**  
 1237 Dublin Road Columbus, Ohio 43215  
 (614) 486-4383

C/L S.R. NO. 317 (LONDON - GROVEPORT ROAD)

**FRANKLIN COMMUNITY IMPROVEMENT CORPORATION**  
 Orig. 244.147 Acres  
 O.R. 29436 E19

**47.048 ACRES**

47.048 AC (2,049,417 SF) TOTAL  
 (-) 1.030 AC (44,882 SF) R/W SHOOK RD  
 (-) 0.739 AC (32,200 SF) R/W S.R. 317  
 45.279 AC (1,972,335 SF) NET

**16.849 AC.**

16.849 AC (733,942 SF) TOTAL  
 (-) 0.409 AC (17,816 SF) R/W SHOOK  
 16.440 AC (716,126 SF) NET

**CIRCUIT CITY STORES, INC.**  
 16.084 Acres  
 O.R. 30285 E16

**PIZZUTI - FRANKLIN II, LTD.**  
 16.829 Acres  
 O.R. 30937 C02

