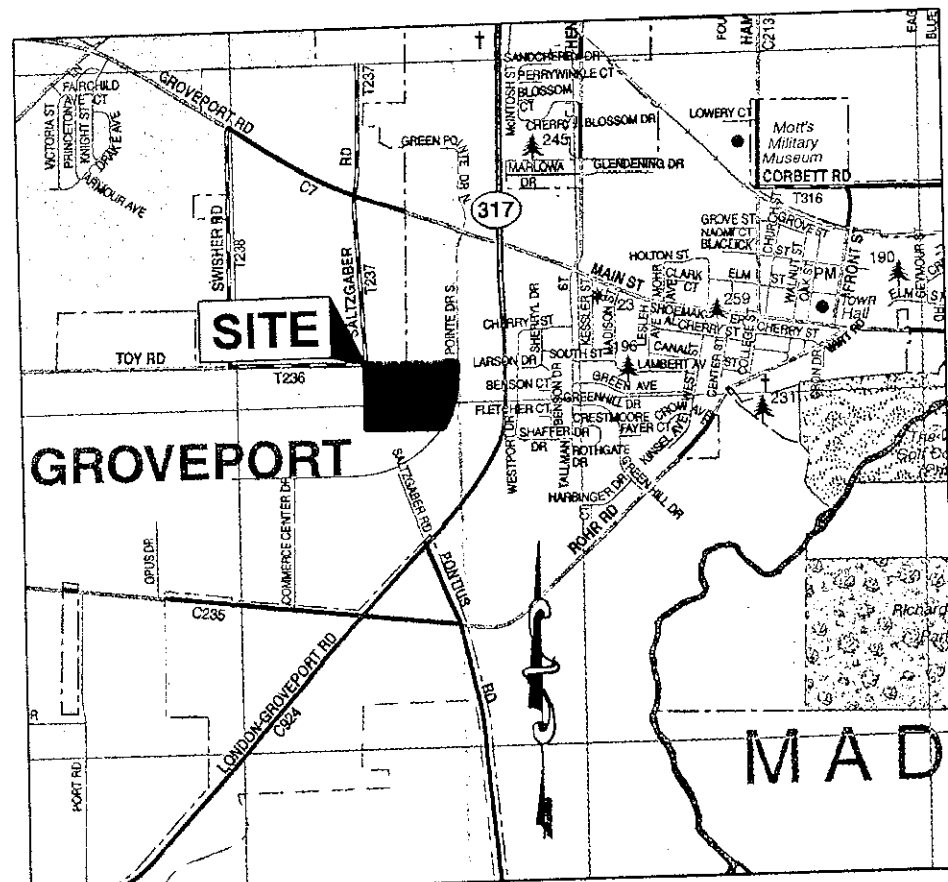


**SURVEY OF ACREAGE PARCEL  
LOCATED IN SECTION 29, TOWNSHIP 11, RANGE 21  
CONGRESS LANDS  
VILLAGE OF GROVEPORT, FRANKLIN COUNTY, OHIO**



**LOCATION MAP**  
NO SCALE

**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Franklin, Village of Groveport, located in Section 29, Township 11, Range 21, Congress Lands and being all of that 22.599 acre tract as conveyed to Duke Realty Ohio by deed of record in Instrument Number 200401160012598, said 22.599 acres being more particularly bounded and described as follows:

Beginning at an iron pin set in the westerly right-of-way line of Green Pointe Drive South, as shown of record in Plat Book 89, Pages 50 and 51, being the southeasterly corner of lot 8 of that subdivision entitled "Green Pointe Business Park" of record in Plat Book 85, Pages 100 and 101, as conveyed to Meritex Green Pointe, LLC by deed of record in Instrument Number 200501100006000, and being in the half-section line of said Section 29;

Thence S 03° 45' 45" W, with the westerly right-of-way line of said Green Pointe Drive South, a distance of 101.38 feet to an iron pin set at a point of curvature of a curve to the right;

Thence Southwesterly, continuing with the westerly right-of-way line of said Green Pointe Drive South, with the arc of said curve (Delta = 28° 30' 52", Radius = 1600.00 feet, Arc Length = 796.27 feet) a chord bearing and distance of S 18° 01' 11" W, 788.08 feet to an iron pin set at the northeasterly corner of that 8.299 acre tract as conveyed to Duke Realty Ohio by deed of record in Instrument Number 200401160012598;

Thence N 86° 14' 40" W, with the northerly line of said 8.299 acre tract, and with a northerly line of that 4.846 acre tract as conveyed to GPS Consumer Direct Inc. by deed of record in Instrument Number 20001102022617, a distance of 1000.35 feet to a 3/4" iron pin found at a corner thereof;

Thence N 03° 53' 42" E, with an easterly line of said 0.57 acre tract, a distance of 865.38 feet to an iron pin set in the southerly line of that 0.57 acre tract as conveyed to Melvin L. Eberwein Jr. by deed of record in Instrument Number 200505250100720, being in the half-section line of said Section 29;

Thence S 86° 12' 57" E, with the southerly line of said 0.57 acre tract, and with the southerly line of that 37.68 acre tract as conveyed to Quentin F. Schloegel by deed of record in Deed Book 3440, Page 143, being the said half-section line, a distance of 423.80 feet to an iron pin set at the half-section line, a distance of 423.80 feet to the southeasterly corner of said lot 8, being the southeasterly corner of said 37.68 acre tract, and being the center of said Section 29;

Thence S 86° 14' 40" E, with the southerly line of said lot 8, being the half-section line of said Section 29, a distance of 768.63 feet to the True Point of Beginning, and containing 22.599 acres of land, more or less, as calculated by the above courses. Subject, however, to all legal highways, easements, and restrictions of record. The above description was prepared by Clark E. White, P.S. #7868 on December 14, 2005.

All iron pins set are 3/4" diameter, 30" long with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio. The Basis of Bearings used in this description was transferred from a 2005 survey of Franklin County Monuments description was transferred from a 2005 survey of Franklin County Engineer's Office, "25-693" and "HAMILTON" published by the Franklin County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, 1986 adjustment, and determines the bearing between said monuments as N 06° 55' 29" W.

**NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF COMMITMENT No. 120052529**

9. Building Setbacks and Easements of record in Plat Book 89, Pages 50 and 51, Recorder's Office, Franklin County, Ohio. 30' Building Setback, 18' Parking Setback and 10' Easement are located on the subject parcel as shown hereon.
10. Landscape Easement of record in Plat Book 91, Pages 33 and 34, Recorder's Office, Franklin County, Ohio. 25' Landscape Easement is located on the subject parcel as shown hereon.
11. Easement to The Ohio Fuel Gas Company of record in Deed Book 1820, Page 336, assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, Recorder's Office, Franklin County, Ohio. Easement is blanket in nature and unable to be shown hereon.
12. Easement to Ohio-Midland Light and Power Company of record in Deed Book 1071, Page 327, Recorder's Office, Franklin County, Ohio. Easement is blanket in nature and unable to be shown hereon.
14. Declaration of Development Standards, Covenants and Restrictions for Groveport Commerce Center of record in Instrument Number 19990310060082, First Amendment of record in Instrument Number 1999010150260185, Second Amendment of record in Instrument Number 200001280019799 and Instrument Number 200312310406241, Recorder's Office, Franklin County, Ohio. Affects subject parcel, but document is non-survey issues and unable to be shown hereon.
15. Fire Protection Facilities Easement of record in Instrument Number 200001280019801, Recorder's Office, Franklin County, Ohio. 10' Waterline Easement is located on the subject parcel as shown hereon.

**MISCELLANEOUS NOTES**

Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

There is no observable evidence of this site being used as a solid waste dump, pump or any kind of sanitary land fill.

Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

The land described hereon is all of the land as described in Schedule A of the title commitment as issued by Stewart Title Guaranty Company, Commitment No. 120052529, effective date December 7, 2005 at 7:00 A.M.

**FLOOD NOTE**

By graphic plotting only this property is located in Zone "X" (Areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C0357 G and 39049C036 G, with effective dates of August 2, 1995, in Franklin County, Ohio. No field surveying was performed to determine this zone.

**STATEMENT OF ENCROACHMENTS**

None Visible

GPS Consumer Direct Inc.  
4.846 Ac.  
I.N. 20001102022617

GPS Consumer Direct Inc.  
4.846 Ac.  
I.N. 20001102022617

22.599 Ac.

Duke Realty Ohio  
8.299 Ac.  
I.N. 200401160012598

Meritex Green Pointe, LLC  
10.937 Ac.  
I.N. 200501100006000

Green Pointe Business Park  
P.B. 85, Pg. 100-101

**LEGEND**

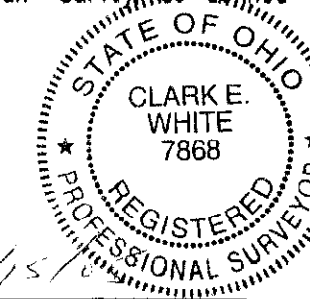
- Iron Pin Found
- Iron Pin Set W / Cap
- ✕ PK Nail Found
- ✕ PK Nail Set
- ▲ RR Spike Found
- ▲ RR Spike Set
- Ⓜ Monument Box
- Ⓜ Monument
- ⊕ Concrete Post
- ⊕ Electric Manhole
- ⊕ Tacked Hub / Trav Pt
- ⊕ Electric Transformer
- ⊕ Post Sign / Lamp
- ⊕ Comm Manhole
- ⊕ Sign
- ⊕ Tel Pedestal
- ⊕ Billboard / OH Sign
- ⊕ Pole Elec
- ⊕ Deciduous Tree
- ⊕ Pole Elec Tel
- ⊕ Pine Tree
- ⊕ Pole Tel
- ⊕ Shrub
- ⊕ Pole Tel Light
- ⊕ Sanitary Manhole
- ⊕ Pole Light
- ⊕ Sanitary Cleanout
- ⊕ Pole Signal
- ⊕ Storm Manhole
- ⊕ Traffic Box
- ⊕ Catch Basin
- ⊕ GUY Pole
- ⊕ Curb Inlet W / Grate
- ⊕ GUY Wire
- ⊕ Gas Valve
- ⊕ Gas Meter
- ⊕ Gas Hydrant
- ⊕ Underground Line Marker
- ⊕ Water Valve
- ⊕ Sprinkler Valve Box
- ⊕ Mailbox
- ⊕ Monitoring Well

**ALTA / ACSM CERTIFICATION**

TO: Build-A-Bear Workshop, Inc. a Delaware corporation  
Stewart Title Guaranty Company

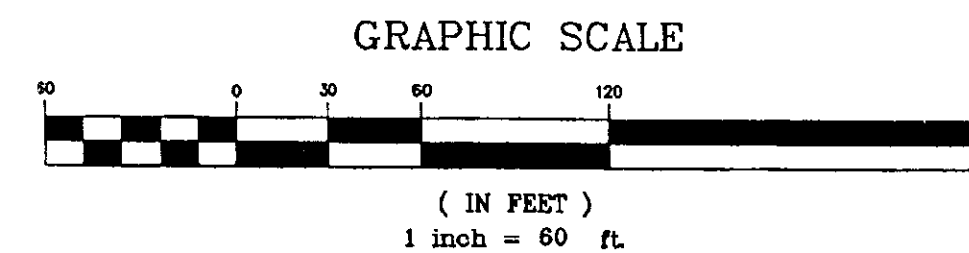
The undersigned hereby certifies as of December 14, 2005 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by surveying calculation and the land area calculated is accurate. This survey correctly shows the location of all buildings, structures, drives and parking areas and other improvements on the property and all are within the boundary lines and applicable setback lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that all easements shown in Stewart Title Guaranty Company Title Commitment No. 120052529 dated December 7, 2005 that affect the subject property are shown thereon; that there is access to public ways; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or 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 hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard 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, ACSM and NSPS in 1999 which includes items 1-A, 8, 10, 11b, 13, and 15 of Table A and meets the accuracy requirements of an "Urban" Survey as defined therein.

ADVANCED CIVIL DESIGN, INC.



Clark E. White  
Professional Surveyor No. 7868

Date:



**ALTA SURVEY FOR BUILD-A-BEAR WAREHOUSE DUKE CONSTRUCTION**

PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**  
4605 Morse Road, Suite 101  
Columbus, Ohio 43230  
ph 614.428.7750 fax 614.428.7755

SCALE: 1" = 60'  
DATE: 12/14/05  
SHEET 1 / 1

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