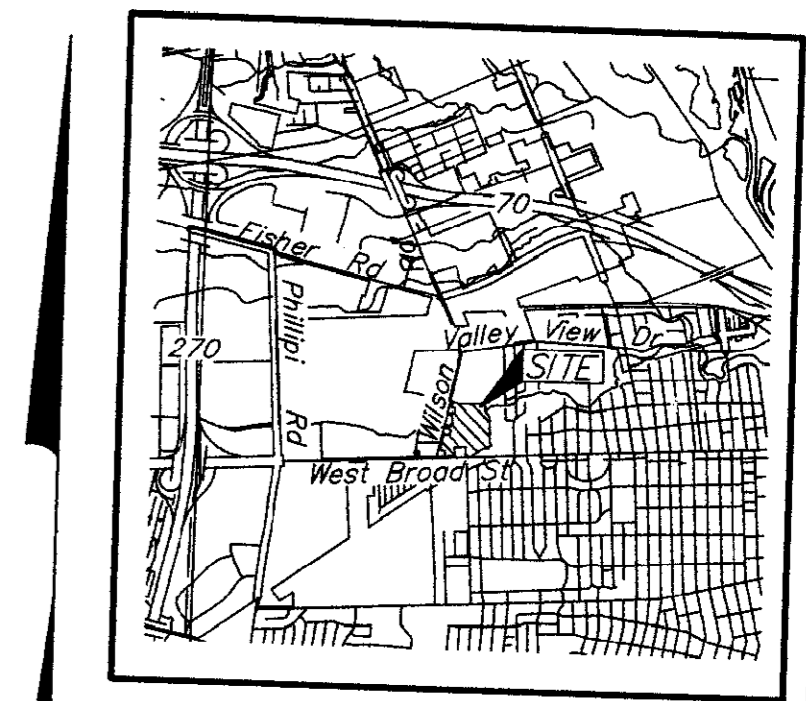




**ALTA/ACSM LAND TITLE SURVEY**  
**QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16**  
**UNITED STATES MILITARY LANDS**  
**CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**



LOCATION MAP  
NOT TO SCALE

34.558 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Number 3315 and being part of the 35.975 acre tract conveyed to Great Western Shopping Center Company by deed of record in Official Record 11943A16, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a point marking the centerline intersection of West Broad Street and Wilson Road;

Thence North 14° 06' 00" East, a distance of 285.59 feet, along said centerline of Wilson Road, to a point;

Thence South 75° 54' 00" East, a distance of 60.00 feet, across said Wilson Road right-of-way, to an iron pin set in the easterly right-of-way line of Wilson Road at the northwesterly corner of the 0.926 acre tract conveyed to Ohio National Bank of Columbus by deed of record in Deed Book 1884, Page 113. Said iron pin set being the True Point of Beginning of the herein described tract;

Thence North 14° 06' 00" East, a distance of 288.93 feet, along said easterly right-of-way line of Wilson Road, to a magnetic nail set at the southwesterly corner of the 0.3998 acre tract conveyed to Great Western Shopping Center Company by deed of record in Official Record 07298 E14;

Thence South 75° 54' 00" East, a distance of 35.15 feet, along the southerly line of said 0.3998 acre tract, to a magnetic nail set at a point of curvature at the southeasterly corner of said 0.3998 acre tract;

Thence along the easterly line of said 0.3998 acre tract and along the arc of said curve to the left having a radius of 75.00 feet, a central angle of 77° 08' 57" and a chord bearing North 65° 31' 34" East, a chord distance of 93.53 feet, to a magnetic nail set at the point of tangency;

Thence North 26° 57' 08" East, a distance of 227.26, continuing partly along the easterly line of said 0.3998 acre tract and partly along the easterly line of the 0.612 acre tract conveyed to Great Western Shopping Center Co. by deed of record in Instrument No. 200307230227479, to a magnetic nail set at a point of curvature;

Thence continuing along the easterly line of said 0.612 acre tract and along the arc of said curve to the left having a radius of 50.00 feet, a central angle of 102° 51' 08" and a chord bearing North 24° 28' 26" West, a chord distance of 78.18 feet, to a magnetic nail set at the point of tangency;

Thence North 75° 54' 00" West, a distance of 110.07 feet, along the northerly line of said 0.612 acre tract, to a magnetic nail set in the aforesaid easterly right-of-way line of Wilson Road;

Thence North 14° 06' 00" East, a distance of 70.32 feet, along said easterly right-of-way line of Wilson Road, to a magnetic nail set at the southwesterly corner of the 1.273 acre tract conveyed to Heartland Bank by deed of record in Official Record 18312 E09;

Thence South 75° 55' 28" East, a distance of 106.07 feet, along the southerly line of said 1.273 acre tract, to a magnetic nail set at a point of curvature at the southeasterly corner of said 1.273 acre tract;

Thence along an easterly line of said 1.273 acre tract and along the arc of said curve to the left having a radius of 48.00 feet, a central angle of 106° 04' 48" and a chord bearing North 51° 06' 16" East, a chord distance of 76.71 feet, to a magnetic nail set at the point of tangency;

Thence North 01° 52' 58" West, a distance of 216.43 feet, continuing along an easterly line of 1.273 acre tract, to a magnetic nail set at a point of curvature;

Thence continuing along an easterly line of said 1.273 acre tract and along the arc of said curve to the left having a radius of 50.00 feet, a central angle of 74° 13' 34" and a chord bearing North 38° 57' 24" West, a chord distance of 60.34 feet, to a magnetic nail set at the point of tangency at the northeasterly corner of said 1.273 acre tract;

Thence North 76° 01' 39" West, a distance of 44.43 feet, along the northerly line of said 1.273 acre tract, to a magnetic nail set in the aforesaid easterly right-of-way line of Wilson Road;

Thence North 14° 06' 00" East, a distance of 59.04 feet, along said easterly right-of-way line of Wilson Road, to a magnetic nail set at the southwesterly corner of the 0.627 acre tract to Bruce Reed by deed of record in Instrument Number 200203040055601;

Thence South 75° 57' 20" East, a distance of 85.86 feet, along the southerly line of said 0.627 acre tract, to a railroad spike found at a point of curvature at the southeasterly corner of said 0.627 acre tract;

Thence along an easterly line of said 0.627 acre tract and along the arc of said curve to the left having a radius of 48.00 feet, a central angle of 105° 57' 44" and a chord bearing North 51° 03' 55" East, a chord distance of 76.65 feet, to a magnetic nail set at a point of tangency;

Thence North 01° 54' 50" West, a distance of 92.37 feet, continuing along an easterly line of said 0.627 acre tract, to a magnetic nail set at the northeasterly corner of said 0.627 acre tract;

Thence North 75° 57' 20" West, a distance of 106.47 feet, along the northerly line of said 0.627 acre tract, to an iron pin found in the aforesaid easterly right-of-way line of Wilson Road;

Thence North 14° 06' 00" East, a distance of 147.66 feet, along said easterly right-of-way line of Wilson Road, to a magnetic nail set at a common corner of said 35.975 acre tract and the 17.185 acre tract conveyed to Great Western Shopping Center Company by deed of record in Official Record 10041 J11;

The following three (3) courses and distances along the lines common to said 35.975 and 17.185 acre tracts;

1. Thence South 76° 02' 23" East, a distance of 190.75 feet, to a P.K. nail found;
2. Thence North 88° 05' 31" East, a distance of 478.60 feet, to a magnetic nail set;
3. Thence North 84° 25' 47" East, a distance of 232.73 feet, to an iron pin set at a common corner of said 35.975 acre tract and the 7.676 acre tract conveyed to Great Western Shopping Center Company by deed of record in Official Record 7298E14;

The following four (4) courses and distances along the lines common to said 35.975 and 7.676 acre tracts;

1. Thence South 03° 48' 20" East, a distance of 208.70 feet, to an iron pin set at a point on a curve;
2. Thence along the arc of said curve to the right having a radius of 325.00 feet, a central angle of 52° 01' 45" and a chord bearing South 27° 54' 31" East, a chord distance of 285.09 feet, to an iron pin set at the point of tangency;
3. Thence South 01° 53' 40" East, a distance of 610.00 feet, to an iron pin set;
4. Thence South 33° 47' 45" East, a distance of 100.00 feet, to an iron pin set in the northerly right-of-way line of the C.C.C. and St. Louis Railroad;

The following three (3) courses and distances along said northerly right-of-way line of the C.C.C. and St. Louis Railroad;

1. Thence South 56° 12' 08" West, a distance of 178.58 feet, to an iron pin set;
2. Thence South 88° 07' 23" West, a distance of 75.66 feet, to a magnetic nail set;
3. Thence South 56° 12' 08" West, a distance of 443.50 feet, to an iron pin set in the northerly right-of-way line of aforesaid Broad Street;

Thence South 87° 58' 33" West, a distance of 109.94 feet, along said northerly right-of-way line of Broad Street, to a magnetic nail set at the southeasterly corner of the 1.105 acre tract conveyed to 3440 West Broad, LLC, an Ohio Limited Liability Company by deed of record in Instrument Number 199903120062159;

Thence North 01° 53' 45" West, a distance of 275.00 feet, along the easterly line of said 1.105 acre tract, to a magnetic nail set at the northeasterly corner of said 1.105 acre tract;

Thence South 87° 58' 33" West, a distance of 320.00 feet, along the northerly line of said 1.105 acre tract, to an iron pin found at the northwesterly corner of said 1.105 acre tract;

Thence South 01° 53' 45" East, a distance of 275.00 feet, along the westerly line of said 1.105 acre tract, to a magnetic nail set in the aforesaid northerly right-of-way line of Broad Street;

The following three (3) courses and distances along said northerly right-of-way line of Broad Street;

1. Thence South 87° 58' 33" West, a distance of 52.25 feet, to a magnetic nail set;
2. Thence North 01° 53' 45" West, a distance of 25.00 feet, to a magnetic nail set;
3. Thence South 87° 58' 33" West, a distance of 224.42 feet, to a P.K. nail found at the southeasterly corner of the 0.926 acre tract conveyed to Ohio National Bank of Columbus by deed of record in Deed Book 1884, Page 113;

Thence North 01° 52' 37" West, a distance of 151.02 feet, along the easterly line of said 0.926 acre tract, to a magnetic nail set at the northeasterly corner of said 0.926 acre tract;

Thence North 75° 54' 07" West, a distance of 150.08 feet, along the northerly line of said 0.926 acre tract, to the True Point of Beginning. Containing 34.558 acres, more or less.

0.400 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey number 3315, and being part of the remainder of an original 83.470 acre tract conveyed to Great Western Shopping Center Co., an Ohio General Partnership by deed of record in Official Record 7298E14, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning for Reference, at a point marking the intersection of the centerline of Wilson Road and the centerline on West Broad Street;

Thence North 14° 06' 00" East, a distance of 574.20 feet, with the centerline of said Wilson Road, to a point;

Thence South 75° 54' 00" East, a distance of 60.00 feet, across the right-of-way of said Wilson Road, to a magnetic nail set in the easterly right-of-way line of said Wilson Road and the westerly line of said original 83.470 acre tract, at a northwesterly corner of a 34.558 acre tract conveyed to Great Western Limited, an Ohio Limited Liability Company by deed of record in Instrument: 200307230227479, being the TRUE POINT OF BEGINNING;

Thence North 14° 06' 00" East, a distance of 160.01 feet, with the easterly right-of-way line of said Wilson Road and the westerly line of said original 83.470 acre tract, to an iron pin set in said line at the southwesterly corner of a 0.612 acre tract conveyed to Great Western Shopping Center Co. by deed of record in Instrument: 200307230227479;

Thence South 75° 54' 00" East, a distance of 131.47 feet, with the southerly line of said 0.612 acre tract, to a magnetic nail set in a westerly line of said 34.558 acre tract at the southeasterly corner of said 0.612 acre tract;

The following courses and distances along the westerly lines of said 34.558 acre tract:

South 26° 57' 08" West, a distance of 104.30 feet, to a magnetic nail set at a point on a curve;

With the arc of a curve to the right, having a central angle of 77° 08' 57", a radius of 75.00 feet, and a chord that bears South 65° 31' 34" West, a chord distance of 93.53 feet, to a magnetic nail set at a point of tangency;

North 75° 54' 00" West, a distance of 35.15 feet, to the TRUE POINT OF BEGINNING. Containing 0.400 acres of land, more or less.

0.612 Acres

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey No. 3315 and being part of the 17.185 acre tract conveyed to Great Western Shopping Center Co. by deed of record in Official Record 10041 J11, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Begin for Reference at a point marking the centerline intersection of West Broad Street and Wilson Road;

Thence North 14° 06' 00" East, a distance of 734.53 feet, along said centerline of Wilson Road, to a point;

Thence South 75° 54' 00" East, a distance of 60.00 feet, across said Wilson Road right-of-way, to an iron pin found in the easterly right-of-way line of Wilson Road. Said iron pin being the TRUE POINT OF BEGINNING of the herein described tract;

Thence North 14° 06' 00" East, a distance of 181.00 feet, along said easterly right-of-way line of Wilson Road, to an iron pin set;

The following four (4) courses and distances across said 17.185 acre tract:

1. Thence South 75° 54' 00" East, a distance of 110.07 feet, to a magnetic nail set at a point of curvature;
2. Thence along the arc of said curve to the right having a central angle of 102° 51' 08", a radius of 50.00 feet and a chord bearing South 24° 28' 26" East, a chord distance of 78.18 feet, to a magnetic nail set at the point of tangency;
3. Thence South 26° 57' 08" West, a distance of 122.96 feet, to a magnetic nail set;
4. Thence North 75° 54' 00" West, a distance of 131.47 feet, to the TRUE POINT OF BEGINNING. Containing 0.612 acres, more or less.

8.032 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey number 3315, and being part of the remainder of an original 83.470 acre tract conveyed to Great Western Shopping Center Co., an Ohio General Partnership by deed of record in Official Record 7298E14, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, at an iron pin set at the northeasterly corner of a 34.558 acre tract conveyed to Great Western Limited, an Ohio Limited Liability Company by deed of record in Instrument: 200310310350294;

Thence North 85° 08' 53" East, a distance of 239.21 feet, across said remainder to an iron pin set at the northeast corner of a tract conveyed to Camp Chase Industrial Railroad Corporation, a Corporation of the State of Ohio by deed of record in Official Record 28363F03;

The following courses and distances with the westerly lines of said Camp Chase tract:

South 23° 11' 01" West, a distance of 60.00 feet, to an iron pin set at a point in a curve;

With the arc of a curve to the right having a central angle of 64° 55' 20", radius of 448.34 feet, an arc length of 508.02 feet, and a chord that bears South 34° 21' 28" East, a chord distance of 481.27 feet, to an iron pin set at a point of curvature;

South 01° 53' 47" East, a distance of 265.10 feet, to an iron pin set at a point in a curve;

With the arc of a curve to the right having a central angle of 50° 56' 16", a radius of 448.34 feet, an arc length of 398.59 feet, and a chord that bears South 23° 34' 59" West, a chord distance of 385.59 feet, to an iron pin set;

South 49° 00' 12" West, a distance of 156.04 feet, to an iron pin set in the northerly right-of-way line of the C.C.C. and St. Louis Railroad;

The following courses and distances with the easterly lines of said 34.558 acre tract:

North 33° 47' 45" West, a distance of 100.00 feet, to an iron pin set;

North 01° 53' 40" West, a distance of 610.00 feet, to an iron pin set at a point of curvature;

With the arc of a curve to the left having a central angle of 52° 01' 45", a radius of 325.00 feet, an arc length of 295.13 feet, and a chord that bears North 27° 54' 31" West, a chord distance of 285.09 feet to an iron pin set;

North 03° 48' 20" West, a distance of 208.70 feet, to the POINT OF BEGINNING. Containing 8.032 acres of land, more or less.

2.506 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey number 3315, and being part of the remainder of an original 83.470 acre tract conveyed to Great Western Shopping Center Co., an Ohio General Partnership by deed of record in Official Record 7298E14, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning for Reference, at an iron pin set at the northwesterly corner of a 34.558 acre tract conveyed to Great Western Limited, an Ohio Limited Liability Company by deed of record in Instrument: 200310310350294 and a southeasterly corner of a 14.676 acre tract Great Western Shopping Center Co. by deed of record in Official Record 29113 G13;

Thence North 85° 08' 53" East, a distance of 239.21 feet, across said remainder to an iron pin set at the northeast corner of a tract conveyed to Camp Chase Industrial Railroad Corporation, a Corporation of the State of Ohio by deed of record in Official Record 28363F03 and at a southeasterly corner of said 14.676 acre tract, said iron pin being the TRUE POINT OF BEGINNING;

Thence North 09° 51' 42" West, a distance of 202.68 feet, with an easterly line of said 14.676 acre tract, to a magnetic nail set at the southwesterly corner of a 1.369 acre tract conveyed as Parcel 3 by deed of record in Great Western Shopping Center Co. by deed of record in Official Record 29113 G13;

Thence North 88° 13' 23" East, a distance of 325.63 feet, with the southerly line of said Joan Heights Subdivision, to an iron pin set in the west line of Joan Heights Subdivision, a subdivision of record in Plat Book 18, Page 52;

Thence South 01° 46' 37" East, a distance of 1154.92 feet, with the westerly line of said Joan Heights Subdivision, to an iron pin set in the northerly right-of-way line of the C.C.C. and St. Louis Railroad;

Thence South 56° 14' 23" West, a distance of 105.79 feet, with the northerly right-of-way line of said C.C.C. and St. Louis Railroad, to an iron pin set at a point on a curve;

The following courses and distances over and across the remainder of said original 83.470 acre tract:

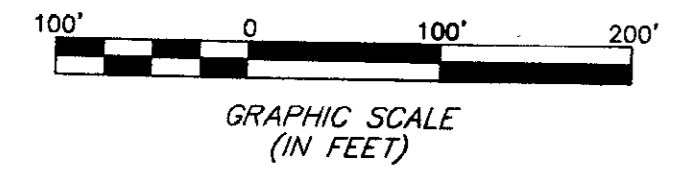
With the arc of a curve to the left, having a central angle of 34° 07' 41", a radius of 508.34 feet, an arc length of 302.79 feet, and a chord that bears North 15° 10' 41" East, a chord distance of 298.34 feet, to an iron pin set;

North 01° 53' 47" West, a distance of 265.11 feet, to an iron pin set at a point on a curve;

With the arc of a curve to the left, having a central angle of 64° 55' 19", a radius of 508.34 feet, an arc length of 508.02 feet, and a chord that bears North 34° 21' 27" West, a chord distance of 545.69 feet, to the TRUE POINT OF BEGINNING. Containing 2.506 acres of land, more or less.

Schedule B items from Title Commitment No. 04-29208 issued by lawyers Title Insurance Corporation with an effective date of October 12, 2004 at 6:59 A.M.

- Item 8 Parcel is located in the area described by Plat Book 27, Page 23 and Plat Book 37, Page 75, as shown hereon.
- Item 9 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1863, Page 1 cannot be determined with the information provided.
- Item 10 10' Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1863, Page 9 is located on the subject tract but cannot be determined with the information provided.
- Item 11 Ingress/Egress Easement to Ohio National Bank of Columbus by deed of record in Deed Book 1884, Page 115 is located on the subject tract as shown hereon.
- Item 12 Easement to The Standard Oil Company, an Ohio Corporation by deed of record in Deed Book 1107, Page 379, Easement to Shell Oil Company by deed of record in Deed Book 1136, Page 258 and Deed Book 1137, Page 35, Easement to Inland Corporation by deed of record in Deed Book 1598, Page 565, is not located on the subject tract as shown hereon.
- Item 13 10' Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2005, Page 402 is located on the subject tract but cannot be determined with the information provided.
- Item 15 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2074, Page 634 is located on the subject tract as shown hereon but cannot be determined with the information provided.
- Item 16 10' Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2305, Page 551 is not located on the subject tract but cannot be determined with the information provided.
- Item 17 Easement to Buckeye Federal Savings and Loan Association by deed of record in Deed Book 2497, Page 149 is not located on the subject tract as shown hereon, 50' Ingress/Egress Easement by deed of record in Deed Book 2497, Page 149, is located on the subject tract as shown hereon.
- Item 18 10' Easement to The City of Columbus by deed of record in Deed Book 2655, Page 523 is located on the subject tract as shown hereon.
- Item 19 10' Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2856, Page 65 is located on the subject tract as shown hereon.
- Item 20 5' Electrical Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2942, Page 684 is located on the subject tract as shown hereon.
- Item 21 10' Easement to Ohio Bell Telephone Company by deed of record in Deed Book 3468, Page 253 is located on the subject tract as shown hereon.
- Item 22 10' Electrical Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 3665, Page 347 is located on the subject tract as shown hereon.
- Item 23 20' Sanitary Sewer Easement to Wendy's International, Inc., an Ohio corporation by deed of record in Official Record 01956 G16 is located on the subject tract as shown hereon.
- Item 24 10' Easement to Columbia Gas of Ohio, Inc. by deed of record in Official Record 13577 F12 is located on the subject tract as shown hereon.
- Item 25 Parcel is NOT located in the area conveyed to Warner Cable Communications, Inc. by deed of record in Official Record 13577 F12.
- Item 26 10' Easement to The Ohio Bell Telephone Company by deed of record in Official Record 15780 A12 is located on the subject tract as shown hereon.
- Item 27 10' Easement to Columbus and Southern Ohio Electric Company by deed of record in Official Record 2046 G09 is located on the subject tract as shown hereon.
- Item 28 Parcel is NOT located in the area conveyed to The Ohio Bell Telephone Company by deed of record in Official Record 8523 I17.
- Item 29 Easement to 3M & M's Ventures, LLC by deed of record in Instrument Number 20010710162346 is located on the subject tract as shown hereon.
- Item 39 Parcel is located in the area described in Declaration of Easements and Restrictions by deed of record in Instrument Number 200310310350292.



<b>EMMT</b> INC. ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS EVANS, MECHWART, HAMILTON & TILTON, INC. 170 MILL STREET GAHANNA, OHIO 43230 TELEPHONE (614) 471-5150 FACSIMILE (614) 471-9296		Date:	November 1, 2004
		Scale:	1" = 100'
		Job No:	2004-1894
		Sheet:	2 of 2
REVISIONS			
MARK	DATE	DESCRIPTION	

11/04/2004 11:50:00 AM PROJECT: 20041894.DWG 41884AS.DWG-DWG-CADSW: LANGSDORF (P) - NO XREFS - PLOTTED BY: JPOWELL - MONDAY, NOV 1, 2004 - 2:09:52 PM