



LEGAL DESCRIPTIONS AS RECORDED

TOTAL PARCEL

PARCEL 1:

Situated in the State of Ohio, County of Franklin, City of Columbus located in Quarter Township 3, Township 2, Range 16 of United States Military Lands, and being 8.908 acres as conveyed to Blufton Holding Company by deed of record in Official Record 1195805 of deed records in the Recorder's Office, Franklin County, Ohio said 8.908 acres being more particularly bounded and described as follows:

Beginning for reference at a monument box (No. FCGS 8666) in the centerline intersection of Hamilton Road and Thompson Roads; thence along the centerline of Hamilton Road South 3° 28' 20" West, a distance of 285.00 feet to a railroad spike; thence leaving the centerline of Hamilton Road, South 86° 56' 02" East, a distance of 60.00 feet to a point in the easterly right-of-way line of Hamilton Road and being the true place of beginning for the following described parcel.

thence South 86° 56' 02" East, a distance of 450.00 feet to an iron pin, said iron pin also being the southeasterly corner of a 2.631 acre tract;

thence along the easterly line of said 2.631 acre tract, North 03° 28' 20" East, a distance of 255.00 feet to a point in the southerly right-of-way line of Thompson Road, said point being the northeasterly corner of said 2.631 acre tract;

thence parallel and 30.00 feet from the centerline of Thompson Road, South 86° 56' 02" East, a distance of 275.21 feet to a point at the northeasterly corner of said 8.908 acre tract;

thence leaving the southerly right-of-way line of Thompson Road, South 3° 03' 58" West, a distance of 22.00 feet to an iron pin and also being in the arc of a curve to the left;

thence southeasterly along the arc of said curve to the left (Radius = 750.00 feet, Delta = 29° 55' 54"), a chord bearing and distance of South 11° 53' 59" East, 387.36 feet to an iron pin marking the point of tangency;

thence South 26° 51' 56" East, a distance of 172.05 feet to an iron pin, and also being in the arc of a curve to the right;

thence southeasterly along the arc of said curve to the right (Radius = 3000.00 feet, Delta = 3° 27' 42"), a chord bearing and distance of South 25° 08' 05" East, 181.22 feet to an iron pin at the southeasterly corner of said 8.908 acre tract, said pin being on the northerly line of Thomas H. Lurie 19.770 acre tract as conveyed in Deed Book 3707, page 746, deed of records, Recorder's Office, Franklin County, Ohio;

thence along the northerly line of said Thomas H. Lurie tract, North 87° 00' 41" West, a distance of 196.55 feet to an iron pin, said iron pin being the southeasterly corner of a 2.00 acre tract as conveyed to Offie and Peggy Bartley by Deed of Record in Official Record 06389C04 in the Recorder's Office, Franklin County, Ohio;

thence along the easterly line of Offie and Peggy Bartley 2.00 acre tract, North 3° 28' 20" East, a distance of 100.00 feet to an iron pin, and being the northeasterly corner of Offie and Peggy Bartley 2.00 acre tract;

thence along the northerly line of said Offie and Peggy Bartley 2.00 acre tract, and being the southerly line of said 8.908 acre tract, North 87° 00' 41" West, a distance of 811.20 feet to a point in the easterly right-of-way line of Hamilton Road;

thence parallel and 60.00 feet from the centerline of Hamilton Road, North 3° 28' 20" East, a distance of 351.41 feet to the true place of beginning, containing 8.908 acres of land, more or less.

PARCEL 2: Situated in the State of Ohio, County of Franklin, City of Columbus located in Quarter Township 3, Township 2, Range 16 of United States Military Lands, and being 2.631 acres as conveyed to Blufton Holding Company by deed of record in Official Record 1195805 of deed records in the Recorder's Office, Franklin County, Ohio said 2.631 acres being more particularly bounded and described as follows:

Beginning for reference at a monument box (No. FCGS 8666) at the intersection of Hamilton Road and Thompson Road; thence along the centerline of Thompson Road South 86° 56' 02" East, a distance of 510.00 feet to an iron pin;

thence South 3° 28' 20" West, leaving the centerline of Thompson Road, a distance of 30.00 feet to a point in the southerly right-of-way line of Thompson Road, and being the true place of beginning for the following described parcel;

thence South 3° 28' 20" West, a distance of 255.00 feet to an iron pin, being the southeasterly corner of the said 2.631 acre tract;

thence North 86° 56' 02" West, a distance of 450.00 feet to a point in the easterly right-of-way line of Hamilton Road, and being the southwesterly corner of said 2.631 acre tract;

thence along the easterly right-of-way line of Hamilton Road North 3° 28' 20" East, a distance of 255.00 feet to a point in the southerly right-of-way line of Thompson Road, and being the northwesterly corner of said 2.631 acre tract;

thence along the southerly right-of-way line of Thompson Road South 86° 56' 02" East, a distance of 450.00 feet to the true place of beginning, containing 2.631 acres, more or less.

PARCEL 3: Situated in the State of Ohio, County of Franklin, Township of Plain, in Lot Number Three (3), Quarter Township 3, Township 2 North, Range 16 West, United States Military Lands, and being a portion of an original 30 acre tract of land conveyed as Third Tract to Robert C. and Gladys A. Thacker by deed of record in Deed Book 1590, page 184, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a P.K. nail set in the centerline of North Hamilton Road (60 feet wide), in the west line of Plain Township, in the west line of said original 30 acre tract at the southwest corner of a 28 acre tract of land conveyed out of said original 30 acre tract to The DeLong Corporation by deed of record in Deed Book 1966, Page 133, Recorder's Office, Franklin County, Ohio, said P.K. Nail also being S 0 deg. 30' 28" W a distance of 636.53 feet from a railroad spike found at the intersection of the centerline of North Hamilton Road with the centerline of Thompson Road, at the northwest corner of said original 30 acre tract and at the northwest corner of said 28 acre tract;

Thence S 89 deg. 58' 22" E along a south line of said 28 acre tract a distance of 871.23 feet to a 3/4-inch I.D. iron pipe set at a corner of said 28 acre tract (passing a 3/4-inch I.D. iron pipe set in the east right-of-way line of North Hamilton Road at 30.00 feet);

Thence S 0 deg. 30' 28" W along a line of said 28 acre tract a distance of 100.00 feet to a 3/4-inch I.D. iron pipe set at a corner of said 28 acre tract, in the south line of said original 30 acre tract and in the north line of an original 20.634 acre tract of land conveyed as Parcel One to Thomas H. Lurie by deed of record in Deed Book 3707, Page 746, Recorder's Office, Franklin County, Ohio;

Thence N 89 deg. 58' 22" W along a portion of the south line of said original 30 acre tract and along a portion of the north line of said original 20.634 acre tract a distance of 871.23 feet to a railroad spike found in the centerline of North Hamilton Road, in the west line of Plain Township, at the southwest corner of said original 30 acre tract, at the northwest corner of said original 20.634 acre tract and at the northwest corner of a 0.671 acre tract of land conveyed as Tract #2 out of said original 20.634 acre tract to City of Columbus for right-of-way for North Hamilton Road by deed of record in Deed Book 3791, Page 18, Recorder's Office, Franklin County, Ohio (passing a 3/4-inch I.D. iron pipe found at the northeast corner of said 0.671 acre tract at 811.23 feet and passing a 3/4-inch I.D. iron pipe set in the east right-of-way to the north of North Hamilton Road at 841.23 feet);

Thence N 0 deg. 30' 28" E along the centerline of North Hamilton Road, along a portion of the west line of Plain Township and along a portion of the west line of said original 30 acre tract a distance of 100.00 feet to the place of beginning;

Containing 2.000 acres of land, more or less, and being subject to all legal highways, easements and restrictions of record. Excepting from the above, the following described property:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lot 3, Quarter Township 3, Township 2 North, Range 16 West, United States Military Lands, being a strip of land sixty (60) feet in width off the entire westerly side of that 2.000 acre tract described in Official Record 6389, Page C 04 to Offie and Peggy Bartley (record references to those of the Recorder's Office, Franklin County, Ohio), said strip being more particularly described as follows:

Beginning in the centerline of North Hamilton Road, at the northwesterly corner of said 2.000 acre tract, being located South 0 deg. 30' 28" West 636.53 feet from the intersection of said line, with the centerline of Thompson Road and Franklin Monument;

Thence easterly along the northerly line of said 2.000 acre tract, a deed bearing of South 89 deg. 58' 22" East (passing the current easterly right-of-way line of N. Hamilton Road at 30.00 feet) a distance of 80.00 feet;

Thence southerly through said 2.000 acre tract, being along a line 60.00 feet easterly of, as measured perpendicular to and parallel with said centerline of North Hamilton Road, South 0 deg. 30' 28" West, 100.00 feet to the southerly line of said 2.000 acre tract;

Thence westerly along the southerly line of said 2.000 acre tract, North 89 deg. 58' 22" West, (passing the current easterly right-of-way line of said N. Hamilton Road at 30.00 feet) a distance of 60.00 feet to the centerline of said North Hamilton Road, being at the southeasterly corner of said 2.000 acre tract;

Thence northerly with the centerline of said North Hamilton Road, being the westerly line of said 2.000 acre tract, North 0 deg. 30' 28" East, 100.00 feet to the Point of Beginning, containing 0.138 acre of land, more or less, as described from existing records only, in March of 1993, by Carl E. Turner Jr., Registered Land Surveyor No. 6702.

Subject, however, to all legal rights-of-way of previous record.

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NUMBER THREE, QUARTER TOWNSHIP 3, TOWNSHIP 2 NORTH, RANGE 16 WEST, UNITED STATES MILITARY LANDS, AND BEING A PORTION OF AN ORIGINAL 30 ACRE TRACT OF LAND CONVEYED AS THIRD TRACT TO ROBERT C. AND GLADYS A. THACKER BY DEED OF RECORD IN DEED BOOK 1590, PAGE 184, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING 8.908 ACRES AND 2.631 ACRES AS CONVEYED TO BLUFTON HOLDINGS COMPANY BY DEED OF RECORD IN OFFICIAL RECORD 1195805 OF DEED RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING A MONUMENT BOX (NO. FCGS8666) AT THE INTERSECTION OF THE CENTERLINE OF HAMILTON ROAD AND THE CENTERLINE THOMPSON ROAD;

THENCE ALONG THE CENTERLINE OF SAID THOMPSON ROAD, SOUTH 86° 56' 02" EAST, 60.00 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF HAMILTON ROAD;

THENCE SOUTHERLY ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID HAMILTON ROAD, SOUTH 03° 28' 20" WEST, 30.00 FEET TO AN IRON PIN FOUND AT THE INTERSECTION OF THE EASTERLY LINE OF HAMILTON ROAD AND THE SOUTHERLY LINE OF THOMPSON ROAD AND THE PRINCIPAL PLACE OF BEGINNING FOR THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID THOMPSON ROAD, SOUTH 86° 56' 02" EAST, 725.21 FEET TO AN IRON PIN FOUND;

THENCE LEAVING THE SOUTHERLY LINE OF THOMPSON ROAD, SOUTH 3° 03' 58" WEST, 22.00 FEET TO AN IRON PIN AT THE POINT OF CURVATURE FOR A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 750.00 FEET, AN INCLUDED ANGLE OF 29° 55' 54" AND A CHORD WHICH BEARS SOUTH 11° 53' 59" EAST, AND MEASURES 387.36 FEET, 391.80 FEET TO AN IRON PIN FOUND AT THE POINT OF TANGENCY;

THENCE SOUTH 26° 51' 56" EAST, 172.05 FEET TO AN IRON PIN FOUND AT THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3000.00 FEET, AN INCLUDED ANGLE OF 3° 27' 42", AND A CHORD WHICH BEARS SOUTH 25° 08' 05" EAST AND MEASURES 181.22 FEET, A DISTANCE OF 181.22 FEET TO AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF SAID 8.908 ACRE TRACT, SAID PIN BEING ON THE NORTHERLY LINE OF THOMAS H. LURIE 19.770 ACRE TRACT AS CONVEYED IN DEED BOOK 3707, PAGE 746, DEED OF RECORDS, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID THOMAS H. LURIE TRACT AND ALONG THE SOUTHERLY LINE OF LAND CONVEYED TO RAYMOND E. AND CHERYL BAKER BY DEED RECORDED IN O.R. 32987, PAGE E02, F.C.R., NORTH 87° 00' 41" WEST, 1001.75 FEET TO THE EASTERLY LINE OF HAMILTON ROAD;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF HAMILTON ROAD, NORTH 3° 28' 20" EAST, 706.41 FEET TO THE PRINCIPAL PLACE OF BEGINNING, CONTAINING 13.401 ACRES OF LAND ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY FOR HOME DEPOT U.S.A., INC. DATED MARCH 22, 1999 AND REVISED AUGUST 20, 1999 BY JOHN E. DAILEY, OHIO PROFESSIONAL SURVEYOR NO. 5151, FOR WHEELER & MELENA DIVISION OF MICHAEL BENZA & ASSOCIATES, INC., BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BASIS FOR BEARINGS IS THE CENTERLINE OF HAMILTON ROAD OF NORTH 03° 28' 20" EAST.

NOTES - TITLE COMMITMENT

RE: FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 123996 SCHEDULE B - SECTION II DATED JULY 1, 1999

THE EASEMENTS AFFECTING PROPERTY IN FAVOR OF:

ITEM 3: CITY OF COLUMBUS RECORDED IN OFFICIAL RECORD VOLUME 17378, PAGE 007;

ITEM 4: CHESTNUT HILL INN CO. RECORDED IN OFFICIAL RECORD VOLUME 21551, PAGE H20;

ITEM 5: COLUMBUS SOUTHERN POWER COMPANY RECORDED IN OFFICIAL RECORD VOLUME 28383, PAGE J19;

ITEM 7: COLUMBIA GAS OF OHIO, INC. RECORDED IN OFFICIAL RECORD VOLUME 23503, PAGE I09;

ITEM 8: COLUMBUS SOUTHERN POWER COMPANY RECORDED IN OFFICIAL RECORD VOLUME 28383, PAGE J17;

ITEM 9: COLUMBIA GAS OF OHIO, INC. RECORDED IN OFFICIAL RECORD VOLUME 23503, PAGE I11

ITEM 11: COLUMBIA GAS OF OHIO, INC. RECORDED IN OFFICIAL RECORD VOLUME 24312, PAGE F10 ARE SHOWN ON PLAT. (FROM EAST LINE OF HAMILTON ROAD, DEEDS, DO NOT IDENTIFY WIDTH OF HAMILTON).

ALL ARE SHOWN ON PLAT.

THE EASEMENTS NOT AFFECTING PROPERTY IN FAVOR OF:

ITEM 10: COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY RECORDED DEED BOOK 2009, PAGE 50 IN RIGHT-OF-WAY OF THOMPSON ROAD.

COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY RECORDED IN DEED BOOK 1476, PAGE 546 IN IN THE RIGHT OF WAY OF THOMPSON ROAD.

ALL ARE SHOWN ON PLAT.

NOTES

1. BEARINGS ARE BASED ON AN ASSUMED CENTERLINE BEARING FOR HAMILTON ROAD OF NORTH 03° 28' 20" EAST.

2. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS OUTSIDE 500 YEAR FLOOD, AS SHOWN ON FIRM 39049C0180 G, DATED AUGUST 2, 1995, AND ON FIRM 39049C0186 G, DATED AUGUST 2, 1995.

3. ZONING: SUBJECT PROPERTY IS ZONED LC-4 LIMITED COMMERCIAL (SUBAREA 12) BUILDING SETBACKS: FRONT 75 FEET ALONG HAMILTON ROAD, 50 FEET FOR THOMPSON ROAD, BOTH FROM RIGHT OF WAY LINE, PARKING: 40 FEET ALONG HAMILTON ROAD, 25 FEET ALONG THOMPSON ROAD. HEIGHT RESTRICTION: 35 FEET OTHER RESTRICTIONS DETERMINED BY THE CITY OF COLUMBUS PLANNING COMMISSION AT THE TIME OF SUBMITTAL.

4. 1 FOOT CONTOUR INTERVAL SHOWN.

5. HAMILTON AND THOMPSON ROADS ARE PUBLIC ROAD RIGHT OF WAY.

6. ALL PUBLIC UTILITIES SERVE PROPERTY.

7. PARCEL AREAS ARE NET TO RIGHT-OF-WAY LINES AS OF AUGUST 20, 1999.

8. THE REPRODUCIBLE, AND/OR BLUELINE COPY OF THIS SURVEY ACCOMPANYING THIS DISK CONTROLS OVER ANY VARIANCE OR CHANGES THAT MAY BE INTRODUCED BY THE TRANSFER OR REUSE PROCESS. THE COMPUTER DISK OF THIS SURVEY IS SUPPLIED AS A COURTESY ONLY AND SHOULD BE USED AT THE USER'S SOLE RISK.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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 UNDERGROUND 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.

BENCHMARKS

T.B.M. 1 ALUMINUM CAP IN CONCRETE MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF HAMILTON ROAD AND THOMPSON ROAD ELEV. = 967.49

T.B.M. 2 NORTH RIM OF SANITARY MANHOLE SOUTH OF THE SOUTHWESTERLY CORNER OF SITE ELEV. = 963.09

T.B.M. 3 NORTH RIM OF SANITARY MANHOLE SOUTHEASTERLY OF THE SOUTHEASTERLY CORNER OF SITE ELEV. = 958.94

T.B.M. 4 RIM OF WATER VALVE AT NORTHEASTERLY CORNER OF SITE SOUTH OF NORTH EDGE OF PAVEMENT ELEV. = 962.30

ALTA/ACSM LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY FOR HOME DEPOT U.S.A., INC. AT THOMPSON AND HAMILTON ROADS COLUMBUS, OHIO

WHEELER & MELENA

SCALE: 1" = 40' DATE: MARCH 22, 1999 REV: AUGUST 20, 1999

0 40 80 120 SCALE IN FEET

TOPOGRAPHIC SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE RESULT OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE IRON PINS OR MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

DATE: 08/23/1999 JOHN E. DAILEY OHIO PROFESSIONAL SURVEYOR NO. 5151

ALTA/ACSM LAND TITLE SURVEY CERTIFICATION

THIS SURVEY IS MADE FOR THE BENEFIT OF: HOME DEPOT U.S.A., INC., FIRST AMERICAN TITLE INSURANCE COMPANY, CREDIT SUISSE LEASING 92A, L.P., AND HD REAL ESTATE FUNDING CORP.

I, JOHN E. DAILEY, PROFESSIONAL LAND SURVEYOR IN THE STATE OF OHIO, DO HEREBY CERTIFY TO HOME DEPOT U.S.A., INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT AS OF THE DATE OF THIS SURVEY, I HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED ON THIS PLAT.

THE SURVEY ON WHICH THIS PLAT IS BASED WAS MADE ON THE GROUND AND THE PLAT CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; AND THAT THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 123996 DATED JULY 1, 1999 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY; THAT THERE ARE NO IMPROVEMENT ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997 AND MEET THE REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS 1 THROUGH 16, INCLUSIVE, IN TABLE A AS CONTAINED THEREIN.

SAID DESCRIBED PROPERTY IS LOCATED WITH IN AN AREA HAVING A ZONE DESIGNATION ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP COMMUNITY PANELS NOS. 39049C0180 G AND 39049C0186 G DATED AUGUST 2, 1995 IN FRANKLIN COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH PREMISES ARE SITUATED.

ALL SETBACK, SIDE YARD AND REAR YARD LINES SET FORTH IN THE APPLICABLE ZONING ORDINANCES ARE SHOWN ON THE SURVEY. THE PROPERTIES HAVE A DIRECT ACCESS TO HAMILTON ROAD AND THOMPSON ROAD, DEDICATED PUBLIC STREETS.

DATE: 08/23/1999 JOHN E. DAILEY OHIO PROFESSIONAL SURVEYOR NO. 5151

