

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.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0210 G.

BASIS OF BEARINGS:
Bearings are based on the Ohio State Plane Coordinate System as per NAD83, South Zone (1986 Adjustment) with the bearing of South 07° 13' 58" East for a portion of the centerline of Hilliard-Rome Road as established from a series of GPS field observations performed in February, 2003.

NOTE:
The subject parcel is zoned CPD (Commercial Planned Development) per the City of Columbus, with a Height Rating of H-35.

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

- NOTE:**
- There was no visible evidence of current earth moving or building construction at the time of survey.
 - 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.

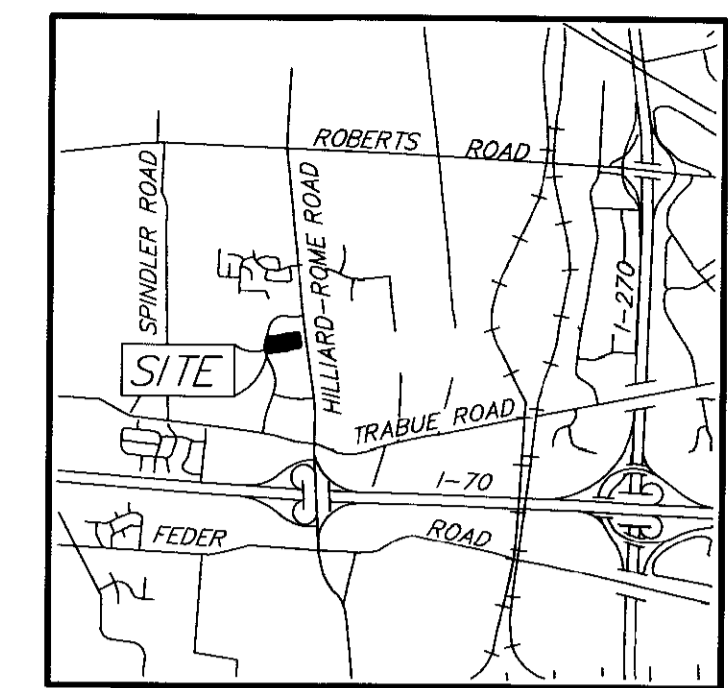
ALTA/ACSM LAND TITLE SURVEY

VIRGINIA MILITARY SURVEY NO. 6542

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

UTILITY CONTACTS

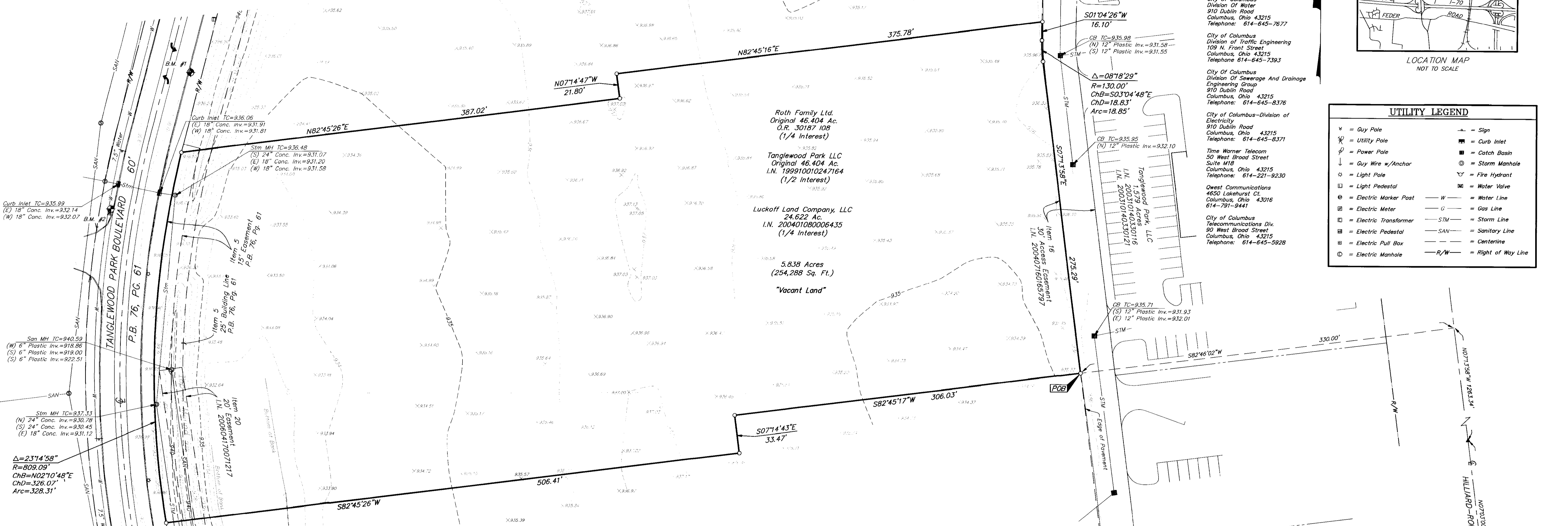
- American Electric Power Co.
850 Tech Center Drive
Columbus, Ohio 43215
Telephone: 614-464-7911
- Columbia Gas Of Ohio
920 W. Goodale Blvd.
Columbus, Ohio 43212
Telephone: 614-460-2104
- Ameritech, Inc.
150 E. Gay Street, Room 7C
Columbus, Ohio 43215
Telephone: 614-223-8535
- City Of Columbus
Division Of Water
910 Dublin Road
Columbus, Ohio 43215
Telephone: 614-645-7677
- City Of Columbus
Division Of Traffic Engineering
109 W. Front Street
Columbus, Ohio 43215
Telephone: 614-645-7393
- City Of Columbus
Division Of Sewerage And Drainage
Engineering Group
910 Dublin Road
Columbus, Ohio 43215
Telephone: 614-645-8376
- City Of Columbus
Division Of Electricity
910 Dublin Road
Columbus, Ohio 43215
Telephone: 614-645-8371
- Time Warner Telecom
50 West Broad Street
Suite M18
Columbus, Ohio 43215
Telephone: 614-221-9230
- Owest Communications
4650 Lakehurst Ct.
Columbus, Ohio 43016
614-791-9441
- City Of Columbus
Telecommunications Div.
90 West Broad Street
Columbus, Ohio 43215
Telephone: 614-645-5928



LOCATION MAP
NOT TO SCALE

UTILITY LEGEND

- ⊕ = Guy Pole
- ⊗ = Utility Pole
- ⊖ = Power Pole
- ⊙ = Guy Wire w/Anchor
- ⊛ = Light Pole
- ⊠ = Light Pedestal
- ⊞ = Electric Marker Post
- ⊡ = Electric Meter
- ⊞ = Electric Transformer
- ⊞ = Electric Pedestal
- ⊞ = Electric Pull Box
- ⊞ = Electric Manhole
- = Sign
- ⊞ = Catch Basin
- ⊞ = Storm Manhole
- ⊞ = Fire Hydrant
- ⊞ = Water Valve
- W — = Water Line
- G — = Gas Line
- STM — = Storm Line
- SAN — = Sanitary Line
- C — = Centerline
- R/W — = Right of Way Line



Roth Family Ltd.
Original 46.404 Ac.
O.R. 30187 108
(1/4 Interest)

Tanglewood Park LLC
Original 46.404 Ac.
I.N. 199910010247164
(1/2 Interest)

Luckoff Land Company, LLC
24.622 Ac.
I.N. 200401080006435
(1/4 Interest)

5.838 Acres
(254,288 Sq. Ft.)
"Vacant Land"

Schedule B Items from Title Commitment No. 2006091500 issued by Chicago Title Insurance Company with an effective date of September 12, 2006 at 07:00 A.M.

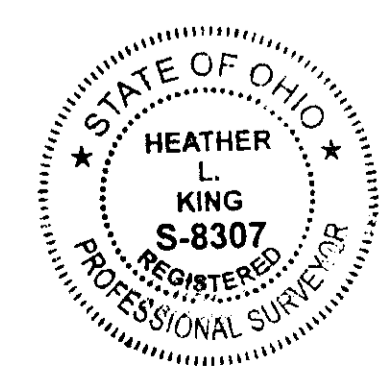
- Item 5 Subject tract is located in the area shown on the Tanglewood Park Boulevard and Hilliard-Rome Road Dedication and Easements by plat of record in Plat Book 76, Page 61.
- Item 6 Easement to Columbus Railway Power and Light Company by deed of record in Deed Book 999, Page 458 is NOT located on the subject tract.
- Item 7 Easement to The Buckeye Pipe Line Company by deed of record in Deed Book 1798, Page 47 cannot be located from the description provided.
- Item 8 Easement to The Ohio Fuel Gas Company by deed of record in Deed Book 2209, Page 143 is NOT located on the subject tract.
- Item 9 10' Easement to Columbia Gas of Ohio Inc. by deed of record in Official Record 05024 007 is NOT located on the subject tract.
- Item 10 Easement to Columbia Gas of Ohio, Inc. by deed of record in Official Record 05054 012 is NOT located on the subject tract.
- Item 11 The subject tract is NOT located in the area described in the Easement Agreement by deed of record in Official Record 06466 HD4.
- Item 12 The subject tract is NOT located in the area described in the Reciprocal Easement and Restrictive Covenants Agreement by deed of record in Official Record 32319 F20.
- Item 13 30' Easement to Richard J. Salove, John J. Chester, Roth Family Ltd. and Bank One Trust Company by deed of record in Official Record 32319 G14 is NOT located on the subject tract.
- Item 14 Agreement Granting Easements for Access, Storm Sewer, Utilities and Construction by deed of record in Instrument Number 200303210082338 are NOT located on the subject tract.
- Item 15 10' Easement to Columbus Southern Power Company by deed of record in Instrument Number 200409100212363 is NOT located on the subject tract.
- Item 16 30' Access Easement granted in Memorandum of Lease by deed of record in Instrument Number 20040710185797 is NOT located on the subject tract, but benefits the subject tract as shown hereon.
- Item 17 Access Easement granted in Memorandum of Lease by deed of record in Instrument Number 199805010105331 is NOT located on the subject tract.
- Item 18 Storm Sewer Easement to the City of Columbus, Ohio by deed of record in Instrument Number 200305190147523 is NOT located on the subject tract.
- Item 19 The subject tract is located in the area described in the Operation and Easement Agreement by deed of record in Instrument Number 200604190072737.
- Item 20 20' Sanitary Sewer Easement to the City of Columbus, Ohio by deed of record in Instrument Number 200604170071217 is located on the subject tract as shown hereon.

CERTIFICATE

The undersigned hereby certifies to Kohl's Department Stores, Inc., Tanglewood Park, LLC, Roth Family, Ltd., Luckoff Land Company, LLC, and Chicago Title Insurance Company that:

- G. this survey (a) was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon, (b) correctly shows the location of all buildings, structures, and other improvements and visible items on the subject property, and (c) correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instrument, book, and page number indicated);
- H. except as shown there are no visible (a) easements, rights-of-way, party walls or conflicts, (b) encroachments on adjoining premises, streets, alleys by any of said buildings, structures, or other improvements, and (c) encroachments on the subject property by building, structures or other improvements situated in adjoining premises;
- I. the distance from the nearest street intersection, street, and road is as shown hereon;
- J. the subject property does not serve any adjoining property for drainage, ingress and egress, or other purpose;
- K. all required building setback lines on the property are located as shown hereon;
- L. the subject property has access to and from a public roadway;
- M. the subject property is not located in a 100-year Flood Plain or in an identified flood or mud slide hazard area as defined by the U.S. Department of Housing and Urban Development under the Flood Disaster Protection Act of 1973, as amended;
- N. the subject property contains 5.838 acres (254,289 square feet) of land, and that this survey conforms to the current standards of the surveyor's association in the state in which this subject is located for a land title survey.

EXECUTED on the 27th day of September, 2006



By: *Heather L. King* 9/27/06
Registration No. 8307
State of Ohio

BENCH MARKS NGVD 29 (U.S.G.S.) DATUM

The Following Benchmark Elevations are based on the National Geodetic Vertical Datum of 1929 (U.S. Survey Feet).

- Source: Franklin County Monument "T26"
NGVD 29 Datum = 954.26
(NAVD 88 Datum Elev. = 953.650)
- B.M. #1 Southwest Corner of Concrete Base of Light Pole, 160± Feet South of the Intersection of Tanglewood Park Blvd. and Steffi Drive on the East Side of Tanglewood Park Blvd.
Elev. = 936.77
(1988 = 936.16)
 - B.M. #2 North Bolt of Fire Hydrant at the Corner of Intersection of Tanglewood Park Blvd. and Apricot Dr., on the West Side of Tanglewood Park Blvd.
Elev. = 938.72
(1988 = 938.18)
 - B.M. #3 Chiseled Square on Top of Curb, 25± Feet East of Northeast Corner of Dumpster Pad at the Northwest Corner of Tim Horton Parking Lot, 930± Feet South of Tanglewood Park Blvd.
Elev. = 935.33
(1988 = 934.72)



Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey 6542, being part of the original 46.404 acre tract conveyed to Roth Family Ltd. by deed of record in Official Record 30187 108 (1/4 interest), part of the original 46.404 acre tract conveyed to Tanglewood Park LLC by deed of record in Instrument Number 199910010247164 (1/2 interest) and part of the 24.622 acre tract conveyed to Luckoff Land Company, LLC by deed of record in Instrument Number 200401080006435 (1/4 interest), (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for Reference, at a railroad spike found at the centerline intersection of Westchester Woods Boulevard and Hilliard-Rome Road, of record in Plat Book 75, Page 55:

Thence North 07° 03' 00" West, a distance of 204.58 feet, with the centerline of said Hilliard-Rome Road, to a railroad spike found;

Thence North 07° 13' 58" West, a distance of 1263.34 feet, continuing with the centerline of said Hilliard-Rome Road, to a point;

Thence South 82° 46' 02" West, a distance of 330.00 feet, across the right-of-way of said Hilliard-Rome Road, the 1.579 acre tract conveyed to Tanglewood Park, LLC by deeds of record in Instrument Number 200310140330118 and Instrument Number 200310140330121, and said original 46.404 acre tract, to an iron pin set, the TRUE POINT OF BEGINNING;

Thence across said original 46.404 acre tract the following courses and distances:

- South 82° 45' 17" West, a distance of 306.03 feet, to an iron pin set;
- South 07° 14' 43" East, a distance of 33.47 feet, to an iron pin set;
- South 82° 45' 26" West, a distance of 506.41 feet, to an iron pin set in a curve in the easterly right-of-way line of Tanglewood Park Boulevard, of record in Plat Book 76, Page 61;
- Thence with said curve to the right, having a central angle of 23° 14' 58", a radius of 809.09 feet, an arc length of 18.85 feet, and a chord which bears North 02° 10' 48" East, a chord distance of 326.07 feet, to an iron pin set;
- Thence across said original 46.404 acre tract, the following courses and distances:
- North 82° 45' 26" East, a distance of 387.02 feet, to an iron pin set;
- North 07° 14' 47" West, a distance of 21.80 feet, to an iron pin set;
- North 82° 45' 16" East, a distance of 375.78 feet, to an iron pin set;
- South 01° 04' 26" West, a distance of 16.10 feet, to an iron pin set to a point of curvature;
- With said curve to the right, having a central angle of 08° 18' 29", a radius of 130.00 feet, an arc length of 18.85 feet, and a chord which bears South 03° 04' 48" East, a chord distance of 18.83 feet, to an iron pin set at a point of tangency;
- South 07° 13' 58" East, a distance of 275.29 feet, to the TRUE POINT OF BEGINNING, containing 5.838 acres, more or less.

EMHT
Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5300 New Albany Road, Columbus, OH 43254
Phone: 614.775.4900 Fax: 614.775.4900

Date: September 27, 2006
Scale: 1" = 40'
Job No: 2006-1701
Sheet: 1 of 1

MARK	DATE	DESCRIPTION

REVISIONS