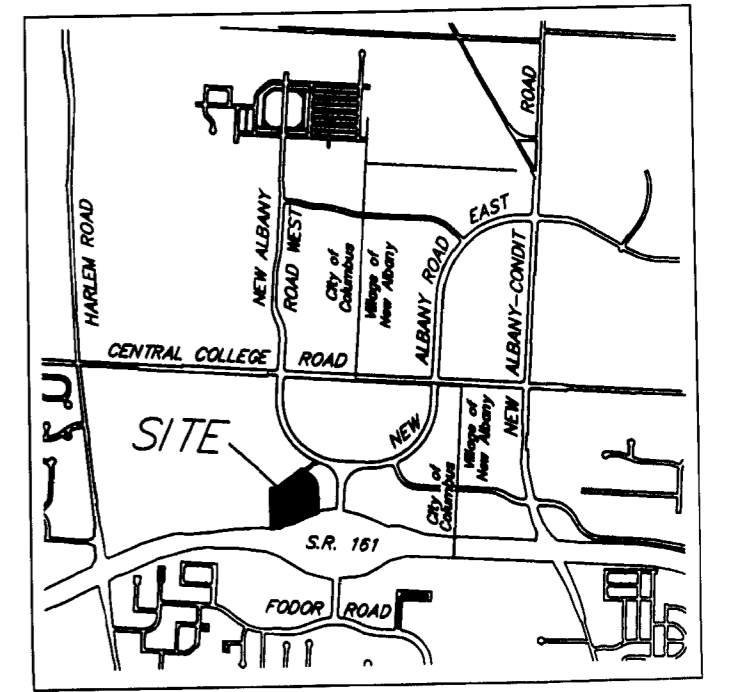


ALTA/ACSM LAND TITLE TITLE SURVEY

SECTION 14, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



BASIS OF BEARINGS:
Bearings are based on the Ohio State Plane Coordinate System as per NAD83 South Zone (1986 Adjustment). Control for bearings was from coordinates of monuments Frank 5574 and Frank 5113, with Central College Road having a bearing of South 86° 00' 36" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

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, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

NOTE:
This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1995), the subject parcels shown hereon lies within Zone AE (areas inundated by 100-year flood), Zone X (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood) and Zone X (areas outside 500-year flood plain), Community Panel No. 39049C0180 G.

NOTES:

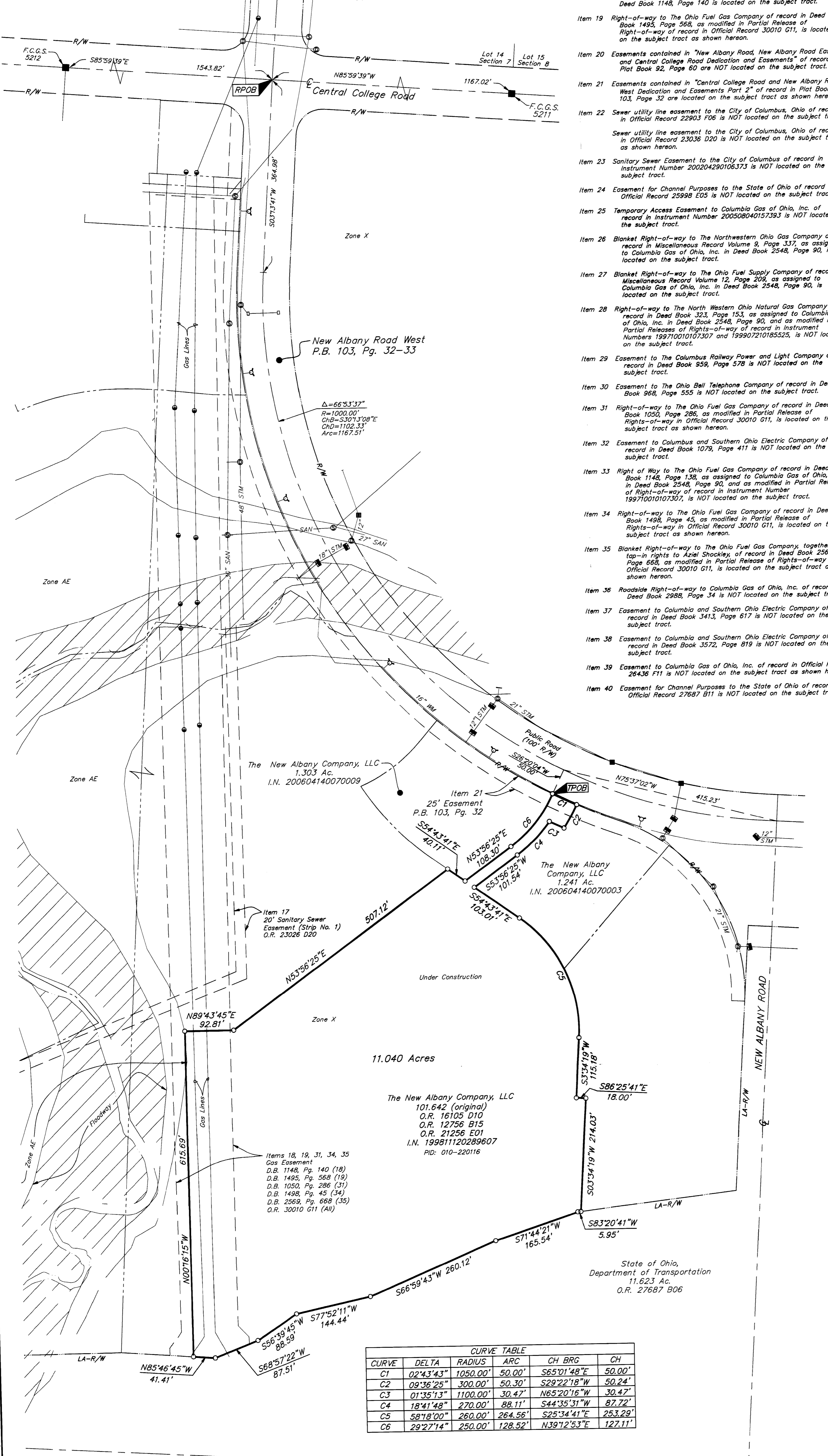
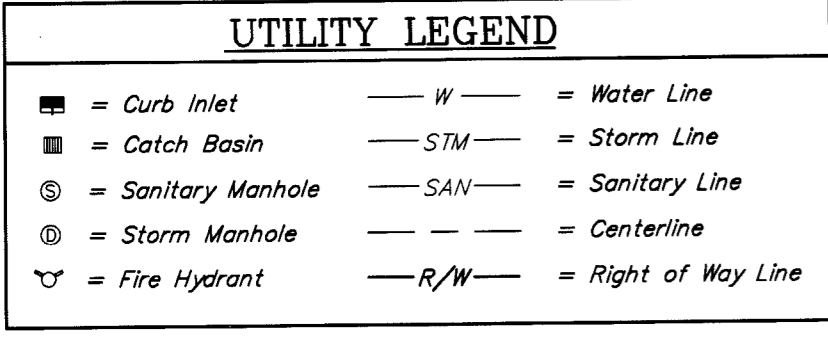
- There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
- There was no visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.

NOTE:
Current zoning for the subject property is Limited Commercial (LC4).

■ = MON. FND.
○ = I.P. SET
I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

Schedule B Items from Title Commitment No. 120060551 issued by Stewart Title Guaranty Company with an effective date of February 17, 2006 at 7:00 A.M.

- Item 15 Right-of-way to The Ohio Fuel Supply Company of record in Miscellaneous Record Volume 5, Page 412, as assigned to The Ohio Fuel Gas Company in Deed Book 882, Page 27, is NOT located on the subject tract.
- Item 16 Lease to the Ohio Fuel Gas Company of record in Lease Record Volume 120, Page 235 modified in Supplemental Agreement of record in Official Record 340 A11, is NOT located on the subject tract.
- Item 17 Easements to Columbus Railway Power and Light Company of record in Deed Book 967, Page 320, and Deed Book 969, Page 384 are NOT located on the subject tract.
- Item 18 Blanket Right-of-way to The Ohio Fuel Gas Company of record in Deed Book 1148, Page 140 is located on the subject tract.
- Item 19 Right-of-way to The Ohio Fuel Gas Company of record in Deed Book 1495, Page 568, as modified in Partial Release of Right-of-way of record in Official Record 30010 G11, is located on the subject tract as shown hereon.
- Item 20 Easements contained in "New Albany Road, New Albany Road East and Central College Road Dedication and Easements" of record in Plat Book 92, Page 60 are NOT located on the subject tract.
- Item 21 Easements contained in "Central College Road and New Albany Road West Dedication and Easements, Part 2" of record in Plat Book 103, Page 32 are located on the subject tract as shown hereon.
- Item 22 Sewer utility line easement to the City of Columbus, Ohio of record in Official Record 22903 F06 is NOT located on the subject tract.
- Item 23 Sanitary Sewer Easement to the City of Columbus of record in Instrument Number 200204290106373 is NOT located on the subject tract.
- Item 24 Easement for Channel Purposes to the State of Ohio of record in Official Record 25998 E05 is NOT located on the subject tract.
- Item 25 Temporary Access Easement to Columbia Gas of Ohio, Inc. of record in Instrument Number 200508040157393 is NOT located on the subject tract.
- Item 26 Blanket Right-of-way to The Northwestern Ohio Gas Company of record in Miscellaneous Record Volume 9, Page 337, as assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, is located on the subject tract.
- Item 27 Blanket Right-of-way to The Ohio Fuel Supply Company of record in Miscellaneous Record Volume 12, Page 209, as assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, is located on the subject tract.
- Item 28 Right-of-way to The North Western Ohio Natural Gas Company of record in Deed Book 323, Page 153, as assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, and as modified in Partial Release of Right-of-way of record in Instrument Numbers 199710010107307 and 199907210185525, is NOT located on the subject tract.
- Item 29 Easement to The Columbus Railway Power and Light Company of record in Deed Book 959, Page 578 is NOT located on the subject tract.
- Item 30 Easement to The Ohio Bell Telephone Company of record in Deed Book 968, Page 555 is NOT located on the subject tract.
- Item 31 Right-of-way to The Ohio Fuel Gas Company of record in Deed Book 1050, Page 286, as modified in Partial Release of Rights-of-way in Official Record 30010 G11, is located on the subject tract as shown hereon.
- Item 32 Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1079, Page 411 is NOT located on the subject tract.
- Item 33 Right of Way to The Ohio Fuel Gas Company of record in Deed Book 1148, Page 138, as assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, and as modified in Partial Release of Right-of-way of record in Instrument Number 199710010107307, is NOT located on the subject tract.
- Item 34 Right-of-way to The Ohio Fuel Gas Company of record in Deed Book 1498, Page 45, as modified in Partial Release of Rights-of-way in Official Record 30010 G11, is located on the subject tract as shown hereon.
- Item 35 Blanket Right-of-way to The Ohio Fuel Gas Company, together with top-in rights to Azel Shockley, of record in Deed Book 2569, Page 668, as modified in Partial Release of Rights-of-way in Official Record 30010 G11, is located on the subject tract as shown hereon.
- Item 36 Roadside Right-of-way to Columbia Gas of Ohio, Inc. of record in Deed Book 2988, Page 34 is NOT located on the subject tract.
- Item 37 Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 3413, Page 617 is NOT located on the subject tract.
- Item 38 Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 3572, Page 819 is NOT located on the subject tract.
- Item 39 Easement to Columbia Gas of Ohio, Inc. of record in Official Record 26436 F11 is NOT located on the subject tract as shown hereon.
- Item 40 Easement for Channel Purposes to the State of Ohio of record in Official Record 27687 B11 is NOT located on the subject tract.



11.040 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 14, Quarter Township 2, Township 2, Range 16, United States Military Lands, and being part of the original 101.642 acre tract conveyed to The New Albany Company LLC by deeds of record in Official Records 16105 D10, 12756 B15 and 21256 E01 and Instrument Number 19981120289607, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for Reference, at the centerline intersection of Central College Road with New Albany Road West, of record in Plat Book 103, Page 32-33, being North 85° 59' 39" West, a distance of 1167.02 feet, from Franklin County Geodetic Survey Monument No. 5211 and South 85° 59' 39" East, a County Geodetic Survey Monument No. 5212, a distance of 1543.82 feet from Franklin County Geodetic Survey Monument No. 5212;

Thence South 03° 13' 41" West, a distance of 364.98 feet, with the centerline of said New Albany Road West, to a point of curvature;

Thence with said curve to the left, having a central angle of 66° 53' 37" a radius of 1000.00 feet, an arc length of 1167.51 feet, and a chord which bears South 30° 13' 08" East, a chord distance of 1102.33 feet, continuing with said centerline, to a point;

Thence South 26° 20' 04" West, a distance of 50.00 feet, across the right-of-way of said New Albany Road West, to an iron pin set in a curve in the southeasterly right-of-way line thereof of a common corner of the remainder of said original 101.642 acre tract and the 1.303 acre tract conveyed to The New Albany Company LLC by deed of record in Instrument Number 200604140070009, being the TRUE POINT OF BEGINNING;

Thence with said curve to the left, having a central angle of 02° 43' 43", a radius of 1050.00 feet, an arc length of 50.00 feet, and a chord which bears South 65° 01' 48" East, a chord distance of 50.00 feet, with said southeasterly right-of-way line, to an iron pin set a common corner of the remainder of said original 101.642 acre tract and the 1.241 acre tract conveyed to The New Albany Company LLC by deed of record in Instrument Number 200604140070003;

Thence with the lines common to the remainder of said original 101.642 acre tract and said 1.241 acre tract, the following courses and distances:

With a curve to the right, having a central angle of 09° 36' 25", a radius of 300.00 feet, an arc length of 30.30 feet, and a chord which bears South 29° 22' 18" West, a chord distance of 50.24 feet, to an iron pin set;

With a curve to the right, having a central angle of 01° 35' 13", a radius of 1100.00 feet, an arc length of 30.47 feet, and a chord which bears South 65° 20' 16" West, a chord distance of 30.47 feet, to an iron pin set;

With a curve to the right, having a central angle of 18° 41' 48", a radius of 270.00 feet, an arc length of 88.11 feet, and a chord which bears South 44° 35' 31" West, a chord distance of 87.72 feet, to an iron pin set at a point of tangency;

South 53° 56' 25" West, a distance of 101.54 feet, to an iron pin set;

South 54° 43' 41" East, a distance of 103.01 feet, to an iron pin set at a point of curvature;

With said curve to the right, having central angle of 58° 18' 00", a radius of 260.00 feet, an arc length of 264.56 feet, and a chord which bears South 25° 34' 41" East, a chord distance of 253.29 feet, partially with said common line and partially across the remainder of said original 101.642 acre tract, to an iron pin set;

Thence continuing across the remainder of said original 101.642 acre tract, the following courses and distances:

South 03° 34' 19" West, a distance of 115.18 feet, to an iron pin set;

South 86° 25' 41" East, a distance of 18.00 feet, to an iron pin set;

South 03° 34' 19" West, a distance of 214.03 feet, to an iron pin set in the northerly limited access right-of-way of Relocated State Route 161, being the northerly line of the 11.623 acre tract conveyed to State of Ohio, Department of Transportation by deed of record in Official Record 27687 B06;

Thence with said northerly limited access right-of-way line, the following courses and distances:

South 83° 20' 41" West, a distance of 5.95 feet, to an iron pin set;

South 71° 44' 21" West, a distance of 165.54 feet, to an iron pin set;

South 66° 59' 43" West, a distance of 260.12 feet, to an iron pin set;

South 77° 52' 11" West, a distance of 144.44 feet, to an iron pin set;

South 56° 39' 45" West, a distance of 88.59 feet, to an iron pin set;

South 68° 57' 22" West, a distance of 87.51 feet, to an iron pin set;

North 85° 46' 45" West, a distance of 41.41 feet, to an iron pin set;

Thence across the remainder of said original 101.642 acre tract, the following courses and distances:

North 00° 16' 15" West, a distance of 615.69 feet, to an iron pin set;

North 89° 43' 45" East, a distance of 92.81 feet, to an iron pin set;

North 53° 56' 25" East, a distance of 507.12 feet, to an iron pin set in the southeasterly line of said 1.303 acre tract;

Thence with the lines common to the remainder of said original 101.642 acre tract and said 1.303 acre tract, the following courses and distances:

South 54° 43' 41" East, a distance of 40.11 feet, to an iron pin set;

North 53° 56' 25" East, a distance of 108.30 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of 29° 27' 14", a radius of 250.00 feet, an arc length of 128.52 feet, and a chord which bears North 39° 12' 53" East, a chord distance of 127.11 feet, to the TRUE POINT OF BEGINNING, containing 11.040 acres, more or less.

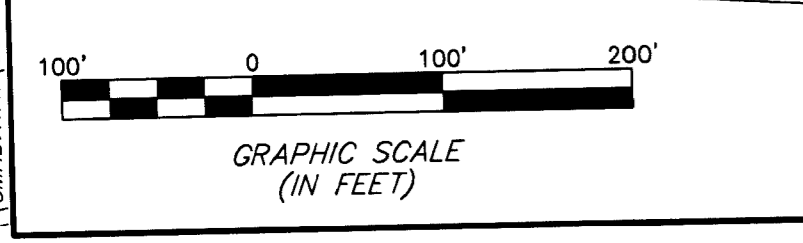
CERTIFICATION: Commitment No. 120060551

To The New Albany Company, LLC, a Delaware limited liability company, as successor in interest to The New Albany Company and The New Albany Company Limited Partnership, Giant Eagle, Inc., a Pennsylvania corporation, and Stewart Title Guaranty Company.

This is to certify 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, 2, 3, 4, 11(a), 13, 14, 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.

Heather King 9/7/06
 Professional Surveyor No. 9307

CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C1	02°43'43"	1050.00'	50.00'	S65°01'48"E	50.00'
C2	09°36'25"	300.00'	50.30'	S29°22'18"W	50.24'
C3	01°35'13"	1100.00'	30.47'	N65°20'16"W	30.47'
C4	18°41'48"	270.00'	88.11'	S44°35'31"W	87.72'
C5	58°18'00"	260.00'	264.56'	S25°34'41"E	253.29'
C6	29°27'14"	250.00'	128.52'	N39°12'53"E	127.11'



EMHT

Evans, Mechwart, Hamblin & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5000 New Albany Road, Columbus, OH 43254
Phone: 614.775.4800 Fax: 614.775.4800

Date: July 14, 2006
Scale: 1" = 200'
Job No: 2006-0681
Sheet: 1 of 1

MARK	DATE	DESCRIPTION
HLK	9/7/06	Revised west boundary line

New Albany Company / Giant Eagle ALTA Survey / 2006 0681 / 60681as