

# SURVEY OF ACREAGE PARCEL LOCATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16 UNITED STATES MILITARY LANDS CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

2.447 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 1, Range 16, United States Military Lands, being a part of that tract of land conveyed to Reyno Holding Co. by deed of record in Official Record 30723107, all references being to the records of the Recorder's Office, Franklin County, Ohio and more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument No. 5011 marking the centerline intersection of Waggoner Road with East Broad Street (State Route 16) as shown on plan FRA/LIC-16-10.30/0.00;

thence North 04° 13' 22" East, with the centerline of said Waggoner Road, a distance of 81.86 feet to a point;

thence South 81° 57' 58" West, leaving said centerline, with the extension of the northerly right-of-way line of said East Broad Street, as recorded in Instrument Number 200104050070531, a distance of 101.70 feet to an iron pin set in the northerly right-of-way line of said East Broad Street, the True Point of Beginning;

thence South 81° 57' 58" West, with the extension of the northerly right-of-way line of said East Broad Street, a distance of 202.93 feet to an iron pin set;

thence North 04° 13' 22" East, with the centerline of said Waggoner Road, a distance of 81.86 feet to a point;

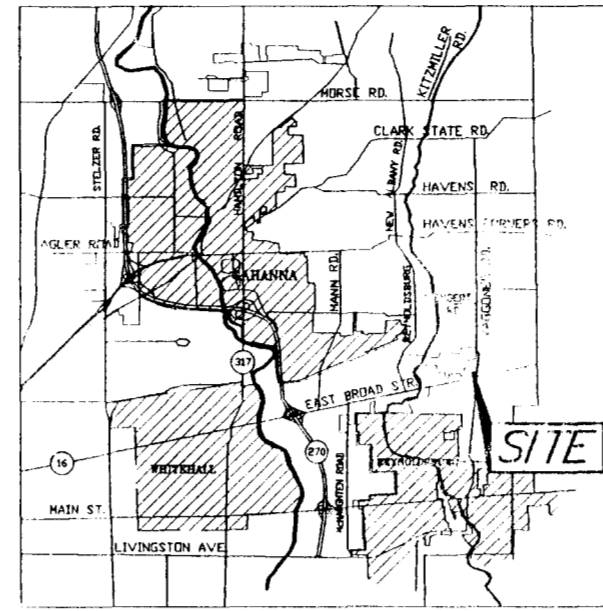
thence North 04° 13' 22" East, with the centerline of said Waggoner Road, a distance of 81.86 feet to a point;

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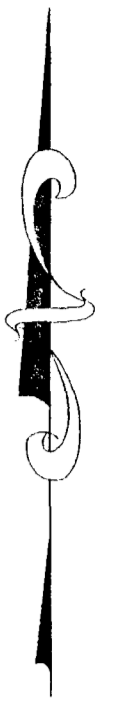
thence North 04° 13' 22" East, with the centerline of said Waggoner Road, a distance of 81.86 feet to a point;

thence North 04° 13' 22" East, with the centerline of said Waggoner Road, a distance of 81.86 feet to a point;

thence North 04° 13' 22" East, with the centerline of said Waggoner Road, a distance of 81.86 feet to a point;



Vicinity Map  
(Not To Scale)

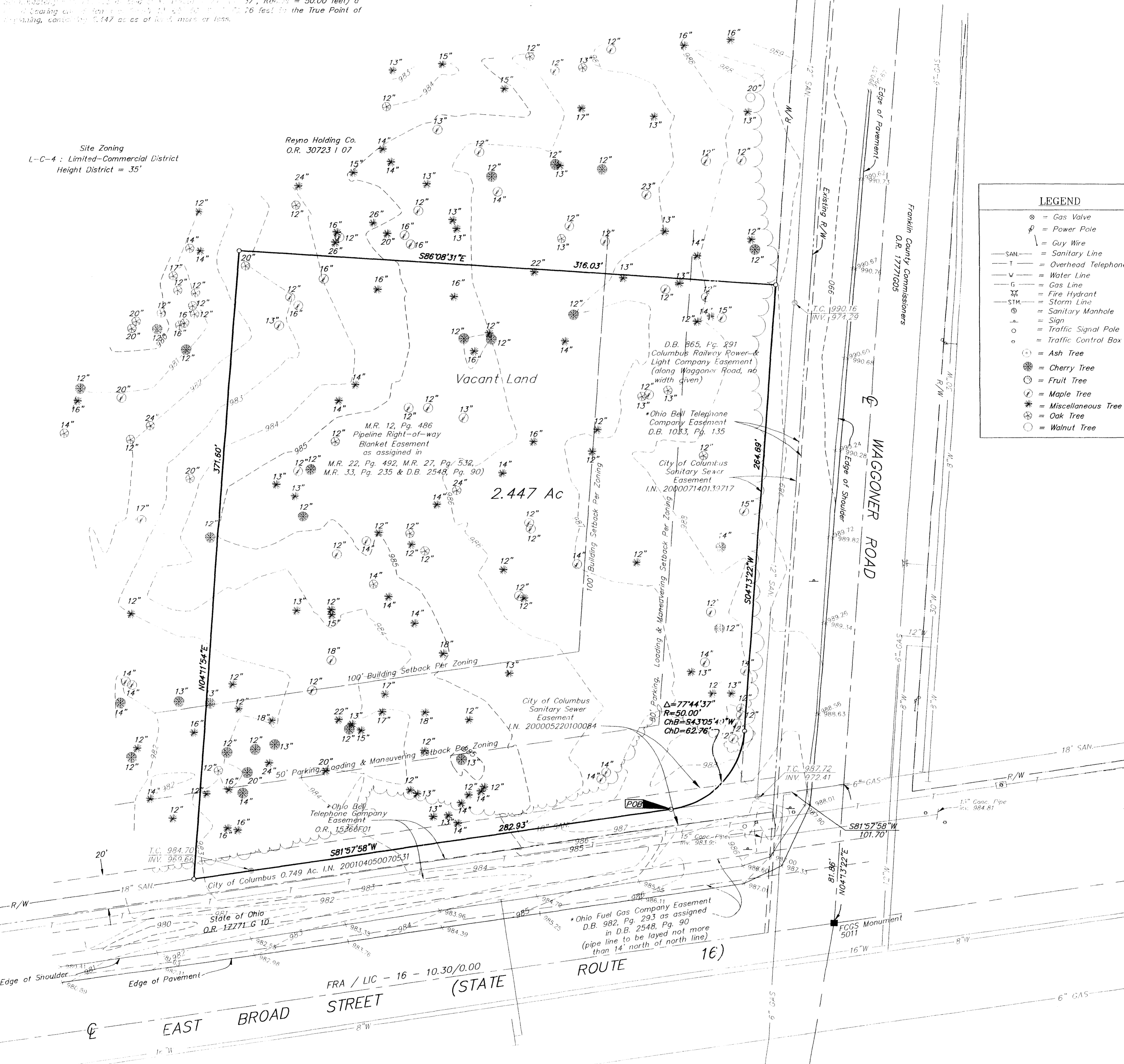


Site Zoning  
L-C-4 : Limited-Commercial District  
Height District = 35'

Reyno Holding Co.  
O.R. 30723107

2.447 Ac

LEGEND	
	= Gas Valve
	= Power Pole
	= Guy Wire
	= Sanitary Line
	= Overhead Telephone
	= Water Line
	= Gas Line
	= Fire Hydrant
	= Storm Line
	= Sanitary Manhole
	= Sign
	= Traffic Signal Pole
	= Traffic Control Box
	= Ash Tree
	= Cherry Tree
	= Fruit Tree
	= Maple Tree
	= Miscellaneous Tree
	= Oak Tree
	= Walnut Tree

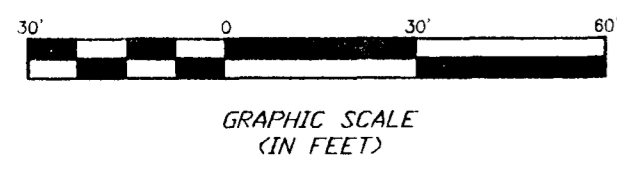


The following items from Title Commitment No. 00030373 are not located on the subject parcel:

- O.R. 30854E18 (City of Columbus Water Easement)
- O.R. 02184G18 (Columbus Gas of Ohio Easement)
- O.R. 16767E05 (Columbus & Southern Power Company Easement)
- D.B. 982, Pg. 287 (Ohio Fuel Gas Company Easement as assigned in D.B. 2548, Pg. 90)
- D.B. 2227, Pg. 653 (Ohio Fuel Gas Company Easement as assigned in D.B. 2548, Pg. 90)
- M.R. 12, Pg. 484 (Pipeline Right-of-Way as assigned in M.R. 22, Pg. 492, M.R. 27, Pg. 532, M.R. 33, Pg. 235 & D.B. 2548, Pg. 90)
- D.B. 1207, Pg. 357 (State of Ohio Highway Easement)
- O.R. 1033, Pg. 135 (Ohio Bell Telephone Company Easement)
- O.R. 15366F01 (Ohio Bell Telephone Company Easement)
- O.R. 982, Pg. 293 (Ohio Fuel Gas Company Easement as assigned in D.B. 2548, Pg. 90)

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0281 G.

- = MON. FND.
  - = I.P. FND.
  - = I.P. SET
  - = MAG. NAIL FND.
  - = MAG. NAIL SET
  - ▲ = R.R. SPK. FND.
  - ▲ = R.R. SPK. SET
  - = P.K. NAIL FND.
- I.P.S. Set are 1 3/16" I.D. Iron pipe w/ cap inscribed EMH&T, Inc.

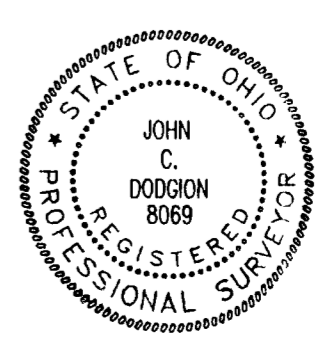


**UTILITY STATEMENT:**  
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

CERTIFICATION: (Commitment No. 00030373)  
To: Southeast Shore Properties, Inc., Walgreens Co., Deerfield Funding Corporation, Central City Title Agency, Ltd. & Lawyers Title Insurance Corporation

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM and NSPS in 1999", and includes items 1, 2, 3, 4, 6, 8, 10, 11 & 13 of Table A "Optional Survey Responsibilities & Specifications" thereof and pursuant to the Accuracy Standards adopted by ALTA, ACSM & NSPS in effect on the date of this as certification.

SURVEYED & PREPARED BY  
**EMT**  
CONSULTING ENGINEERS & SURVEYORS  
170 MILL STREET  
GAHANNA, OHIO 43230  
(614) 471-5150



By **John C. Dodgin** 4/12/00  
Professional Surveyor No. 8069  
SCALE: 1" = 30'  
JANUARY 02, 2001  
REVISOR  
JANUARY 15, 2001  
REVISOR  
FEBRUARY 19, 2001  
REVISOR  
FEBRUARY 26, 2001  
REVISOR  
APRIL 06, 2001  
REVISOR  
APRIL 12, 2001  
REVISOR