

LOCATION MAP
NO SCALE

LEGAL DESCRIPTION

DESCRIPTION OF A 7.372 ACRE TRACT OF LAND
NORTH OF STRINGTOWN ROAD
EAST OF THISTLEWOOD ROAD

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey Number 469, and being 7.372 acres out of that 27.078 acre tract conveyed to Stringtown Partners North, LLC by deed of record in Instrument Number 200601270017182, said 7.372 acres being more particularly bounded and described as follows:

Beginning, for reference, at a stone found at a corner common to that 12.789 acre tract as conveyed to HD Development of Maryland, Inc. by deed of record in Instrument Number 200603020039728, an original 69.193 acre tract as conveyed to Thistlewood Limited Partnership by deed of record in Official Record 21726002 and an 87.926 acre tract as conveyed to Manheim Services Corporation by deed of record in Official Record 31643116, said stone being on the common line between Virginia Military Surveys 469 and 8231;

Thence S 75° 41' 42" E, with the southerly line of said 87.926 acre tract, a distance of 1055.86 feet to iron pin set at the True Point of Beginning;

Thence S 75° 41' 42" E, continuing with the southerly line of said 87.926 acre tract, a distance of 515.33 feet to an iron pin set;

Thence across said 27.078 acre tract, the following courses;

S 14° 18' 18" W, a distance of 356.64 feet to an iron pin set;

S 75° 41' 42" E, a distance of 14.35 feet to an iron pin set;

S 14° 18' 18" W, a distance of 333.36 feet to an iron pin set;

N 75° 41' 42" W, a distance of 127.07 feet to an iron pin set at a point of tangency;

With a curve to the left, having a central angle of 90° 00' 00", a radius of 15.00 feet, and an arc length of 23.56 feet, a chord bearing and chord distance of S 59° 18' 18" W, 21.21 feet to an iron pin set at a point of tangency;

S 14° 18' 18" W, a distance of 244.24 feet to an iron pin set at a point of tangency;

With a curve to the left, having a central angle of 43° 25' 57", a radius of 20.00 feet, and an arc length of 15.16 feet, a chord bearing and chord distance of S 07° 24' 40" E, 14.80 feet to an iron pin set in a southerly line of said 27.078 acre tract, a northerly line of that 2.151 acre tract conveyed to the City of Grove City of record in Instrument Number 200209060221713, the northerly right-of-way line for Stringtown Road;

Thence N 74° 42' 12" W, with a common line to said 27.078 acre and 2.151 acre tracts, the same being said northerly right-of-way line, a distance of 45.44 feet to an iron pin set;

Thence across said 27.078 acre tract, the following courses;

With a curve to the left, having a central angle of 45° 24' 57", a radius of 20.00 feet, and an arc length of 15.85 feet, a chord bearing and chord distance of N 37° 00' 46" E, 15.44 feet to an iron pin set at a point of tangency;

N 14° 18' 18" E, a distance of 242.95 feet to an iron pin set at a point of tangency;

With a curve to the left, having a central angle of 90° 00' 00", a radius of 15.00 feet, and an arc length of 23.56 feet, a chord bearing and chord distance of N 30° 41' 42" W, 21.21 feet to an iron pin set at a point of tangency;

N 75° 41' 42" W, a distance of 268.00 feet to an iron pin set;

N 14° 18' 18" E, a distance of 341.40 feet to an iron pin set;

S 75° 41' 42" E, a distance of 83.05 feet to an iron pin set;

N 14° 18' 18" E, a distance of 140.66 feet to an iron pin set;

N 75° 41' 42" W, a distance of 111.66 feet to an iron pin set;

N 14° 18' 18" E, a distance of 70.16 feet to an iron pin set;

N 75° 41' 42" W, a distance of 42.00 feet to an iron pin set;

N 14° 18' 18" E, a distance of 137.78 feet to the True Point of Beginning, and containing 7.372 acres of land from Auditor's Parcel 040-007340, 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 John C. Dodgion, P.S. 8069 on May 26, 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 Basis of Bearings used in this description was transferred from a GPS survey of Franklin County Monuments "Frank 25" and "Frank 125" 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 87° 46' 00" E.

GRAPHIC SCALE



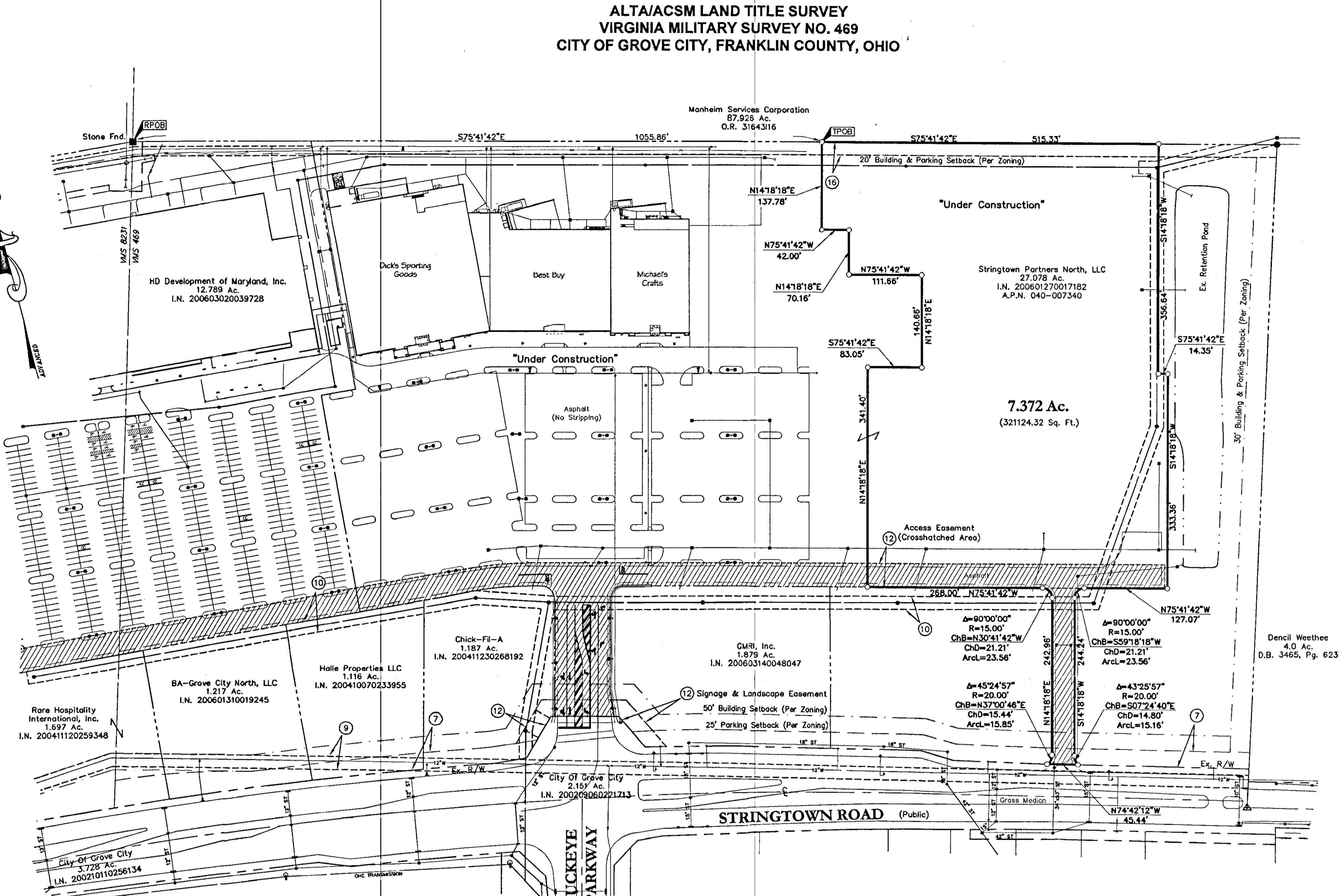
(IN FEET)
1 inch = 100 ft.

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
- Ⓜ Tapped 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 Elec Tel Light
- Ⓜ Shrub
- Ⓜ Pole Tel
- Ⓜ Sanitary Manhole
- Ⓜ Pole Tel Light
- Ⓜ Sanitary Cleanout
- Ⓜ Pole Light
- Ⓜ Storm Manhole
- Ⓜ Pole Signal
- Ⓜ Catch Basin
- Ⓜ Traffic Box
- Ⓜ Curb Inlet W / Grate
- Ⓜ Guy Pole
- Ⓜ Gas Valve
- Ⓜ Guy Wire
- Ⓜ Gas Meter
- Ⓜ Fire Hydrant
- Ⓜ Underground Line Marker
- Ⓜ Water Valve
- Ⓜ Sprinkler Valve Box
- Ⓜ Mailbox
- Ⓜ Monitoring Well

NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF COMMITMENT No. 2006031141

- ④ Easement to The Columbus Railway Power & Light Co. of record in Deed Book 945, Page 487, Recorder's Office, Franklin County, Ohio. Easement for Electric Transmission line along highway. Easement within road right-of-way, exact location unknown and is not shown hereon.
- ⑤ Easement to The Ohio Bell Telephone Co. of record in Deed Book 982, Page 229, Recorder's Office, Franklin County, Ohio. Easement within road right-of-way, exact location unknown and is not shown hereon.
- ⑥ Development and Restriction Agreement of record in Instrument Number 200110250246277, as amended in Instrument Number 200311170367370, Instrument Number 200411240269613, and Instrument Number 20051160241936, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the agreement, document is non-survey issues, and unable to be shown hereon.
- ⑦ Easement to the City of Grove City of record in Instrument Number 200209060221727, Recorder's Office, Franklin County, Ohio. 25' Utility Easement is located on the subject parcel as shown hereon.
- ⑧ Reciprocal Access Easement Agreement of record in Instrument Number 20021112027250, Recorder's Office, Franklin County, Ohio. Easement is not located on the subject parcel and is not shown hereon.
- ⑨ Easement to City of Grove City, Ohio of record in Official Record 14481F11, Recorder's Office, Franklin County, Ohio. 20' Waterline Easement is not located on the subject parcel as shown hereon.
- ⑩ Easement to the City of Grove City, Ohio of record in Instrument Number 200401060003108, Recorder's Office, Franklin County, Ohio. 20' Sanitary Sewer Easement is located on the subject parcel as shown hereon.
- ⑪ Declaration of Restrictions of record in Instrument Number 200311140365768, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the declaration, document is non-survey issues, and unable to be shown hereon.
- ⑫ Declaration of Restrictions and Easements Regarding Outlots of record in Instrument Number 200404020072001, as amended in Instrument Number 200408280149099, and Waiver and Consent in Instrument Number 200411230268193, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the declaration. Access Easement and Signage and Landscape Easements are shown hereon.
- ⑬ Restriction Agreement and Grant of Easements of record in Instrument Number 200402280149117, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the agreement, document is non-survey issues, and unable to be shown hereon.
- ⑭ Memorandum of Development Agreement of record in Instrument Number 200406280149119, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the agreement, document is non-survey issues, and unable to be shown hereon.
- ⑮ Declaration of Covenants of record in Instrument Number 200410260246726, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the declaration, document is non-survey issues, and unable to be shown hereon.
- ⑯ Easement to the Columbia Gas of Ohio, Inc. of record in Instrument Number 200502030020742, Recorder's Office, Franklin County, Ohio. 20' Gasline Easement is located on the subject parcel as shown hereon.
- ⑰ Declaration of Covenants of record in Instrument Number 20050405062422, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the declaration, document is non-survey issues, and unable to be shown hereon.
- ⑱ Memorandum of Shopping Center Lease of record in Instrument Number 200602150029451, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the memorandum, document is non-survey issues, and unable to be shown hereon.
- ⑲ Memorandum of Lease of record in Instrument Number 200602150029821, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the memorandum, document is non-survey issues, and unable to be shown hereon.
- ⑳ Waiver and Variance of record in Instrument Number 200603140048046, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the variance, document is non-survey issues, and unable to be shown hereon.
- ㉑ Grant of Variance of record in Instrument Number 200603140048048, Recorder's Office, Franklin County, Ohio. Subject parcel is not located within that area described by the variance, document is non-survey issues, and unable to be shown hereon.
- ㉒ Notice of Commencement of record in Instrument Number 200601040001155, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area described by the notice, document is non-survey issues, and unable to be shown hereon.



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. 39049C0243 G, with an effective date of August 2, 1995, in Franklin County, Ohio. No field surveying was performed to determine this zone.

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.

The subject parcel is contiguous along its north line with the 87.926 acre tract and along its south line with the north right-of-way line for Stringtown Road.

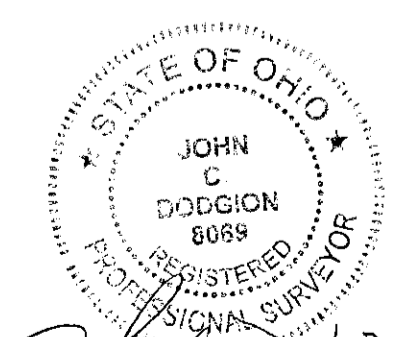
Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. 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 Chicago Title Insurance Company, Commitment No. 2006031141, effective date March 21, 2006 at 7:00 A.M.

ALTA / ACSM CERTIFICATION

CERTIFIED TO: Kohl's Department Stores, Inc., Chicago Title Insurance Company, and Connor Land Title Agency, Ltd.:

This is to certify, to the best of my knowledge and belief, that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1-4, 8, 9, 10, 11a, 13 and 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



John C. Dodgion
Professional Surveyor No. 8069
Date: 06/15/06

RECEIVED
JUN 20 2006

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

ALTA/ACSM LAND TITLE SURVEY FOR PCN - KOHL'S CONTINENTAL REAL ESTATE

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS & SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7758

SCALE: 1" = 100'
DATE: 05/28/06
REVISED: 05/31/06
REVISED: 06/09/06

SHEET 1 / 1