

HAMILTON ROAD

BIG BEAR STORES CO.
11,687 AC.
509,082 SF
410 PARKING SPACES

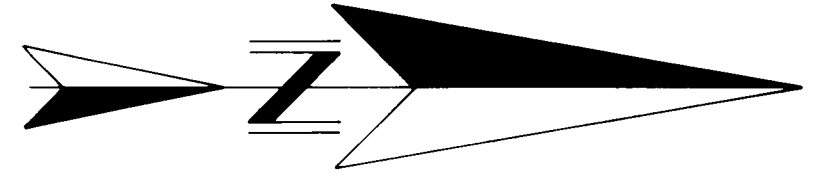
1 STORY BRICK & CONCRETE BLOCK BLDG

RETAIL CENTER

(U.S. ROUTE 62)

JOHNSTOWN ROAD

CLOTT'S ROAD



BUILDING LINES: There are no platted building lines. However, zoning requires a 60 foot setback from the road right-of-way lines.

FLOOD HAZARD INFORMATION: Subject property is located in Zone C (area of minimal flooding) according to Community-Panel No. 390171 0002, Panel 2 of 4, dated August 1, 1983 (F.E.M.A.).

EASEMENTS: Only those easements provided by the title insurer shall be shown hereon. The following easements are listed in Stewart Title Guaranty Company title commitment number 990011245 dated January 02, 1991:

O.R. 14976, Pg. B-17 (blanket location) -- 10' wide electric easement to Columbus Southern Power. Centerline of the easement is the centerline of the underground cable and/or poles as installed. No cable markers -- unable to define location of this easement after cable goes underground.

Deed Book 3106, Page 354 -- 50' highway easement to Franklin County along southeasterly side of Tract 5. As shown -- See Survey.

Deed Book 3300, Page 526 -- 5' x 275' electric service easement to Columbus & Southern Ohio Power Co. (service line no longer in use). As shown -- See Survey.

NOTE "A": For survey detail on the individual tracts (Tracts 1 thru 12), see "SURVEY OF ACRES PARCELS," prepared of the subject area and bearing a revised date of October 11, 1990.

- LEGEND**
- = Iron Pipe Set
 - = Iron Pipe Found
 - = Interior Parcel Line
 - F.H. = Fire Hydrant
 - W.T. = Water Tap
 - W.V. = Water Valve
 - G.T. = Gas Tap
 - G.V. = Gas Valve
 - M.H. = Manhole
 - SAN = Sanitary Sewer
 - ST = Storm Sewer
 - S.I. = Storm Inlet
 - C.O. = Clean-out
 - V.B. = Valve Box
 - Tel. Ped. = Telephone Pedestal
 - Pub. Tel. = Public Telephone
 - Tel. = Telephone
 - T.P. = Telephone Pole
 - L.P. = Lamp Pole
 - P.P. = Power Pole
 - W. = Overhead Lines
 - G.W. = Dry Wire
 - T.S. = Traffic Sign
 - Conc. = Concrete
 - F/C = Face Concrete Curb
 - E/P = Edge of Pavement
 - G.P. = Guard Post
 - X-X-X = Fence
 - M.B. = Mail Box

JOSEPH W. & M.L. BENEDICT
1.395 AC
O.R. 5754, PG. I-01

0.360 AC
O.R. 6806, PG. J-18

R.L. & M.J. TREFZ
1.0 AC
D.B. 3569, PG. 858

E.L. & F.M. WHEELAND
1.0 AC
O.R. 10049, PG. 6-04

DANIEL M. SLANE
2.59 AC
O.R. 14299, PG. H-08

The undersigned hereby declares to Rocky Point Plaza Corporation, The Manufactures Life Insurance Company, Stewart Title Guaranty Company, and Preferred Title Agency, Inc. that to the best of my knowledge, information and belief; that the plat of survey (the "Survey") to which this declaration is attached, prepared by the undersigned, a professional registered surveyor of Terra Surveying Services Co. was actually made by instrument survey upon the ground; that the Survey was prepared in accordance with the document entitled "Requirements for Surveys To Be Furnished in Connection With Mortgage Loans" and contains and shows all information required thereby; the Survey and the information courses and distances shown thereon, including, recorded setback and yard lines, are correct; that the size, location and type of buildings, structures and other visible improvements are as shown; and said buildings, structures and other visible improvements constitute all of the visible improvements on said premises and all are within the boundary lines of the property, other than as shown and depicted on the Survey; that based upon a careful physical inspection of the premises, there is no physical evidence of easements or right-of-way over, encroachments by improvements on adjacent property onto this property or recorded easement areas existing for the benefit of land appurtenant to the property, other than those shown and depicted on the Survey; that there are no encroachments by any of the visible improvements located on said premises onto adjacent property or onto easement areas of others, other than as shown and depicted on the Survey; that all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location for any visible utilities which pass through or are located on adjoining private land; that the premises have direct vehicular access to Hamilton Road & Johnstown Road (U.S. Route 62), both public roadways; that the survey shows the direction of the storm drainage systems for the collection and disposal of surface drainage; and that the parcels described hereon do not lie within any flood hazard areas in accordance with the F.E.M.A. Flood Boundary and Floodway Map Community-Panel No. 390171 0002, Panel 2 of 4, dated August 1, 1983. This Survey is a "Class A" survey as contemplated by, and otherwise is made in accordance with, the current "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM, and shows all items listed on "Table 3 - Additional Survey Requirements" except items 3, 6, 7, 8, 14 and 16.

By *Carl E. Turner, Jr.*
CARL E. TURNER, JR., Professional Surveyor No. 6702
PROFESSIONAL SURVEYOR

NOT AN AUTHORIZED DOCUMENT UNLESS SURVEYOR'S SEAL APPEARS IN RED INK

TERRA Surveying Services Co.
169 Rugby Lane
Gahanna, Ohio 43230-2562
614 471-0663

PREPARED EXCLUSIVELY FOR
ROCKY POINT PLAZA CORPORATION
THE MANUFACTURES LIFE INS. CO.
STEWART TITLE GUARANTY COMPANY
PREFERRED TITLE AGENCY, INC.

TITLE
ALTA./ACSM. SURVEY OF 11,687 ACRES
LOCATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY DISTRICT
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

NO	REVISION	DATE	BY

SITE NAME	BIG BEAR STORE No. 210 & RETAIL CENTER
SITE LOCATION	920 N. HAMILTON RD. GAHANNA, OH 43230

GRAPHIC SCALE 1" = 40'
DRAWN BY: C. TURNER
DATE: 14 JAN. 91
PROJECT NO: 2-10-GAH-91
SHEET OF