



LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Whitehall, being located in Section 8, Township 12 North, Range 21 West, Refugee Lands and being all of that tract of land as conveyed to Town & Country Drive-In Shopping Centers, Inc. of record in Deed Book 1755, Page 7 (all references being to records in the Recorder's Office, Franklin County, Ohio), and part of that original 13.0 acre tract of land as conveyed to Town & Country City, Inc. of record in Deed Book 1859, Page 287, and all of that 2.67 acre tract of land as conveyed to Town & Country Drive-In Shopping Centers, Inc. of record in Deed Book 1596, Page 291, and all of that 0.525 acre tract of land as conveyed to Town & Country Drive-In Shopping Centers, Inc. of record in Deed Book 1553, Page 397, and all of that 1.912 acre tract of land as conveyed to Town & Country Drive-In Shopping Centers, Inc. of record in Deed Book 1546, Page 524, and all of that original 10.63 acre tract (with exceptions) as conveyed to Town & Country Drive-In Shopping Centers, Inc. of record in Deed Book 1537, Page 317, and being more particularly described as follows:

Beginning for reference at a concrete monument found at the northeast corner of said Section 8, also being in the north line of a 10.630 acre tract of land as conveyed to Town & Country City, Inc. of record in Official Record 10754 C18, and being in the southerly line of property owned by the United States of America, thence with the north line of Section 8, also being the north line of said 10.630 acre Town & Country City, Inc. tract, also being the south line of said United States of America property, SOUTH 89°42'42" EAST a distance of 727.65 feet to a railroad spike set at the northeast corner of said 10.630 acre Town & Country City, Inc. tract, also being the northeast corner, and the TRUE POINT OF BEGINNING, for the parcel described herein;

Thence continuing with the north line of Section 8, also being the south line of said United States of America tract SOUTH 85°42'42" EAST, passing over aluminum capped monuments found at distances of 31.83 feet, 331.63 feet, 631.43 feet, and 931.48 feet, a total distance of 1831.05 feet to an aluminum capped monument found at a southeasterly corner of said United States of America tract;

Thence with a westerly line of said United States of America tract, SOUTH 41°34' WEST, passing an aluminum capped monument found at a distance of 194.72 feet, a total distance of 228.42 feet to a P.K. nail set in the centerline of East Broad Street (State Route 16);

Thence with the centerline of East Broad Street, SOUTH 82°33'16" WEST a distance of 1844.61 feet to a P.K. nail set at the southeast corner of said 10.630 acre Town & Country City, Inc. tract;

Thence with the easterly line of said 10.630 acre Town & Country City, Inc. tract the following three (3) bearings and distances:

- 1) NORTH 7°37'56" WEST, passing over a P.K. nail set at a distance of 33.00 feet, a total distance of 417.91 feet to a P.K. nail set;
- 2) NORTH 82°22'41" EAST a distance of 100.00 feet to a P.K. nail set;
- 3) NORTH 7°37'19" WEST a distance of 177.84 feet to the point of beginning, and containing 17.697 acres of land, more or less.

Subject to all restrictions, easements, and rights-of-way of previous record, or otherwise legally established;

Basis of Bearings: The north line of Section 8 was assigned a bearing of SOUTH 85°42'42" EAST as shown on a plat of survey of the United States of America Property (known as the Defense Supply Center Columbus) prepared by Thomas Engineering and Surveying Company, and all other bearings calculated from this meridian.

SURVEYING NOTES

All linear dimensions shown are in feet and decimal parts thereof.
 References to record plats and deeds are as shown on the drawing.
 According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 35049C0260 G (effective date August 2, 1995), the property surveyed and shown hereon lies within Zone X (areas determined to be outside 500-year floodplains) and Zone X Shaded (Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood).
 The utilities and services shown on this drawing were located based upon observable field evidence and utility records supplied by the client. Underground lines were NOT physically located.
 Trees, shrubs, irrigation lines, and any other landscape improvements were NOT located.
 The topographic field work was performed during August, 1998.
 Current City of Whitehall Zoning is GDD (General Commercial District). Area and height regulations for GDD district per Whitehall Zoning Code Section 1123.10(D) include the following:
 (1) **Minimum Front Yard Depth:** The minimum front yard depth shall be seventy-five feet. This may be reduced to fifty feet if all parking or automobile spaces are located behind the front of the building in accordance with a site plan approved by the Development Review Committee and further provided this location does not materially change the building line so as to obstruct other properties.
 (2) **Minimum Side Yard Depth:** The minimum side yard depth shall be twenty feet when adjacent to a residential district and on the side adjacent to the residential district only.
 (3) **Minimum Rear Yard:** The minimum rear yard shall be fifty feet.
 (4) **Height Regulations:** No structure shall exceed thirty-five feet.
 (5) **Minimum Coverage:** The minimum coverage shall be 125 feet.
 (6) **Minimum Lot Area:** The minimum lot area shall be 10,000 square feet.
 (7) **Maximum Building Height:** The maximum building height shall be thirty-five feet, unless a greater height is approved by the Development Review Committee after consideration of site, building plans and the proposed uses.
 (8) **Manhole located on the west side of building #3750-#3776:** Shows to connect to the sanitary sewer, but this could not be verified from field inspection.
 (9) **According to City of Whitehall sanitary sewer plan no. E-971, there appears to be a sanitary sewer manhole located within building #3750-#3834. This location was not field verified.**
 (10) **The two 72" concrete storm pipes shown are located:** Approximately based upon offset location of the outlet structure into Turkey Run, south of East Broad Street, and visual inspection of the inlet structure located approximately 12 feet north of the north property line. The two pipes appear to flow beneath building #3750-#3834, however, this could not be verified based upon field inspection and review of record plans.
 Field Location of Underground Utilities
 1-800-362-2764

TITLE POLICY

The Surveyor was provided a Commitment for Title Insurance issued by Chicago Title Insurance Company (Commitment Number: 98160426) dated June 11, 1998. The following items appearing in Schedule B - Section II are hereby addressed as follows:

- 1) Easement of record in Official Record Volume 8869, Page AD1, Recorder's Office, Franklin County, Ohio does not lie within the bounds of the subject property.
- 2) Easement of record in Deed Book 1746, Page 116, Recorder's Office, Franklin County, Ohio lies within the bounds of the subject property and is shown on the survey.
- 3) Easement of record in Deed Book 2778, Page 643, Recorder's Office, Franklin County, Ohio does not lie within the bounds of the subject property.
- 4) Easement of record in Deed Book 2365, Page 263, Recorder's Office, Franklin County, Ohio does not lie within the bounds of the subject property.
- 5) Easement of record in Deed Book 2404, Page 580, Recorder's Office, Franklin County, Ohio is a blanket easement affecting the subject property for the location of a pole and overhead guy wires, and is shown on the survey.
- 6) Easement of record in Deed Book 1859, Page 287, Recorder's Office, Franklin County, Ohio is a blanket easement affecting the subject property.
- 7) Easement of record in Deed Book 3380, Page 148, Recorder's Office, Franklin County, Ohio lies within the bounds of the subject property and is shown on the survey.
- 8) Easement of record in Deed Book 3380, Page 151, Recorder's Office, Franklin County, Ohio does not lie within the bounds of the subject property.
- 9) Easement of record in Deed Book 2502, Page 369, Recorder's Office, Franklin County, Ohio lies within the bounds of the subject property and is shown on the survey.
- 10) Easement of record in Deed Book 1592, Page 43, Recorder's Office, Franklin County, Ohio lies within the bounds of the subject property and is shown on the survey.
- 11) Easement of record in Deed Book 1776, Page 567, Recorder's Office, Franklin County, Ohio lies within the bounds of the subject property and is shown on the survey.