

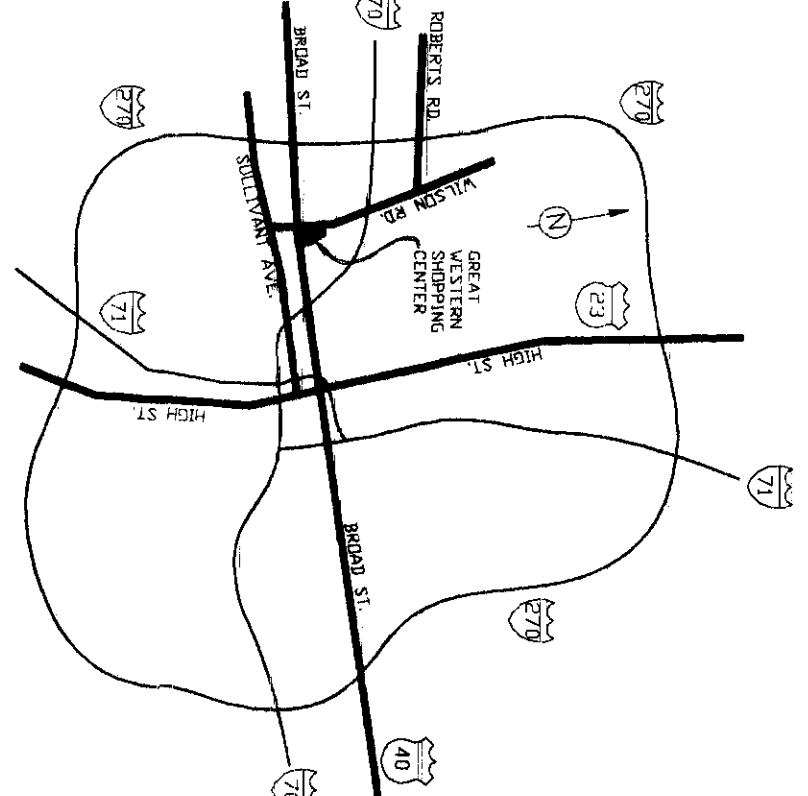
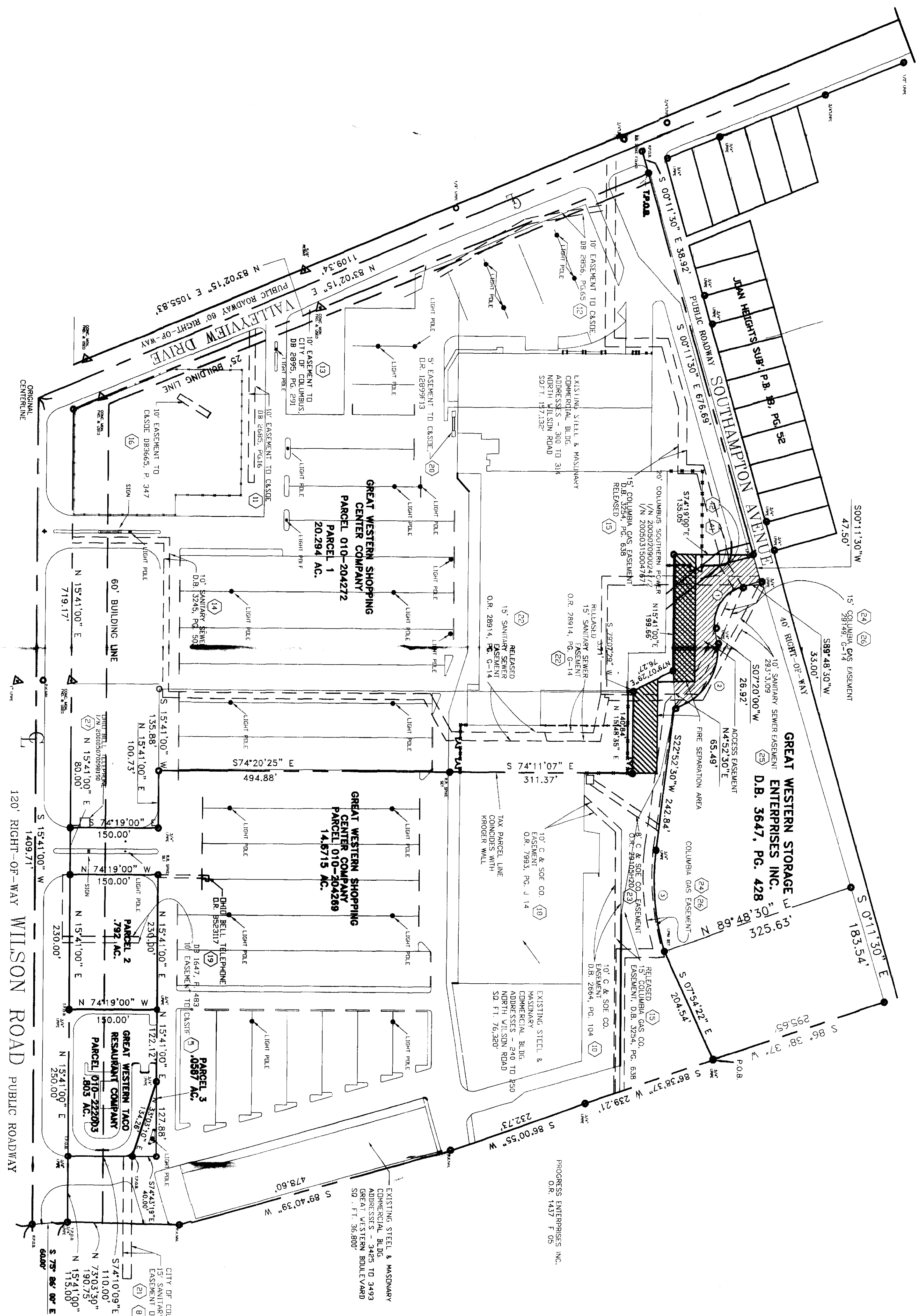
The basis of bearing for the above mentioned parcel is based on the centerline of Wilson Road as being North 15 degrees 41 minutes 00 seconds East taken from the legal description in O.R. 10041 J 08.

Construction of any structure within the described Fire Separation Area shall be subject to limitations as imposed by the building codes of the jurisdiction(s) having authority of the time of the permit application, location and type classification of the building on the adjacent lot.

① Δ = 82°28'43"
 R = 63.00
 T = 50.23
 L = 9.00
 CHD BRG. = 83.06°
 S 48°34'15" W

② Δ = 81°08'57"
 R = 103.00
 T = 88.20
 L = 174.99
 CHD BRG. = 53.99°
 S 47°54'24" W

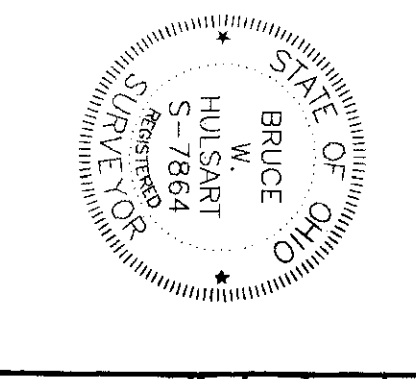
③ Δ = 23°02'53"
 R = 103.00
 T = 88.20
 L = 174.99
 CHD BRG. = 173.60°
 S 10°21'04" W



LOCATION MAP
Not to Scale

ALTA/ACSM LAND TITLE SURVEY
 FOR
GREAT WESTERN SHOPPING CENTER, LLC.
 PART OF V.L.S. 3915
 CITY OF COLUMBUS
 TOWNSHIP OF FRANKLIN
 COUNTY OF FRANKLIN

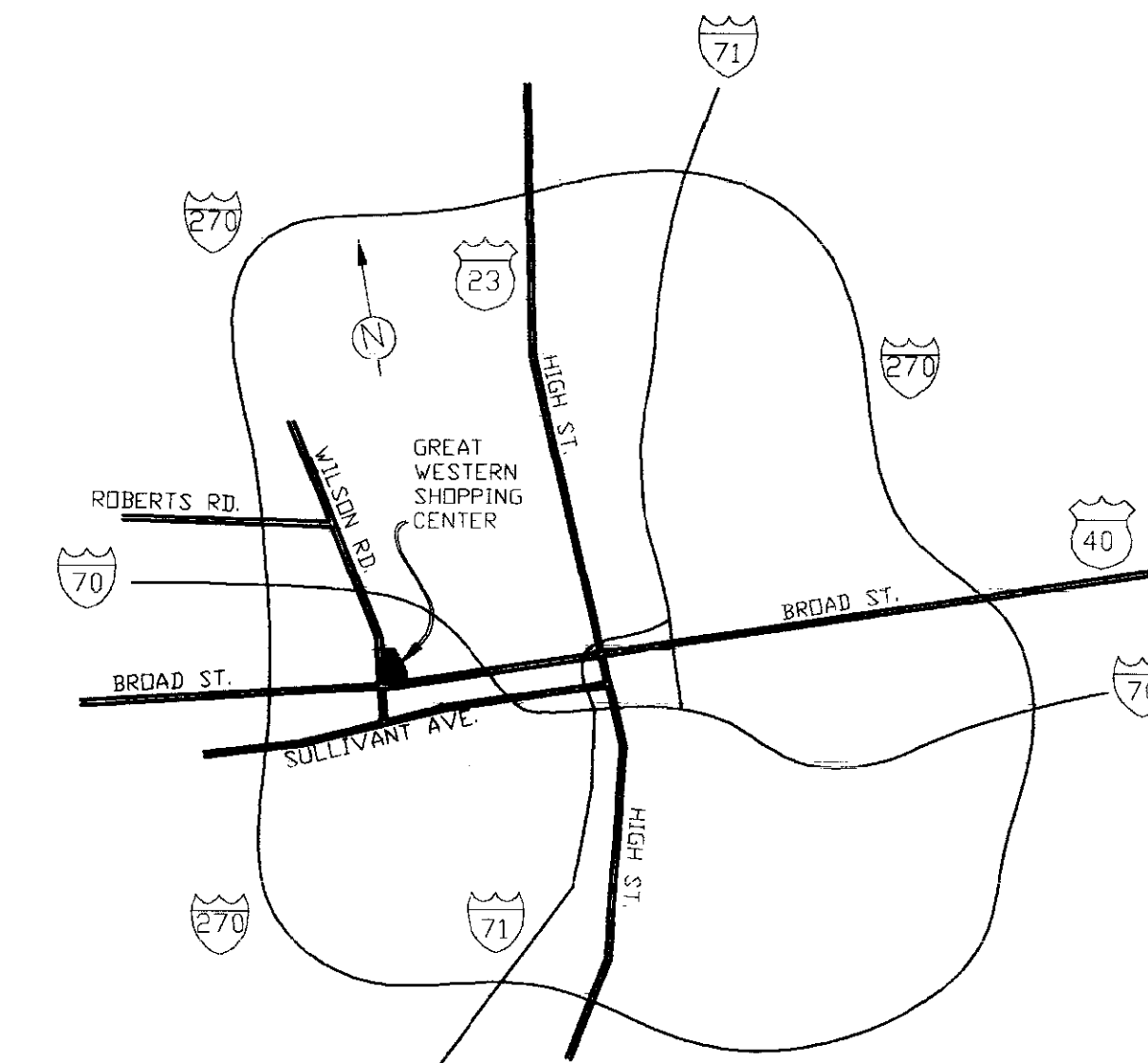
BRUCE W. HULSART
 BRUCE W. HULSART, P.E., P.S.
 REGISTERED SURVEYOR NO. 7864



OWNER	HULSART	DATE	November 15, 2005
CREATED BY	EL WEL		
JOB NO.	5081901		
PLAN PREPARED BY		SHEET	1 OF 2
HULSART & ASSOCIATES, INC. 2979 HEADLEY'S HILL ROAD PATASSTALA, OHIO 43062			

**ALTA/ACSM LAND TITLE SURVEY
FOR
GREAT WESTERN SHOPPING CENTER, LLC.**

**PART OF V.M.S. 3315
CITY OF COLUMBUS
TOWNSHIP OF FRANKLIN
COUNTY OF FRANKLIN**



Tax Parcel 010-204272

PARCEL 1

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Virginia Military Survey No. 3315, being a part of an original 43.179 acre tract as conveyed to Progress Enterprises, Inc., by deed of record in Deed Book 1833, Page 475, and being part of an 83.470 acre tract conveyed to Great Western Shopping Center by deed of record in Official Record 7298101, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning, for reference, at the original centerline intersection of Wilson Road (90 feet in width) and Valleyview Drive (70 feet in width), said reference point being the northwesterly corner of said original 43.179 acre tract;

Thence North 83° 02' 15" East with the centerline of said Valleyview Drive, the northerly line of said 43.179 acre tract, a distance of 1109.34 feet to a railroad spike found, said railroad spike also being at the intersection of the westerly right-of-way of Southampton Avenue (35 feet in width);

Thence South 00° 11' 30" East, along the westerly right-of-way of Southampton Avenue, the easterly line of said 43.179 acre tract, a distance of 38.92 feet to the True Point of Beginning;

Thence continuing South 00° 11' 30" East along the westerly right-of-way of Southampton Avenue, the easterly line of said 43.179 acre tract, a distance of 676.69 feet to a 3/4" iron pipe found;

Thence leaving the westerly right-of-way line of Southampton Avenue, the easterly line of said 43.179 acre tract, North 74° 19' 00" West, a distance of 135.05 feet to a 3/4" iron pipe found;

Thence South 15° 41' 00" West, a distance of 199.66 feet to a 3/4" iron pipe found;

Thence South 79° 07' 29" West, a distance of 76.27 feet to a 3/4" iron pipe found;

Thence South 15° 48' 35" West, a distance of 140.84 feet to a 3/4" iron pipe found;

Thence North 74° 11' 07" West, a distance of 311.37 feet to a railroad spike found;

Thence North 74° 20' 25" West, a distance of 494.88 feet to a 3/4" iron pipe found;

Thence South 15° 41' 00" West, a distance of 100.73 feet to a 3/4" iron pipe found;

Thence North 74° 19' 00" West, a distance of 150.00 feet to a 3/4" iron pipe found in the east right-of-way line of said Wilson Road;

Thence North 15° 41' 00" East, along the easterly right-of-way line of Wilson Road, a distance of 719.17 feet to a 3/4" iron pipe found at the southerly right-of-way line of said Valleyview Drive and the easterly right-of-way line of said Wilson Road;

Thence North 83° 02' 15" East, along the southerly right-of-way line of Valleyview Drive, a distance of 1055.83 feet to the True Point of Beginning, and containing 20.294 acres, more or less.

The basis of bearing for the above parcel is based on the centerline of Wilson Road as being North 15° 41' 00" East, taken from the description in O.R. 10041 J-08.

This description is based on a survey conducted by Hulsart & Associates, Inc. in September 2005.

PARCEL 2

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Virginia Military Survey No. 3315, being part of a parcel of land conveyed to Great Western Shopping Center Company by deed of record in Official Record 10041J08, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning, for reference, at an iron pipe found at the southwesterly corner a 17.185 acre tract conveyed to Great Western Shopping Center by deed of record in Official Record 10041, Page J-08 Recorder's Office, Franklin County, Ohio, said iron pipe also being in the easterly right-of-way line of Wilson Road (90 feet in width);

Thence North 15° 41' 00" East along the easterly right-of-way line of said Wilson Road, a distance of 365.00 feet to an iron pipe found, said iron pipe being the True Point of Beginning of the parcel herein described;

Thence continuing North 15° 41' 00" East along the easterly right-of-way line of said Wilson Road, a distance of 230.00 feet to a 3/4" iron pipe found;

Thence South 74° 19' 00" East a distance of 150.00 feet to a railroad spike found;

Thence South 15° 41' 00" West a distance of 230.00 feet to a 3/4" iron pipe found;

Thence North 74° 19' 00" West a distance of 156.36 feet to the True Point of Beginning, and containing 0.792 acres, more or less.

The basis of bearing for the above parcel is based on the centerline of Wilson Road as being North 15° 41' 00" East, taken from the description in O.R. 10041 J-08.

This description is based on a survey conducted by Hulsart & Associates, Inc. in September 2005.

PARCEL 3

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Virginia Military Survey No. 3315, being part of a parcel of land conveyed to Great Western Shopping Center Company by deed of record in Official Record 10041J08, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning, for reference, at an iron pipe found at the southwesterly corner a 17.185 acre tract conveyed to Great Western Shopping Center by deed of record in Official Record 10041, Page J-08 Recorder's Office, Franklin County, Ohio, said iron pipe also being in the easterly right-of-way line of Wilson Road (90 feet in width);

Thence North 15° 41' 00" East along the easterly right-of-way line of said Wilson Road, a distance of 115.00 feet to an iron pipe found;

Thence South 74° 10' 09" East a distance of 110.00 feet to a 3/4" iron pipe found, said iron pipe being the True Point of Beginning of the tract herein described;

Thence North 33° 03' 10" East a distance of 134.26 feet to a 3/4" iron pipe found;

Thence South 15° 41' 00" West, a distance of 127.88 feet to an iron pipe found;

Thence North 74° 43' 19" West a distance of 40.00 feet to the True Point of Beginning, and containing 0.0587 acres, more or less.

The basis of bearing for the above parcel is based on the centerline of Wilson Road as being North 15° 41' 00" East, taken from the description in O.R. 10041 J-08.

This description is based on a survey conducted by Hulsart & Associates, Inc. in September 2005.

Tax Parcel 010-204269

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Virginia Military Survey No. 3315, being a part of an original 43.179 acre tract as conveyed to Progress Enterprises, Inc., by deed of record in Deed Book 1833, Page 475, and being part of an 83.470 acre tract conveyed to Great Western Shopping Center by deed of record in Official Record 7298101, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning, for reference, at a point in the original centerline intersection of Wilson Road (90 feet in width), said reference point being the southwesterly corner of said original 43.179 acre tract; thence South 75° 26' 00" East, a distance of 60.00 feet to a 3/4" iron pipe found, said iron pipe being the True Point of Beginning of the tract herein described;

Thence North 15° 41' 00" East, a distance of 115.00 feet to a 3/4" iron pipe found;

Thence South 74° 10' 09" East, a distance of 110.00 feet to a 3/4" iron pipe found;

Thence South 74° 43' 19" East, a distance of 40.00 feet to a 3/4" iron pipe found;

Thence North 15° 41' 00" East, a distance of 480.00 feet, passing iron pins at 127.88 feet and 250.00 feet, to a railroad spike found;

Thence North 74° 19' 00" West, a distance of 150.00 feet to a 3/4" iron pipe found;

Thence North 15° 41' 00" East, a distance of 80.00 feet to a 3/4" iron pipe found;

Thence South 74° 19' 00" East, a distance of 150.00 feet to a 3/4" iron pipe found;

Thence North 15° 41' 00" East, a distance of 100.73 feet to a 3/4" iron pipe found;

Thence South 74° 20' 25" East, a distance of 494.88 feet to a railroad spike found;

Thence South 74° 11' 07" East, a distance of 311.37 feet to a 3/4" iron pipe found;

Thence North 15° 48' 35" East, a distance of 140.84 feet to a 3/4" iron pipe found;

Thence North 79° 07' 29" East, a distance of 76.27 feet to a 3/4" iron pipe found;

Thence North 15° 41' 00" East, a distance of 199.66 feet to a 3/4" iron pipe found;

Thence South 74° 19' 00" East, a distance of 135.05 feet to a 3/4" iron pipe found in the westerly right-of-way line of Southampton Avenue (35 feet in width);

Thence South 00° 11' 30" East, along the westerly right-of-way line of Southampton Avenue a distance of 47.56 feet to a 3/4" iron pipe found;

Thence South 89° 48' 30" West, a distance of 33.00 feet to a 3/4" iron pipe found at a point of curvature;

Thence with a curve to the left having a radius of 63.00 feet, a delta of 82° 28' 43", a chord bearing of South 48° 34' 15" West, a chord length of 83.06 feet, and an arc length of 90.69 feet, to a 3/4" iron pipe found at a point of tangency;

Thence South 07° 20' 00" West a distance of 26.92 feet to a 3/4" iron pipe found at a point of curvature;

Thence with a curve to the right having a radius of 103.00 feet, a delta of 81° 08' 57", a chord bearing of South 40° 54' 24" West, a chord length of 133.99 feet, and an arc length of 145.88 feet to a 3/4" iron pipe found at a point of tangency;

Thence South 22° 52' 30" West, a distance of 242.84 feet to a 3/4" iron pipe found at a point of curvature;

Thence with a curve to the left having a radius of 400.28 feet, a delta of 25° 02' 53", a chord bearing of South 10° 21' 04" West, a chord length of 173.60 feet, and an arc length of 174.99 feet, to a point of tangency;

Thence South 07° 54' 22" East, a distance of 204.54 feet, to a 3/4" iron pipe found;

Thence South 86° 38' 37" West, a distance of 239.21 feet to a 3/4" iron pipe found;

Thence South 86° 00' 55" West, a distance of 232.73 feet to a P.K. nail found;

Thence South 89° 40' 39" West, a distance of 478.60 feet to a P.K. nail found;

Thence North 73° 03' 30" West, a distance of 190.75 feet to the True Point of Beginning, and containing 14.6715 acres, more or less.

The basis of bearing for the above parcel is based on the centerline of Wilson Road as being North 15° 41' 00" East, taken from the description in O.R. 10041 J-08.

This description is based on a survey conducted by Hulsart & Associates, Inc. in September 2005.

Tax Parcel 010-222003

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Virginia Military Survey No. 3315, being a part of an 83.470 acre tract conveyed to Great Western Taco Restaurant Company, by deed of record in Official Record 19463A20, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning, for reference, at an iron pin in the easterly right-of-way line of Wilson Road (90 feet in width), in the westerly line of the 17.185 acre tract conveyed to Great Western Shopping Center Co. by deed of record in Official Record 10041J11, said iron pin also being located North 15° 41' 00" East, 115.00 feet from the southwesterly corner of said 17.185 acre tract;

Thence North 15° 41' 00" East, along said right-of-way line of Wilson Road, a distance of 250.00 feet to a 3/4" iron pipe found;

Thence South 74° 19' 00" East, a distance of 150.00 feet to a 3/4" iron pipe found;

Thence South 15° 41' 00" West, a distance of 122.12 feet to a 3/4" iron pipe found;

Thence South 33° 01' 00" West, a distance of 134.26 feet to a 3/4" iron pipe found in the northerly line of the Great Western Shopping Center Co. 17.185 acre tract;

Thence North 74° 10' 09" West, along said northerly line of the 17.185 acre tract, a distance of 110.00 feet to the place of beginning, containing 0.803 acre (34,964 square feet), more or less.

The basis of bearing for the above parcel is based on the centerline of Wilson Road as being North 15° 41' 00" East, taken from the description in O.R. 10041 J-08.

This description is based on a survey conducted by Hulsart & Associates, Inc. in September 2005.

Schedule B-II Items from Title Commitment No. 2005090763-3RD AM, issued by Chicago Title Insurance Company, with an effective date of September 23, 2005 at 7:00 A.M.

Easements affecting the subject property are shown and labeled with a hexagon containing the Exception Number, i.e. (1).

Item 4 Easements of record in Plat Book 27, Page 23 are NOT located on the subject tracts. No easements shown in Plat Book 37, Page 75.

Item 5 Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1647, Page 411 is located on the subject tracts as shown.

Item 6 The subject tracts are NOT located within the area described in Agreement of record in Deed Book 1642, Page 207.

Item 7 Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1663, Page 9 is located on the subject tracts, but the location cannot be determined from the information provided.

Item 8 10' Sanitary Sewer Easement to City of Columbus, Ohio of record in Deed Book 2885, Page 523 is located on the subject tract as shown hereon.

Item 9 Easement to City of Columbus, Ohio of record in Deed Book 2655, Page 523, as partially released in Official Record 30543 G18 is located on the subject tracts as shown.

Item 10 Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2664, Page 104 is located on the subject tracts as shown.

Item 11 Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2685, Page 16 is located on the subject tracts as shown.

Item 12 Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2856, Page 65 is located on the subject tracts as shown.

Item 13 Easement to City of Columbus of record in Deed Book 2895, Page 291 is located on the subject tracts as shown.

Item 14 Easement to City of Columbus, Ohio of record in Deed Book 3245, Page 503 is located on the subject tracts as shown.

Item 15 Easement to Columbia Gas of Ohio of record in Deed Book 3254, Page 638, as partially released in Official Record 30060, Page DOB is located on the subject tracts as shown.

Item 16 Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 3885, Page 547 is located on the subject tracts as shown.

Item 17 Easement to City of Columbus, Ohio of record in Official Record 7688 E18 is located on the subject tracts but the location cannot be determined from the information provided.

Item 18 Easement to Columbus and Southern Ohio Electric Company of record in Official Record 7993 J14 is located on the subject tracts as shown.

Item 19 Easement to The Ohio Bell Telephone Company of record in Official Record 8523 I17 is located on the subject tracts as shown.

Item 20 Easement to Columbus Southern Power Company of record in Official Record 21342 B06 is located on the subject tracts as shown.

Item 21 Easement to City of Columbus, Ohio of record in Official Record 21342 B06 is located on the subject tracts as shown.

Item 22 Easement to City of Columbus, Ohio of record in Official Record 28904 I15 is located on the subject tracts as shown.

Item 23 Easement to Columbus Southern Power Company of record in Official Record 29105 H20 is located on the subject tracts as shown.

Item 24 Easement to Columbia Gas of Ohio, Inc. of record in Official Record 29149 G14 is located on the subject tracts as shown.

Item 25 Easement to City of Columbus, Ohio of record in Official Record 29315 I07, as modified in Official Record 30543 G18 is located on the subject tracts as shown.

Item 26 Easement to Columbia Gas of Ohio, Inc. of record in Official Record 29486 D16 is located on the subject tracts as shown.

Item 27 Easement to Columbia Gas of Ohio, Inc. of record in Instrument Number 20010507008190 is located on the subject tracts as shown.

Item 28 The subject tracts are located within the area described in Declaration of Easements and Restrictions of record in Instrument Number 200310310350292.

Item 34 The subject tracts are NOT located within the area described in O.R. 2009H20.

Item 35 The subject tracts are located within the area described in Restrictive Covenant of record in Instrument Number Official Record 2009B 113.

Item 41 Easement to Columbus Southern Power of record in Instrument Number 200502090024772 is located on the subject tracts as shown.

Item 42 Easement to Columbus Southern Power of record in Instrument Number 200503150047671 is located on the subject tracts as shown.

Item 43 The subject tracts are located within the area described in Agreement of record in Instrument Number 200509090187360 and the easement area is shown.

Schedule B-II Items from Title Commitment No. 2005090764, issued by Chicago Title Insurance Company, with an effective date of September 23, 2005 at 7:00 A.M.

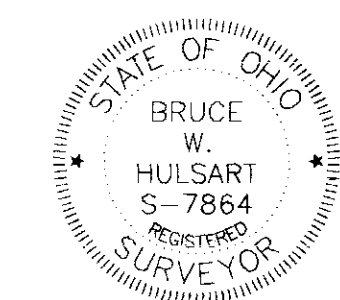
Easements affecting the subject property are shown and labeled with a hexagon containing the Exception Number, i.e. (1).

Item 7 Easement to Columbus and Southern Ohio Electric Company of record in Official Record Volume 20784, Page F-13 is located on the subject tracts as shown.

Item 8 Sanitary Sewer Easement to City of Columbus, Ohio of record in Official Record Volume 21342, Page B10 is located on the subject tract as shown hereon.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to The Great Western Shopping Center Company, Great Western Taco Restaurant Company, Hutensky Capital Partners, LLC, Chicago Title Insurance Company and Connor Land Title Agency, Ltd., as of October 17, 2005 this survey was actually made upon the ground, that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property "closes" by engineering calculation; that this survey correctly shows the size, location, and type of all buildings, structures, and other improvements on the property and all are within the boundary lines and appropriate set-back lines affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right-of-way or recording easement; that there are no encroachments upon the property by any building, structure, or other improvement situated upon any adjoining premises; and that the property does not lie within any Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1986 and meets the accuracy requirements of a Class A Survey, as defined therein.



BRUCE W. HULSART, P.E., P.S.
REGISTERED SURVEYOR NO. 7864

DRAWN BY: HULSART	DATE: November 15, 2005
CHECKED BY: ELWELL	DRAWING NO.: 1
JOB NO.: 5091801	SHEET 2 OF 2
- PLAN PREPARED BY -	
HULSART & ASSOCIATES, INC. 2979 HEADLEY'S MILL ROAD PATASKALA, OHIO 43062	