

ALTA/ACSM LAND TITLE SURVEY
SECTION 18, TOWNSHIP 16, RANGE 20
REFUGEE LANDS

BENCH MARKS
 FRANKLIN COUNTY NAVD 1988 DATUM

- SOURCE BM#1 FRANKLIN COUNTY SURVEY CONTROL MONUMENT "G 11 RESET" BRASS PLUG ON THE EAST END OF THE SOUTH ABUTMENT OF GRAHAM ROAD BOX CULVERT TRU 106-0.06, 0.06 MILES NORTH OF LIVINGSTON AVENUE, 19 FEET EAST OF THE CENTERLINE OF GRAHAM ROAD.
 ELEVATION = 858.447
 (1929 DATUM ELEV. 859.013)
- SITE BM#1 NORTH RIM OF EXISTING SANITARY MANHOLE LOCATED 270' SOUTH ALONG SLATE RIDGE BLVD. FROM THE CENTERLINE INTERSECTION 50' SOUTH OF THE CENTERLINE OF SLATE RIDGE BLVD.
 ELEVATION = 870.53
 (1929 DATUM ELEV. 871.10)
- SITE BM#2 NORTH RIM OF EXISTING SANITARY MANHOLE LOCATED 1000' SOUTH ALONG SLATE RIDGE BLVD. FROM THE CENTERLINE INTERSECTION OF S.R. 256, 45' NORTH OF THE CENTERLINE OF SLATE RIDGE BLVD.
 ELEVATION = 875.74
 (1929 DATUM ELEV. 876.31)
- SITE BM#3 NORTH RIM OF EXISTING STORM SEWER MANHOLE LOCATED 2020' SOUTH ALONG S.R. 256 FROM THE INTERSECTION OF SLATE RIDGE BLVD., 45' EAST OF THE CENTERLINE OF S.R. 256.
 ELEVATION = 872.89
 (1929 DATUM ELEV. 873.46)

FLOOD NOTE

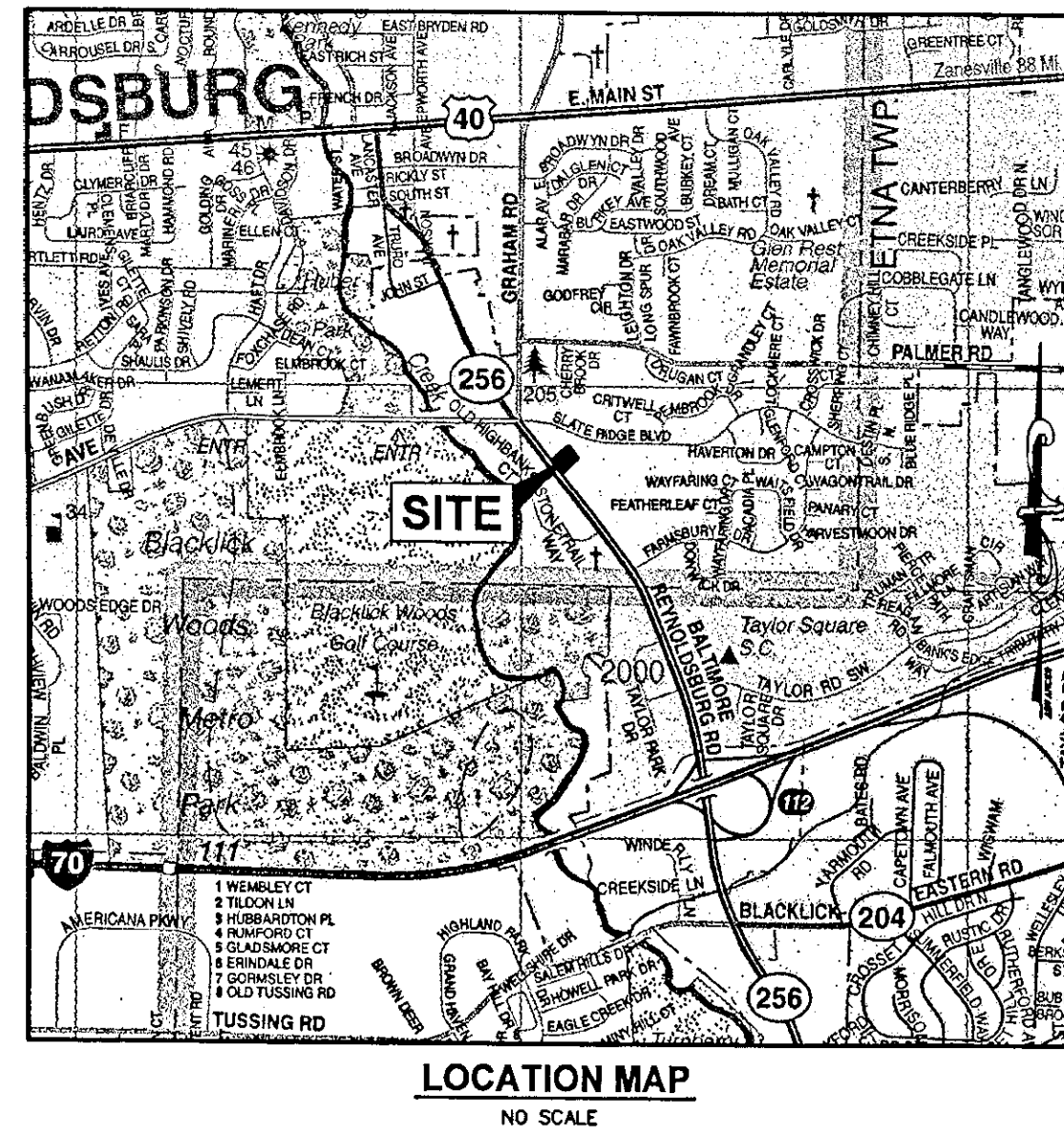
By graphic plotting only this property is located in Zone "X" (Areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C0283 G, with an effective date of August 02, 1995, in Franklin County, Ohio. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

STATEMENT OF ENCROACHMENTS

None Visible

MISCELLANEOUS NOTES

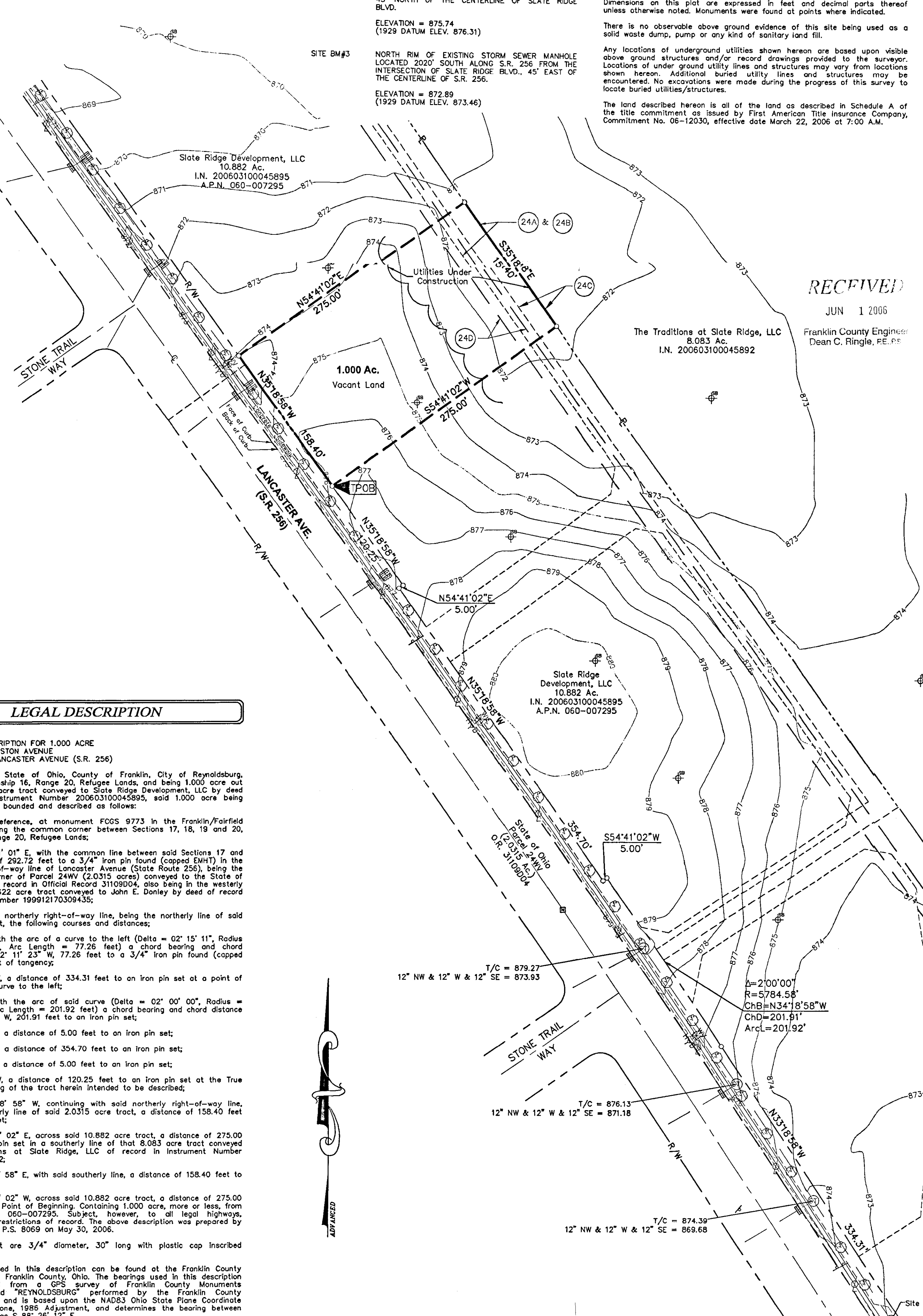
Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
 There is no observable above ground evidence of this site being used as a solid waste dump, pump or any kind of sanitary land fill.
 Any locations of underground 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 First American Title Insurance Company, Commitment No. 06-12030, effective date March 22, 2006 at 7:00 A.M.



NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF COMMITMENT No. 06-12030

- 13 Right to Ingress and egress reserved to grantor and assigns of record in Official Record 2907916, Recorder's Office, Franklin County, Ohio. Grantor and assigns "have right to ingress and egress to and from any residual areas."
 - 14 Easement to The Ohio Bell Telephone Company of record in Official Record 4863C07, Recorder's Office, Franklin County, Ohio. Easement is not located on the subject parcel and is not shown hereon.
 - 15 Easement to The Ohio Bell Telephone Company of record in Official Record 383317, Recorder's Office, Franklin County, Ohio. Easement is not located on the subject parcel and is not shown hereon.
 - 16 Easements to The City of Reynoldsburg, Ohio of record in Official Record 3395G05, Recorder's Office, Franklin County, Ohio. Easements are not located on the subject parcel and are not shown hereon.
 - 17 Easement to The City of Reynoldsburg, Ohio of record in Instrument Number 200209170229850, Recorder's Office, Franklin County, Ohio. Easement is not located on the subject parcel and is not shown hereon.
 - 18 Easement of record in Official Record 24637G17, Recorder's Office, Franklin County, Ohio. Utility Easement is not located on the subject parcel and is not shown hereon.
 - 19 Easement to The Scioto Valley Railway and Power Company of Columbus, Ohio of record in Deed Book 951, Page 35 and assigned to Columbus and Southern Ohio Electric Company of record in Deed Book 2449, page 233, Recorder's Office, Franklin County, Ohio. Easement to be erected within present limits of highway or as the highway thereafter may be established. Exact location is unknown and is not shown hereon.
 - 20 Easement to The Ohio Bell Telephone Company of record in Deed Book 1064, Page 1, Recorder's Office, Franklin County, Ohio. Information to plot easement is not sufficient. Exact location of easement is unknown and is not shown hereon.
 - 21 Easement Agreement of record in Instrument Number 200603100045896, Recorder's Office, Franklin County, Ohio. Easements shown in Exhibit B are not located on the subject parcel and are not shown hereon. The subject parcel is located within the area described in Exhibit C and not in Exhibit A.
 - 22 Restrictions of record in Instrument Number 200603100045895, Recorder's Office, Franklin County, Ohio. The subject parcel is located within the area described therein.
 - 24 Deed of Protective Covenants of record in Instrument Number 2006030084041, Recorder's Office, Franklin County, Ohio. Subject parcel is located within the area described in Exhibit A. Easements are located on the subject parcel as shown hereon.
- A - Ingress/Egress Easement
 B - Storm Water Drainage Easement
 C - Waterline Easement
 D - Sanitary Sewer Easement

RECEIVED
 JUN 1 2006
 Franklin County Engineer
 Dean C. Ringle, P.E.



LEGAL DESCRIPTION

BOUNDARY DESCRIPTION FOR 1,000 ACRE
 SOUTH OF LIVINGSTON AVENUE
 EAST SIDE OF LANCASTER AVENUE (S.R. 256)

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Section 18, Township 16, Range 20, Refugee Lands, and being 1,000 acre out of that 10,882 acre tract conveyed to Slate Ridge Development, LLC by deed of record in Instrument Number 200603100045895, said 1,000 acre being more particularly bounded and described as follows:

Beginning, for reference, at monument FCGS 9773 in the Franklin/Fairfield County Line, being the common corner between Sections 17, 18, 19 and 20, Township 16, Range 20, Refugee Lands;

Thence N 04° 01' 01" E, with the common line between said Sections 17 and 18, a distance of 292.72 feet to a 3/4" iron pin found (capped EMH&T) in the northerly right-of-way line of Lancaster Avenue (State Route 256), being the northeasterly corner of Parcel 24W (2.0315 acres) conveyed to the State of Ohio by deed of record in Official Record 31109D04, also being in the westerly line of that 0.8622 acre tract conveyed to John E. Donley by deed of record in Instrument Number 199912170309435;

Thence with said northerly right-of-way line, being the northerly line of said 2.0315 acre tract, the following courses and distances:

Northwesterly, with the arc of a curve to the left (Delta = 02° 15' 11", Radius = 1964.86 feet, Arc Length = 77.26 feet) a chord bearing and chord distance of N 32° 11' 23" W, 77.26 feet to a 3/4" iron pin found (capped EMH&T) at a point of tangency;

N 33° 18' 58" W, a distance of 334.31 feet to an iron pin set at a point of curvature of a curve to the left;

Northwesterly, with the arc of said curve (Delta = 02° 00' 00", Radius = 5784.58 feet, Arc Length = 201.92 feet) a chord bearing and chord distance of N 34° 18' 58" W, 201.91 feet to an iron pin set;

S 54° 41' 02" W, a distance of 5.00 feet to an iron pin set;

N 35° 18' 58" W, a distance of 354.70 feet to an iron pin set;

N 54° 41' 02" E, a distance of 5.00 feet to an iron pin set;

N 35° 18' 58" W, a distance of 120.25 feet to an iron pin set at the True Point of Beginning of the tract herein intended to be described;

Thence N 35° 18' 58" W, continuing with said northerly right-of-way line, being the northerly line of said 2.0315 acre tract, a distance of 158.40 feet to an iron pin set;

Thence N 54° 41' 02" E, across said 10,882 acre tract, a distance of 275.00 feet to an iron pin set in a westerly line of that 8.083 acre tract conveyed to The Traditions at Slate Ridge, LLC of record in Instrument Number 200603100045892;

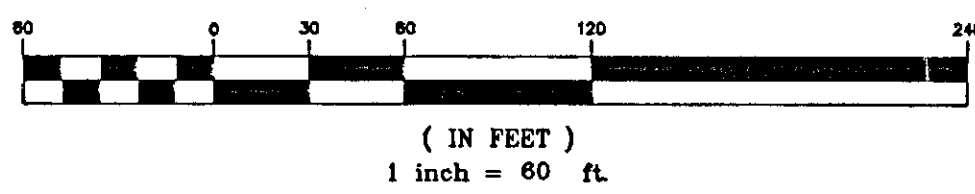
Thence S 35° 18' 58" E, with said southerly line, a distance of 158.40 feet to an iron pin set;

Thence S 54° 41' 02" W, across said 10,882 acre tract, a distance of 275.00 feet to the True Point of Beginning, Containing 1,000 acre, more or less, from Auditor's Parcel 060-007295. Subject, however, to all legal highways, easements, and restrictions of record. The above description was prepared by John C. Dodgion, P.S. 8069 on May 30, 2006.

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 bearings used in this description were transferred from a GPS survey of Franklin County Monuments "LIVINGSTON" and "REYNOLDSBURG" performed by the Franklin County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, 1988 Adjustment, and determines the bearing between said monuments as S 86° 28' 12" E.

GRAPHIC SCALE



ALTA / ACSM CERTIFICATION

TO: TD Express Lane, Inc.
 Esquire Title Services, Inc.
 First American Title Insurance Company

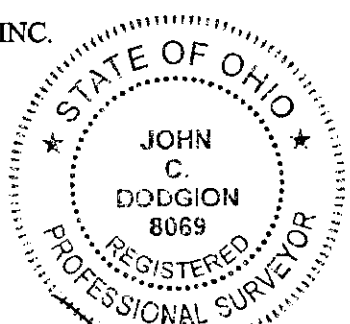
The undersigned hereby certifies, to the best of my knowledge and belief, as of May 30, 2006 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by surveying calculation and the land area calculated is accurate. This survey correctly shows the location of buildings, structures, drives and parking areas and other improvements on the property, if any, and all or within the boundary lines affecting the property, that easements shown in First American Title Insurance Company, Title Commitment No. 06-12030 dated March 22, 2006 that affect the subject property are shown hereon; access to public ways is as shown hereon; 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 the flood hazard area shown on the Flood Insurance Rate Map published by the Federal Emergency Management Agency, as noted hereon. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 2005 and includes items 1-5, 8, 9, 10, 11(a)(b), 13, and 15 of Table A and meets the accuracy requirements as defined therein.

LEGEND

- Iron Pin Found
- Iron Pin Set W / Cap
- Monument Box Found
- Pole Light
- ⊙ Sign
- ⊠ Traffic Box
- ⊙ Deciduous Tree
- ⊙ Fire Hydrant
- ⊙ Storm Manhole
- ⊙ Water Valve
- ⊙ Catch Basin
- ⊙ Soil Boring
- ⊙ Curb Inlet W / Grate

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

ADVANCED CIVIL DESIGN, INC.



JOHN C. DODGION
 PROFESSIONAL SURVEYOR NO. 8069

DATE: 05/31/06

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
ALTA/ACSM
LAND TITLE SURVEY
 FOR
TIRE DISCOUNTERS
THOMAS H. BERGMAN & ASSOC.

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
 ENGINEERS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

SCALE: 1" = 60'
 DATE: MAY 30, 2006

SHEET 1 / 1

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