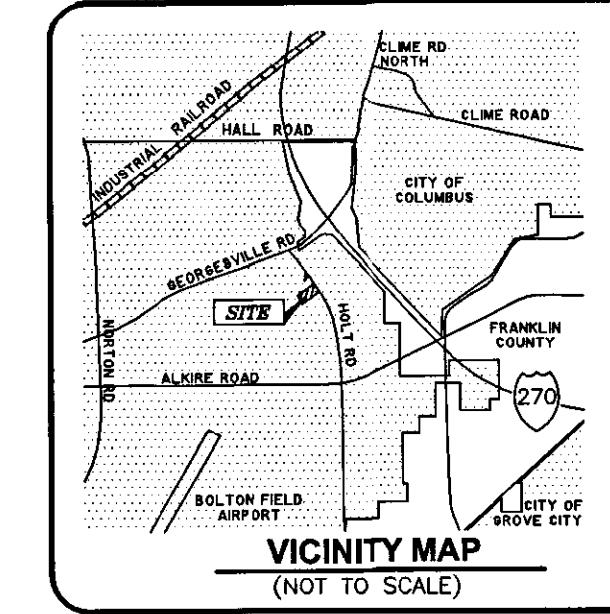


GEORGESVILLE SQUARE SUBDIVISION
AND
DEDICATION OF HOLT ROAD
PLAT BOOK 87, PAGES 11-15



DESCRIPTION OF A 0.800 ACRE TRACT
LOCATED EAST OF HOLT ROAD AND
SOUTH OF GEORGESVILLE ROAD
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Parcel 1

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Number 1462 and being part of Lot 17 as shown and delineated on the record plat of GEORGESVILLE SQUARE AND DEDICATION OF HOLT ROAD, a subdivision of record in Plat Book 87, Pages 11-15, originally conveyed as an original 65.841 acre tract to Glimcher Properties Limited Partnership, by deed of record in Official Record 30876 F07, all records herein of the Recorder's Office, Franklin County, Ohio, said 0.800 acre tract being more particularly described as follows:

BEGINNING, at a 3/4 inch iron pin found at the southeast corner of a 1.400 acre tract conveyed to Ashland Inc., by deed of record in instrument Number 200211250301573, said iron pin also being in the southerly right-of-way line of Holt Road, (100 feet wide) as shown on the record plat of said GEORGESVILLE SQUARE AND DEDICATION OF HOLT ROAD;

Thence South 42°35'49" East, a distance of 141.53 feet, along the southerly right-of-way line of said Holt Road and the northeasterly line of said Lot 17, to an iron pin set at a north corner of an original 10.799 acre tract conveyed to Scioto Land Development, by deed of record in instrument Number 200101120009093;

Thence South 47°24'11" West, a distance of 246.28 feet, along a northerly line of said original 10.799 acre tract, to a 3/4 inch iron pin found at the northerly line of a 5.054 acre tract known as the VILLAS AT HOLT RUN CONDOMINIUM, as shown and delineated on the condominium plat of record in Condo Plat Book 101, Page 20;

Thence North 42°35'49" West, a distance of 141.53 feet, along the northerly line of said 5.054 acre tract, to a 3/4 inch iron pin found at the southwest corner of said 1.400 acre tract;

Thence North 47°24'11" East, a distance of 246.28 feet, along the southerly line of said 1.400 acre tract, to the POINT OF BEGINNING, containing 0.800 acres, more or less. Being subject to all easements, restrictions and rights-of-way of record.

DESCRIPTION OF A 0.004 ACRE TRACT
LOCATED EAST OF HOLT ROAD AND
SOUTH OF GEORGESVILLE ROAD
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Parcel 2

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Number 1462 and being part of Lot 17 as shown and delineated on the record plat of GEORGESVILLE SQUARE AND DEDICATION OF HOLT ROAD, a subdivision of record in Plat Book 87, Pages 11-15, originally conveyed as an original 65.841 acre tract to Glimcher Properties Limited Partnership, by deed of record in Official Record 30876 F07, all records herein of the Recorder's Office, Franklin County, Ohio, said 0.004 acre tract being more particularly described as follows:

BEGINNING, at a 3/4 inch iron pin found at the northeast corner of a 0.545 acre tract conveyed to White Castle System Inc., by deed of record in instrument Number 200109260221829, said iron pin also being in the southwesterly right-of-way line of Holt Road;

Thence South 47°24'11" West, a distance of 17.62 feet, along the northwest line of said 0.545, to a 3/4 inch iron pin found at the common corner of said 0.545 acre tract and a 0.611 acre tract conveyed to White Castle System Inc., by deed of record in instrument Number 200109260221829, said iron pin also being in the west line of said Lot 17;

Thence North 01°47'34" East, a distance of 25.19 feet, along the west line of said Lot 17, to an iron pin set in the southwesterly right-of-way line of said Holt Road;

Thence South 42°35'49" East, a distance of 18.00 feet, along the southwesterly right-of-way line of said Holt Road, to the POINT OF BEGINNING, containing 0.004 acres, more or less. Being subject to all legal easements, restrictions and rights-of-way of record.

Parcel 3 - Easements:

Together with those rights and non-exclusive beneficial easements for vehicular and pedestrian ingress and egress constituting rights in real property created defined and limited by that certain Limited Warranty Deed from Glimcher Properties Limited Partnership, a Delaware limited partnership, in favor of White Castle System, Inc., a Delaware corporation, dated September 26, 2001 and recorded September 26, 2001 as instrument No. 200109260221829, of the Recorder's Office, Franklin County, Ohio.

Parcel 4 - Easements:

Together with those rights and non-exclusive beneficial easements for vehicular and pedestrian ingress and egress constituting rights in real property created defined and limited by that certain Access Easement as contained in that certain Limited Warranty Deed by Glimcher Properties Limited Partnership, a Delaware limited partnership to Ashland Inc., a Kentucky corporation, dated November 18, 2002 and recorded November 26, 2002 as instrument No. 200211250301573, of the Recorder's Office, Franklin County, Ohio.

Parcel 5 - Easements:

Together with those rights and non-exclusive beneficial easements for vehicular and pedestrian ingress and egress constituting rights in real property created defined and limited by that certain Declaration of Ingress, Egress and Utility Easement by Scioto Land Development, LLC, an Ohio limited liability company, dated May 14, 2004 and recorded May 19, 2004 as instrument No. 200405190115108, as modified by Easement Agreement by and between Scioto Land Development, LLC, an Ohio limited liability company, and Glimcher Properties Limited Partnership, a Delaware limited partnership, dated February 25, 2005 and recorded March 2, 2005 as instrument No. 20050302037916, both of the Recorder's Office, Franklin County, Ohio.

NOTES PER TITLE COMMITMENT:

The following item numbers are per Schedule "B" Section 2 of the title commitment issued by Flagler Title Company and Lawyers Title Insurance Corporation, issued October 10, 2005, Escrow Number: 85290, Commitment Number 05-30905 with an effective date of October 3, 2005 at 6:59 a.m.. Encumbrances recorded after October 3, 2005 are not shown on this plat.

ITEM 8 - Easement & Right-of-Way by and between Glimcher Properties Limited Partnership, a Delaware partnership, Grantor, and Columbus Southern Power Company, an Ohio corporation, Grantee, dated May 22, 1996 and recorded June 4, 1996 in Official Record 3216201, in the Recorder's Office, Franklin County, Ohio (As to Parcel 1 and Parcel 2). **DOES AFFECT**, and is shown.

ITEM 9 - Deed of Easement for utility purposes by and between Glimcher Properties Limited Partnership, a Delaware limited partnership and the City of Columbus, a municipal corporation, dated September 26, 1996 and recorded September 27, 1996 in Official Record 3203019, of the Recorder's Office, Franklin County, Ohio. (As to Parcel 1 and Parcel 2). **DOES NOT AFFECT**, but is shown.

ITEM 10 - Building setback lines, reservations, conditions and easements for public utilities, as shown of record on the Plat of Georgesville Square Subdivision and Dedication of Holt Road, recorded September 9, 1997 in Plat Book 87, Pages 11 through 15, inclusive, of the Recorder's Office, Franklin County, Ohio. (As to Parcel 1 and Parcel 2). **DOES AFFECT**, and is shown.

ITEM 11 - Terms and conditions as to easements for ingress, egress and utilities as set forth in Limited Warranty Deed from Glimcher Properties Limited Partnership, a Delaware limited partnership, in favor of White Castle System, Inc., a Delaware corporation, dated September 26, 2001 and recorded September 26, 2001 as instrument No. 200109260221829, of the Recorder's Office, Franklin County, Ohio. (As to Parcel 1, Parcel 3, Parcel 4 and Parcel 5). The Service Drive Easement Area (Parcel 3), **DOES AFFECT**, benefits Parcel 1, Parcel 4 and Parcel 5 and is shown.

ITEM 12 - Access easement as contained in that certain Limited Warranty Deed by Glimcher Properties Limited Partnership, a Delaware limited partnership, to Ashland Inc., a Kentucky corporation, dated November 18, 2002 and recorded November 26, 2002 as instrument No. 200211250301573, of the Recorder's Office, Franklin County, Ohio (As to All Parcels). The Access Easement Area (Parcel 4), **DOES AFFECT**, benefits the Parcels and is shown.

ITEM 13 - Declaration of Ingress, Egress and Utility easement by Scioto Land Development, LLC, an Ohio limited liability company, dated May 14, 2004 and recorded May 19, 2004 as instrument No. 200405190115108, as modified by Easement Agreement by and between Scioto Land Development, LLC, an Ohio limited liability company, and Glimcher Properties Limited Partnership, a Delaware limited partnership, dated February 25, 2005 and recorded March 2, 2005 as instrument No. 20050302037916, both of the Recorder's Office, Franklin County, Ohio. (As to Parcel 1, Parcel 3, Parcel 4 and Parcel 5). The Cross Access & Utility Easements (Parcel 5), **DOES AFFECT**, benefits Parcel 1, Parcel 3, and Parcel 4 and is shown.

ITEM 16 - Access easement Agreement by and between Ashland Inc., a Kentucky corporation, and Glimcher Properties Limited Partnership, a Delaware limited partnership dated January 26, 2006 and recorded February 1, 2006 as instrument No. 200211250301573, of the Recorder's Office, Franklin County, Ohio. **DOES AFFECT** Parcel 1 and is shown as cross-hatched and label as "Access Easement Area" (with reference to Exhibit "B" of instrument 200211250301573).

CERTIFICATION:

To: Glimcher Properties Limited Partnership, a Delaware limited partnership, DXN Properties, LLC, an Ohio limited liability company, U.S. Bank, National Association, Flagler Title Company and Lawyers Title Insurance Corporation, its successors and/or assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items (1,2,3,4,13) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

R. D. ZANDE & ASSOCIATES, INC.

Robert L. Clay February 8, 2006
Professional Surveyor No. S-8121 Date: October 26, 2005
Revised
STATE OF OHIO
PROFESSIONAL SURVEYOR

ALTA/ACSM LAND TITLE SURVEY OF
0.800 ACRES AND 0.004 ACRES

LYING IN
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
VIRGINIA MILITARY SURVEY
NUMBER 1462
PART OF
LOT 17
GEORGESVILLE SQUARE AND DEDICATION OF HOLT ROAD
PLAT BOOK 87, PAGES 11-15
Scale: 1 inch = 60 Feet

RECEIVED
FEB 16 2006

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

PREPARED BY:
R.D. Zande & Associates
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SUITE 100
COLUMBUS, OHIO 43204
(614) 488-4383 1-800-340-8743
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LINE TABLE - PARCEL 2 (0.004 ACRES)

LINE	BEARING	DISTANCE
L1	S 47°24'11" W	17.62'
L2	N 01°47'34" E	25.19'
L3	S 42°35'49" E	18.00'

LEGEND

- IPF Iron Pin Found
- IPS Iron Pin Set
- ▲ RRSF Railroad Spike Found
- △ RRS Railroad Spike Set
- ✱ CGSS Cotton Gin Spike Set
- MGN Monument Box Found
- ◆ PKNF Pk Nail Found

GENERAL NOTES:

- This survey represents the easements that were listed in the Title Commitment provided by Flagler Title Company and Lawyers Title Insurance Corporation that may affect the subject parcels.
- This survey does not represent any underground utilities that may affect the subject parcel.
- All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a yellow cap bearing the name "R. D. Zande".

BASIS OF BEARINGS:

The bearings shown hereon are based on the bearing of North 42°35'49" West for the northerly right-of-way line of Holt Road as shown and delineated on the record plat in Plat Book 87, Pages 11-15, at the Recorder's Office, Franklin County, Ohio.

ZONING NOTE:

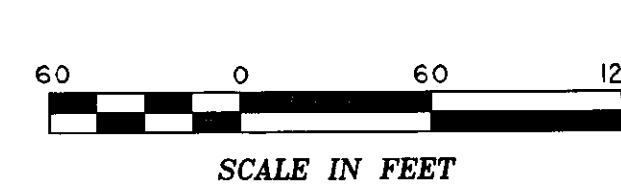
The subject property is currently zoned LC4 Commercial 4 with Limitations.

FLOOD NOTE:

The subject property lies in Zone X (area determined to be outside the 500 year flood plain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), 39049C 0240G with an effective date of August 2, 1995 published by the Federal Emergency Management Agency.

UTILITY STATEMENT:

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



HOLT ROAD DRIVE
DEDICATED PUBLIC RIGHT-OF-WAY
(PLAT BOOK 99, PAGES 32-33)