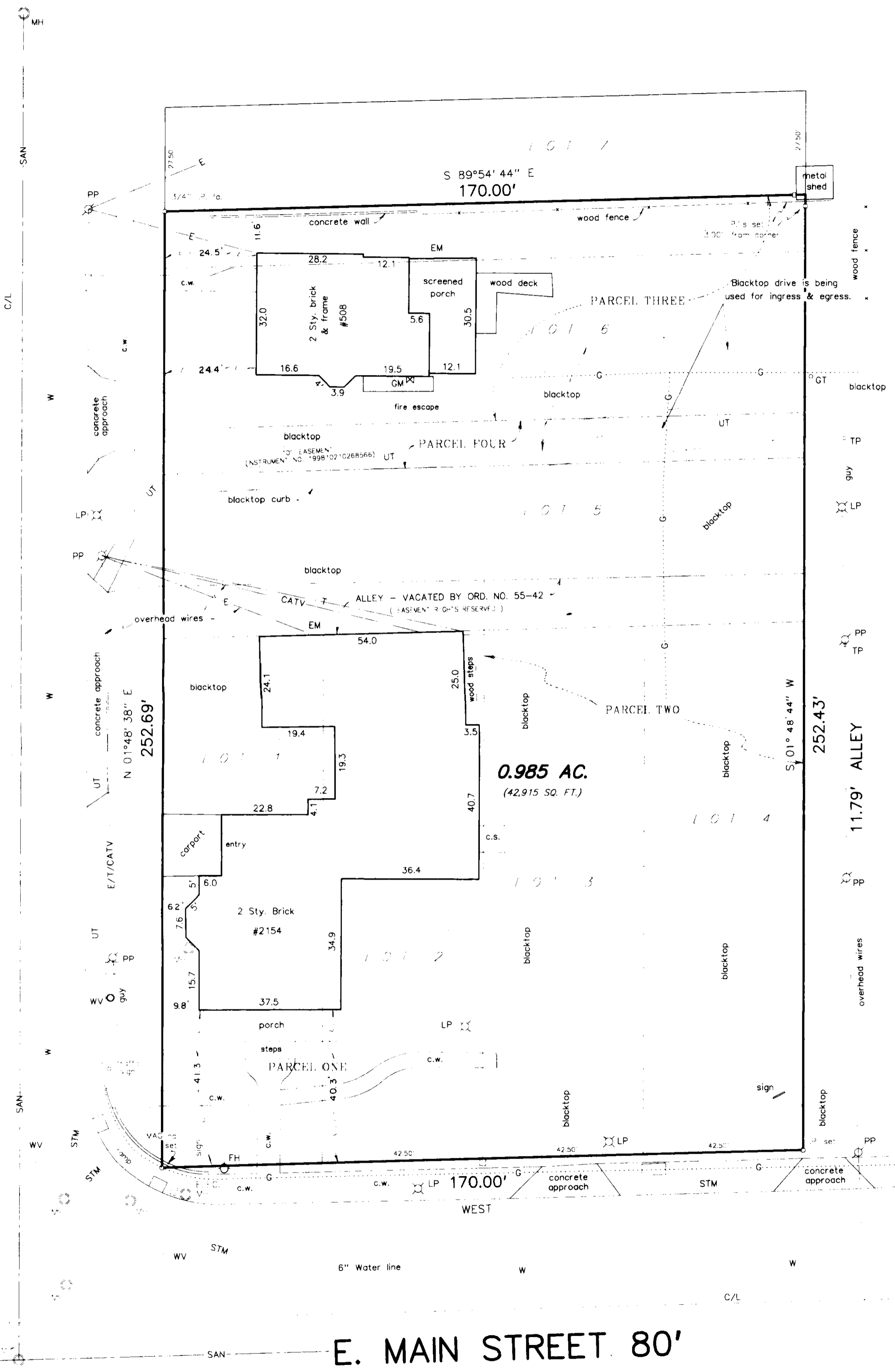


Vicinity Map

S. PARKVIEW AVENUE 80'



E. MAIN STREET 80'

Survey of Lots 1, 2, 3, 4, 5, 6 and part of Lot 7, and an alley vacated by ordinance #55-42, as same are numbered and delineated upon the recorded plat of "Julian's Subdivision" of record in Plat Book 5, Page 185, Recorder's Office, Franklin County, Ohio, located in the City of Bexley, Ohio, for...

**BEXLEY GATEWAY PLAZA, LTD.**  
an Ohio Limited Liability Company.  
and / or  
**CHICAGO TITLE INSURANCE COMPANY**

CHICAGO TITLE INSURANCE COMPANY  
Commitment No. 23160713, Dated November 20, 2003  
SCHEDULE B - SECTION 2

Item 1. Easements, if any, for public utilities of facilities installed in any portion of the vacated alley, herein described prior to the vacation thereof, together with the right of ingress and egress to repair, maintain, replace and remove the same. PLOTTED.

Item 2. Easement of record in Instrument No. 199810210268566, Recorder's Office, Franklin County, Ohio. PLOTTED.

**LEGAL DESCRIPTION**  
0.985 ACRES

Situated in the State of Ohio, County of Franklin, City of Bexley, being all of Lots 1, 2, 3, 4, 5, 6 and part of Lot 7, and all of an alley vacated by Ordinance No. 55-42, as same are numbered and delineated upon the recorded plat of "Julian's Subdivision" of record in Plat Book 5, Page 185, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a Mag nail set at the Southwest corner of said Lot 1, being the intersection of the north line of East Main Street (80 feet wide) with the east line of South Parkview Avenue (80 feet wide);

Thence, along the west line of said Lot 1 west line of said vacated alley, west line of Lots 5 and 6, part of the west line of said Lot 7 and the east line of said South Parkview Avenue, North 01 degrees 48 minutes 38 seconds East, 252.43 feet to a found 3/4 inch iron pipe;

Thence, across said Lot 7, South 89 degrees 54 minutes 44 seconds East 170.00 feet to a point in the east line of said Lot 7 and the west line of an 11.79 wide alley (passing a reference iron pipe set at 167.00 feet);

Thence, along part of the east line of said Lot 7, east line of said Lots 6, and 5, east line of said vacated alley and east line of said Lot 4 (west line of said 11.79 foot alley), South 01 degrees 48 minutes 44 seconds West, 252.43 feet to an iron pipe set at the southeast corner of said Lot 4, in the north line of said East Main Street (passing a reference iron pipe set at 3.00 feet);

Thence, along the south line of said Lots 4, 3, 2, and 1 and the north line of said East Main Street, WEST, 170.00 feet to the place of beginning CONTAINING 0.985 ACRES (42,915 square feet) subject however, to all legal highways, easements, leases and restrictions of record, and of records in the respective utility offices

The foregoing description was prepared from an actual field survey made by Myers Surveying Company, Inc. in December 2003. Iron pipes set are 30"x1" (O.D.) with orange plastic caps labeled "P.S. 6579". Bearings are based on the north line of East Main Street held as WEST.

CERTIFICATION: WV O

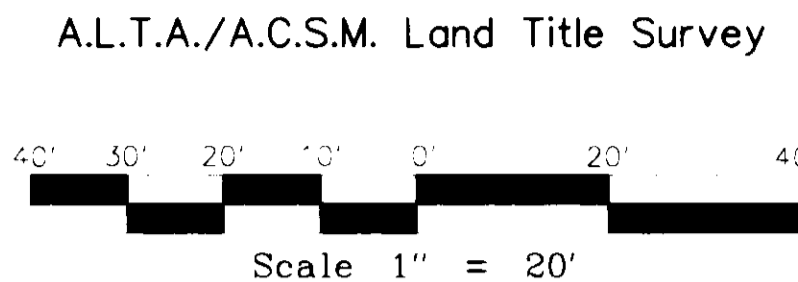
I hereby certify to:

BEXLEY GATEWAY PLAZA, LTD.  
An Ohio Limited Liability Company  
and/or  
Chicago Title Insurance Company

that the survey was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the location of each easement, affecting the subject property and listed in Chicago Title Insurance Company Commitment No. 23160713, dated November 20, 2003 with respect to the subject property, has been shown on the survey; that there are no encroachments affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private lands; and that the parcel described hereon is in flood zone "X" as per Federal Emergency Management Agency Flood Insurance Rate Map 390168 0255 G. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS.

By: *Alan J. Myers P.E. 6579*  
Date: 1/7/04

REVISIONS:			
No.	Date	Description	By
1	01-28-04	Bearing	mdf



**RECEIVED**  
JAN 29 2004  
Franklin County Engineer  
Deen C. Ringle, PE, PS.

Legend

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