DESCRIPTION OF 1.160 ACRES
NORTH OF EAST MAIN STREET
EAST OF McNAUGHTEN ROAD
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 21, Section 14, Township 12, Range 22, Refugee lands and bounded and described as follows:

Beginning for reference at the intersection of the centerlines of McNaughten Road and East Main Street, said point being the Southwest corner of the tract conveyed to the Standard Oil Company by deed of record in Deed Book Volume 2868, Page 615, (all references to records being on file in the Recorder's Office, Franklin County, Ohio), Thence North 05°13'30" East, along the centerline of McNaughten Road, a distance 258.42 feet to a point, Thence South 84°36'30" East a distance of 40.00 feet to an iron pin set in the easterly right-of-way of said McNaughten Road, said iron pin also being the True Place of Beginning for the herein described [illegible] tract;

Thence South 85°45'23" E[illegible] tract of land owned [illegible] record in O.R.V. 5252 F-06, a distance of 222.00 feet to an iron pin found, passing an iron pin found at [illegible] feet;

Thence South 04°01'56" West, along a westerly line of said Schottenstein Trustees 4.918 acre tract, a distance of 239.86 feet to a P.K. nail set in the centerline of said East Main Street, passing an iron pin found in the northerly right-of-way of East Main Street at 179.70 feet;

Thence North 89°34'23" West, along the centerline of East Main Street, a distance of 146.33 feet to a P.K. nail set;

Thence North 00°25'34" East a distance of 60.00 feet to an iron pin set in the northerly right-of-way of said East Main Street;

Thence North 89°34'23" West, along the northerly right-of-way line of East Main Street, a distance of 38.33 feet to an iron pin found.

Thence 57.91 feet along the arc of a curve to the right, having a radius of 35.00 feet, a central angle of 94°47'53", the chord of which bears North 42°10'27" West, a chord distance of 51.53 feet to an iron pin set in the easterly right-of-way of McNaughten Road;

Thence North 05°13'30" East, along the easterly right-of-way of McNaughten Road, a distance of 156.79 feet to said True Place of Beginning and containing 1.160 acre.

Together with an ingress and egress easement as recorded as County Recorder's Instrument Number 10516 B-19 over the land described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 21, Section 14, Township 12, Range 22 Refugee Lands, being an ingress/egress easement out of that original 4.918 acre tract of land as conveyed to Schottenstein Trustees by deed of record in Official Record Volume 5252, Page F06, (all references being to records in the Recorder's Office, Franklin County, Ohio), said easement being more particularly described as follows:

Beginning at a point in a south line of said 4.918 acre tract, at the south east corner of a 0.217 acre tract as conveyed to the City of Columbus, Ohio, by deed of record in Official Record Volume 5525, Page H04;

Thence North 5°13'30" East, along the east line of said 0.217 acre tract, a distance of 33.00 feet to a point;

Thence South 85°45'23" East, a distance of 197.00 feet to a point;

Thence South 5°13'30" West, a distance of 33.00 feet to a point in the north line of a 1.192 acre tract as conveyed to Sisters Chicken International, Inc., by deed of record in Official Record Volume 1862, Page E09.

Thence North 85°45'23" West, along the north line of said 1.192 acre tract, a distance of 197.00 feet to the point of beginning.

For the purpose of this description a bearing of North 5°13'30" East was used on the centerline of McNaughten Road, as shown in Official Record Volume 23277 E-03, on file in the Office of the Recorder, Franklin County, Ohio. All other bearings then calculated from said meridian.

NOTES PERTAINING TO SCHEDULE B SECTION 2 OF "LAWYERS TITLE INSURANCE COMPANY"
COMMITMENT NO. HTAC-8262
EFFECTIVE DATE: JUNE 29, 2001 at 7:00 a.m.

ITEMS #1 – #5 & #23 ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBERANCES.

ITEMS #6 – #8 TAX INFORMATION

ITEM #9 Partnership Certificate filed for record July 12, 1993 at 3:15 p.m. of record in Official Record Volume 30538 page B03. Recorder's Office, Franklin County, Ohio.

ITEM #10 Amended Partnership Certificate filed for record November 17, 1995 at 3:25 p.m. of record in Official Record Volume 30538, Page B03, Recorder's Office, Franklin County, Ohio.

ITEM #11 Pending Civil Suit, Case Number [illegible] between [illegible] 6Noodles [illegible], Inc., [illegible] filed for record [illegible] at 10:42 a.m. in the Court of Common Pleas, Recorder's Office, Franklin County, Ohio. Said Civil Suit does affect subject premises plotted hereon.

ITEM #12 Restrictions appearing of record in Deed Book 3238, Page 526, Franklin County records. Said restrictions do not affect the Subject Property plotted hereon.

ITEM #13 Utility easement to City of Columbus of record in Deed Book 2292, Page 334, Franklin County records. Said easement does not affect Subject Property, said easement not plotted hereon.

ITEM #14 Sanitary sewer easement to City of Columbus of Record in Official Record Volume 1913, Page G17, Franklin County records. Said easement does affect Subject Property, said easement being plotted hereon.

ITEM #15 Utility easement to Columbus and Southern Ohio Electric Company of record in Official Record Volume 1975, Page B20, Franklin County records. Said easement does affect Subject Property, said easement being plotted hereon.

ITEM #16 Ingress and Egress easement to 6Noodles of record in Official Record Volume 10516, Page B19, Franklin County records. Said easement does not affect Subject Property, said easement being plotted hereon.

ITEM #17 Utility easement to Columbus and Southern Ohio Electric Company of record in Official Record Volume 4264, Page B03, Franklin County records. Said easement does not affect Subject Property, said easement not plotted hereon.

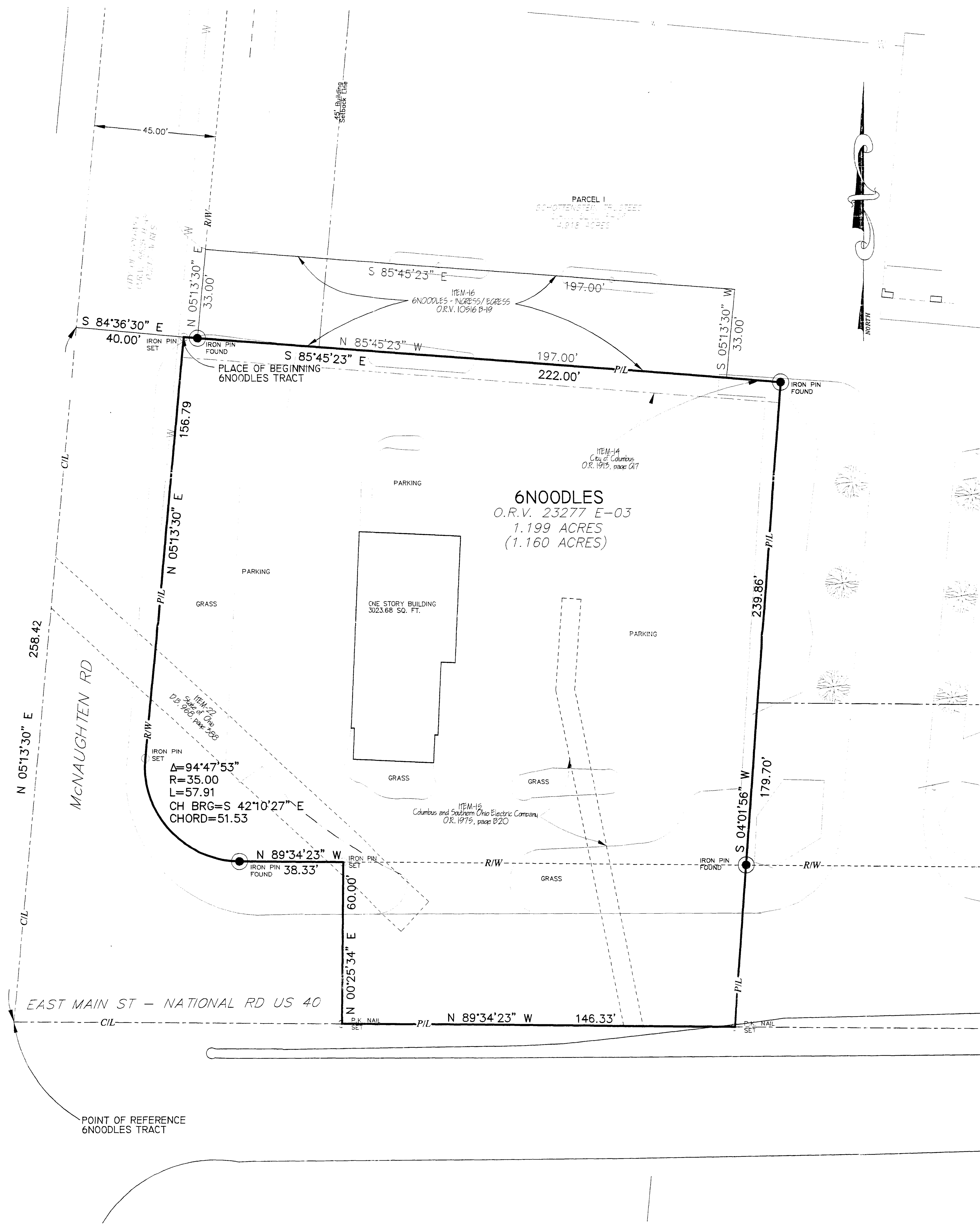
ITEM #18 Permit to tap and meter to The Ohio Fuel Gas Company of record in Deed Book 1781, Page 617, Franklin County records. Said easement does affect Subject Property, said easement not plotted hereon.

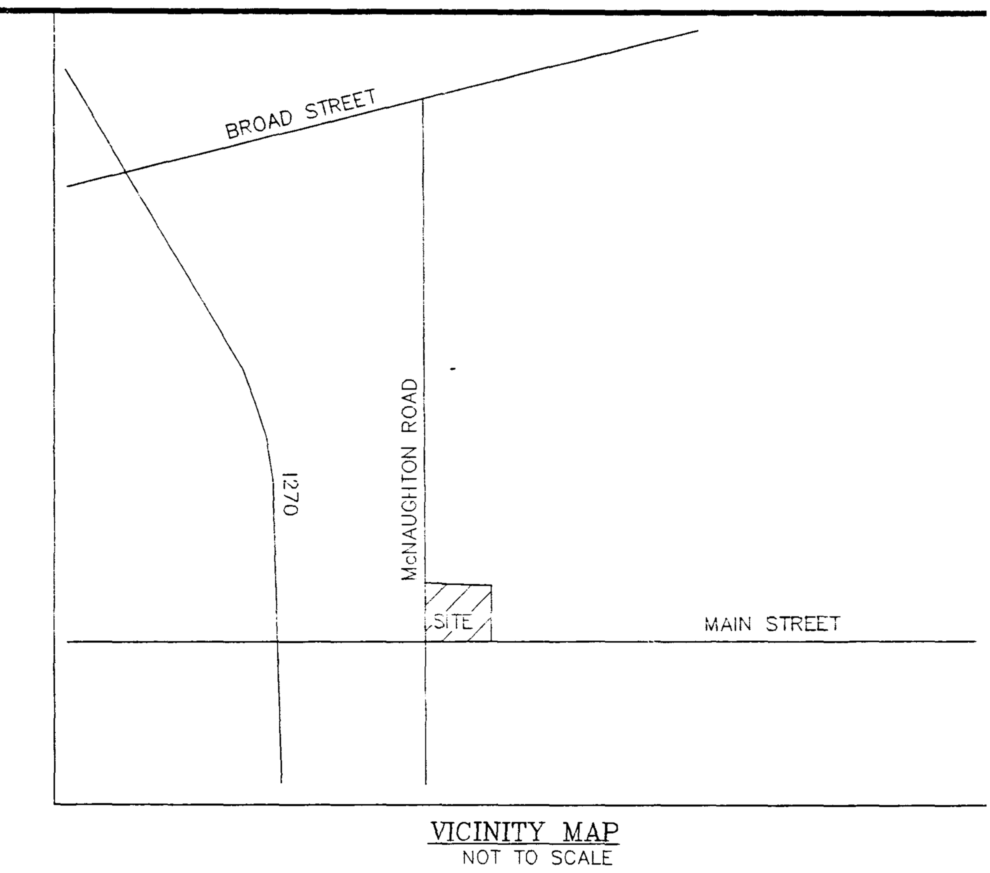
ITEM #19 Blanket utility easement to The Ohio Fuel Gas Company of record in Deed Book 1753, Page 603, Franklin County records. Said easement does affect Subject Property, said easement not plotted hereon.

ITEM #20 Blanket utility easement to the Scioto Valley Railway and Power Company of Columbus, Ohio of record in Deed Book 882, Page 660, Franklin County records. Said easement does affect Subject Property, said easement not plotted hereon.

ITEM #21 Permit to tap and meter to The Ohio Fuel Gas Company of record in Deed Book 1781, Page 619, Franklin County records. Said easement does affect Subject Property, said permit not plotted hereon.

ITEM #22 Sewer easement to State of Ohio of record in Deed Book 968, Page 388, Franklin County records. Said easement does affect Subject Property, said easement plotted hereon.





VICINITY MAP
NOT TO SCALE

The undersigned, a registered land surveyor in the State of Ohio, hereby certifies to Jubilee Limited Partnership, to Clean Title, Inc. d/b/a Hummel Title, and to Lawyers Title Insurance Corporation, and to its respective successors and assign, as follows:

1. The survey was actually made on the ground and it and the information, courses and distances shown thereon are correct; the title lines and lines of actual possession are the same; the size, location, and type of buildings and improvements are as shown and all are within the boundary lines and applicable setback lines of the property as shown on the survey.

2. All of the easements and rights-of-ways on the title commitment are either plotted on the survey or referenced as unplotted and there are no easements or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon.

3. All encroachments onto easements and/or adjacent properties are noted as are Encroachments from adjacent properties onto the subject property.

4. All utilities are available at lot lines through public rights-of-way or recorded easements. Utility lines do not run through or under any buildings or improvements other than pavement. Any utility transformer located on the premises is depicted hereon.

5. All drainage and flow rights and any discharge into streets, rivers or other conveyance system are shown on the survey. The survey shows the location of all storm manholes and no easements of rights-of-way over the property of others are required for drainage of surface or other water off of the property or for storm sewer and sanitary sewer facilities serving the property and said improvements.

6. The property has ingress and egress to a dedicated public right-of-way.

7. The property does not lie within any (I) flood plain or flood prone area, or a flood plain area having special flood hazards identified as such under the Flood Disaster Protection Act of 1933, as delineated on the Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Community Panel 279 of 387, Map No. 39049C0279 G, Effective Date August 2, 1995 as published by the Federal Emergency Management Agency.

8. The plat and the survey on which it is based were made (I) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes all items listed on Table A thereof other than Items 5 and 12 and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

STATE OF OHIO ★ JOHN W. EVERS 7869 REGISTERED ★ PROFESSIONAL SURVEYOR

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS

John W. Evers
JOHN W. EVERS P.S. 7869

DESCRIPTION
ALTA SURVEY

LOCATION
NORTH OF EAST MAIN STREET
EAST OF McNAUGHTEN ROAD
COLUMBUS, OHIO

CLIENT
SCHOTTENSTEIN STORES CORP.

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

DRAWN BY: WS	CHECKED BY: JWE	ORDER No.	AREA No.	SHEET
SCALE: 1" = 20'	DATE: 7-27-2001	41796	38-4	1 OF 1