

1.808 Acres

Situated in the State of Ohio, County of Franklin, Village of New Albany, lying in Section 12, Quarter Township 1, Range 16, United States Military Lands, being part of the remainder of the original 44.831 acre tract conveyed to The New Albany Company, LLC by deeds of record in Official Record 12773...

Beginning, for reference, at a magnetic nail found at the centerline intersection of Bevelhimer Road and Walton Parkway, as both are recorded in Plat Book 96, Page 17.

Thence with the centerline of said Walton Parkway, and Walton Parkway as recorded in Plat Book 96, Page 82, the following courses and distances:

With the arc of a curve to the left, having a central angle of 14° 20' 10", a radius of 700.00 feet, an arc length of 175.15 feet, and a chord which bears North 80° 44' 08" West, a chord distance of 174.69 feet, to a point;

North 86° 46' 02" West, a distance of 155.17 feet, to a point;

Thence South 03° 13' 58" West, a distance of 375.00 feet, across said Walton Parkway, and with the westerly line of the remainder of the original 55.185 acre tract conveyed to New Albany Company, LLC by deeds of record in Official Record 12773 CO5, and Instrument Number 19981120289607, and said 5.338 acre tract, and the easterly line of the 12.523 acre tract conveyed to Too Brands, Inc. by deed of record in Instrument Number 200205300133511, to an iron pin set, being the TRUE POINT OF BEGINNING;

Thence across said 5.338 acre tract, the following courses and distances:

South 86° 46' 02" East, a distance of 221.13 feet, to an iron pin set at a point on a curve;

With the arc of said curve to the left, having a central angle of 44° 13' 02", a radius of 34.00 feet, an arc length of 26.24 feet, and a chord which bears South 18° 52' 33" East, a chord distance of 25.59 feet, to an iron pin set at a point of reverse curvature;

With the arc of said curve to the right, having a central angle of 39° 03' 04", a radius of 49.00 feet, an arc length of 33.40 feet, and a chord which bears South 21° 27' 31" East, a chord distance of 32.75 feet, to an iron pin set at a point of reverse curvature;

With the arc of said curve to the left, having a central angle of 14° 58' 34", a radius of 264.00 feet, an arc length of 69.01 feet, and a chord which bears South 09° 25' 16" East, a chord distance of 68.81 feet, to an iron pin set at a point of tangency;

South 17° 38' 40" East, a distance of 32.83 feet, to an iron pin set;

South 17° 35' 15" East, a distance of 63.31 feet, to an iron pin set in the northwesterly right-of-way line of said U.S. 62, being a northwesterly line of the 0.712 acre tract conveyed as Parcel 121-W to State of Ohio by deed of record in Official Record 28163 G12;

Thence South 57° 24' 42" West, a distance of 155.40 feet, with said northwesterly line, and with said northwesterly right-of-way line, to an iron pin set in the northerly line of the remainder of said original 44.831 acre tract, at a common corner of said 5.338 and 0.712 acre tracts;

Thence South 86° 26' 59" East, a distance of 71.48 feet, with the line common to the remainder of said original 44.831 acre tract and said 0.712 acre tract, and continuing with said northwesterly right-of-way line, to an iron pin set at a common corner of the remainder of the remainder of said original 44.831 acre tract and the 21.892 acre tract conveyed as parcel 60-WL to State of Ohio by deed of record in Deed Book 3493, Page 36;

Thence South 58° 57' 51" West, a distance of 89.42 feet, with the line common to the remainder of said original 44.831 acre tract and said 21.892 acre tract, and continuing with said northwesterly right-of-way line, to an iron pin set;

Thence North 58° 46' 27" East, a distance of 187.20 feet, across the remainder of said original 44.831 acre tract, and said 5.338 acre tract, to a point in the line common to said 5.338 and 12.523 acre tracts;

Thence North 03° 13' 58" East, a distance of 264.29 feet, with said common line, to the TRUE POINT OF BEGINNING, containing 1.808 acres of land, more or less.

0.380 Acres

Situated in the State of Ohio, County of Franklin, Village of New Albany, lying in Section 12, Quarter Township 1, Range 16, United States Military Lands, being part of the remainder of the original 44.831 acre tract conveyed to The New Albany Company, LLC by deeds of record in Official Record 12773...

Beginning, for reference, at a magnetic nail found at the centerline intersection of Bevelhimer Road and Walton Parkway, as both are recorded in Plat Book 96, Page 17.

Thence with the centerline of said Walton Parkway, and Walton Parkway as recorded in Plat Book 96, Page 82, the following courses and distances:

With the arc of a curve to the left, having a central angle of 14° 20' 10", a radius of 700.00 feet, an arc length of 175.15 feet, and a chord which bears North 80° 44' 08" West, a chord distance of 174.69 feet, to a point;

North 86° 46' 02" West, a distance of 155.17 feet, to a point;

Thence South 03° 13' 58" West, a distance of 639.29 feet, across said Walton Parkway, and with the westerly line of the remainder of the original 55.185 acre tract conveyed to New Albany Company, LLC by deeds of record in Official Record 12773 CO5, and Instrument Number 19981120289607, and said 5.338 acre tract, and the easterly line of the 12.523 acre tract conveyed to Too Brands, Inc. by deed of record in Instrument Number 200205300133511, to an iron pin set, being the TRUE POINT OF BEGINNING;

Thence South 58° 46' 27" East, a distance of 187.20 feet, across said 5.338 acre tract and the remainder of said original 44.831 acre tract, to an iron pin set in the northwesterly right-of-way line of said U.S. 62, being a northwesterly line of the 21.892 acre tract conveyed as parcel 60-WL to State of Ohio by deed of record in Deed Book 3493, Page 36;

Thence South 58° 57' 51" West, a distance of 200.02 feet, with the line common to the remainder of said original 44.831 acre tract and said 21.892 acre tract, and with said northwesterly right-of-way line, to an iron pin set at a common corner of the remainder of said original 44.831 acre tract and said 12.523 acre tract;

Thence North 03° 13' 58" East, a distance of 200.49 feet, with the westerly line of the remainder of said original 44.831 acre tract and said 5.338 acre tract, and with said northwesterly right-of-way line, to an iron pin set at a common corner of the remainder of said original 44.831 acre tract and said 12.523 acre tract, to the TRUE POINT OF BEGINNING, containing 0.380 acre of land, more or less.

Landmark

- STONE FND.
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. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

- Evergreen Tree
Deciduous Tree
Ornamental Tree
Shrub
Tree Line

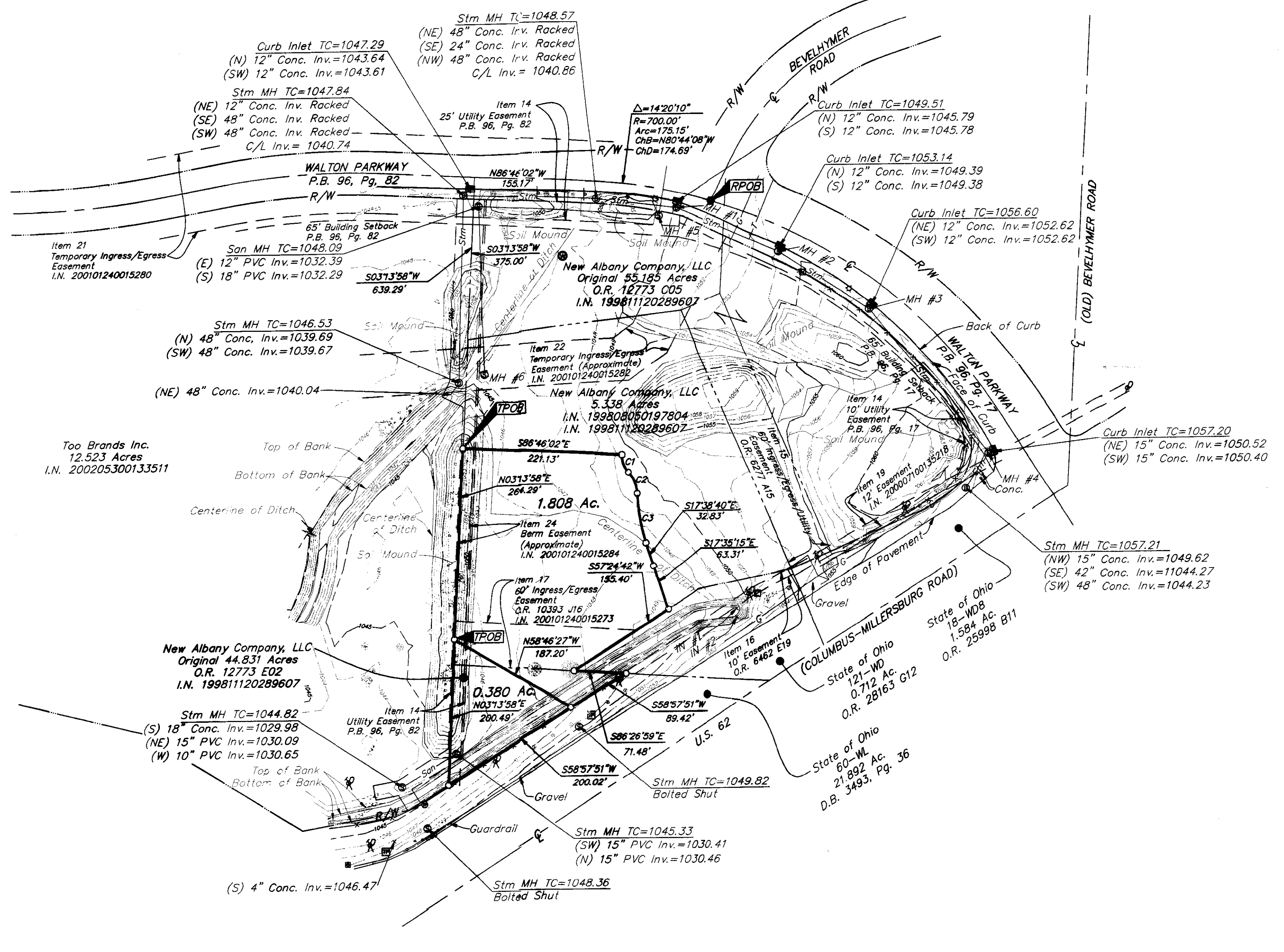


GRAPHIC SCALE (IN FEET)

- MH #1 Stm MH TC=1050.22
MH #2 Stm MH TC=1054.17
MH #3 Stm MH TC=1057.52
MH #4 Stm MH TC=1057.85
MH #5 Stm MH TC=1049.54
MH #6 Stm MH TC=1046.65
IN #1 (NE) 36" Conc. Inv.=1047.29
IN #2 (NE) 66" Corr. Metal Inv.=1049.04

ALTA/ACSM LAND TITLE SURVEY
SECTION 12, QUARTER TOWNSHIP 1,
TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO

Table with columns: CURVE, DELTA, RADIUS, ARC, CH BRG, CH. Contains data for curves C1, C2, and C3.

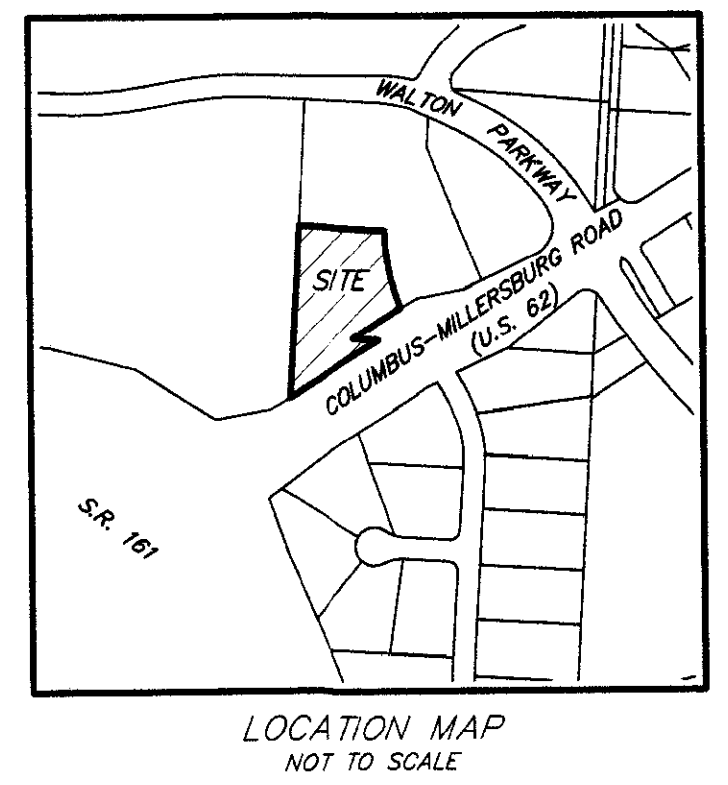


UTILITY LEGEND table listing symbols for Utility Pole, Power Pole, Light Pole, Gas Valve, Gas Marker Post, Fire Hydrant, Water Valve, Fence, Electric Transformer, Electric Pull Box, Water Service, Water Well, Metal Traffic Signal Pole, Traffic Lighting Control Box, Traffic Lighting Pull Box, Sign, Curb Inlet, Storm Manhole, Sanitary Manhole, Telephone Marker Post, Gas Line, Centerline, Right of Way Line.

NOTING NOTE: The subject tract is classified as IPUD: Infill Planned Unit Development.

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...

- 1. There was no visible evidence of current earth moving or building construction at the time of survey.
2. There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
3. There was no visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.



- Schedule B Items from Title Commitment No. 120051888 issued by Stewart Title Guaranty Company, with an effective date of May 18, 2005 at 7:00 A.M.
Item 10 Easements and setbacks of record in Plat Book 96, Page 17 and Plat Book 96, Page 82 DO NOT lie on the subject tract as shown hereon.
Item 11 60' Ingress/Egress/Utility Easement to Ankey-Buckeye Scale Corp. of record in Official Record 6277 A15 DOES NOT lie on the subject tract as shown hereon.
Item 12 Easement to Columbus and Southern Ohio Electric Company of record in Official Record 6462 E19 DOES NOT lie on the subject tract as shown hereon.
Item 13 60' Ingress/Egress Easement to Jerry A. & Judy A. Lacko of record in Official Record 10393 J16, and released in Instrument Number 200101240015273 DOES lie on the subject tract as shown hereon.
Item 14 Rights-of-way to Columbia Gas of Ohio, Inc. of record in Official Record 10486 E19 and Official Record 10486 F01 DO NOT lie on the subject tract.
Item 15 12' Power Line Easement to Columbus Southern Power Company of record in Instrument Number 200007100135218 DOES NOT lie on the subject tract as shown hereon.
Item 16 The subject tract DOES lie within the area described in Instrument Number 200101240015276.
Item 17 Temporary Ingress/Egress Easement to Too, Inc. of record in Instrument Number 200101240015280 DOES NOT lie on the subject tract as shown hereon.
Item 18 Temporary Ingress/Egress Easement to Too, Inc. of record in Instrument Number 200101240015282 DOES NOT lie on the subject tract as shown hereon.
Item 19 Easement of record to Too, Inc. in Instrument Number 200101240015283 DOES NOT lie on the subject tract.
Item 20 Easement of record to Too, Inc. of record in Instrument Number 200101240015284 DOES NOT lie on the subject tract as shown hereon.
Item 21 The subject tract is located within the area described in Declaration of Covenants and Restrictions for The New Albany Community Authority of record in Official Record 16999 C04, Ninth Supplemental Declaration of record in Official Record 21468 C20 and re-recorded in Official Record 21693 H19, Eleventh Supplemental Declaration of record in Instrument Number 199708070065884, Twelfth Supplemental Declaration of record in Instrument Number 199708070065888, and Designation of Successor Declarant of record in Instrument Number 199810200268024.
Item 22 The subject tract is NOT located within the area described in Declaration of Covenants, Conditions, Restrictions and Easements for The New Albany Business Park of record in Instrument Number 200007030130348, as re-recorded in Instrument Number 200101100006699, and as amended in Instrument Number 200308180260678.

BASIS OF BEARINGS: Bearings are based on South 31° 54' 38" East for a portion of the centerline of Walton Parkway, as recorded in Plat Book 96, Page 17.

FEMA NOTE: According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0183 G (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain).

CERTIFICATION: Commitment No. 120051888
The undersigned hereby certifies to the best of his knowledge, information and belief to National City Bank, New Albany Company, LLC, C&G Walton Parkway LLC, Stewart Title Agency of Columbus, and Stewart Title Guaranty Company, as of September 16, 2005 that 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 description "closes" by engineering calculation; that there are no easements, from Title Commitment Number 120051888, or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; and that there are no encroachments upon the property by any building, structure or other improvements situated upon any adjoining premises, other than those shown thereon. This survey was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established by ALTA and ACSM in 1999 and meets the accuracy requirements of a Urban Cross Survey, as defined therein and includes the following items of Table A thereof: 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a) and 13.

By: James Weardell 9/21/05
Professional Surveyor No. 7840

Table with columns: MARK, DATE, DESCRIPTION. Includes entries for 9/13/05 Updated title commitment and 9/21/05 Revised description per County Engineer.

REVISIONS table with columns: MARK, DATE, DESCRIPTION.