

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.

NOTES PER TITLE COMMITMENT:

The following Item numbers are per Schedule B - Section 2 of the title commitment issued by Lawyers Title of Cincinnati, Number 02019004-3 with an effective date of September 5, 2006 at 7:00 A.M. Encumbrances recorded after September 5, 2006 are not shown on this plat.

- Item 6 Easement to Columbus and Southern Ohio Electric Company, D.B. 1127, Pg. 96, no longer affects subject parcel, Inst. No. 200405040101746, affects subject parcel and is shown.
- Item 7 Easement to State of Ohio, D.B. 1148, Pg. 527, affects subject parcel and is shown.
- Item 8 Easement to the City of Columbus, O.R. 1955 G08, affects subject parcel and is shown.
- Item 9 Easement to Columbia Gas of Ohio, Inc., Inst. No. 199908250216424, does not affect the subject parcel.
- Item 10 Setback lines and public utility easements, P.B. 86, Pg. 90, does not affect the subject parcel.
- Item 11 Easement Agreement, Inst. No. 2002092000235055, affects subject parcel and is shown.
- Item 12 Easement to the City of Columbus, Inst. No. 200310310349003, affects subject parcel and is shown.
- Item 13 Easement to the Ohio Bell Telephone Company DBA SBC Ameritech Ohio, Inst. No. 200302240053444, affects subject parcel and is shown.
- Item 14 Memorandum of Lease, Inst. No. 200311053054174, affects subject parcel, cannot be platted. Subordination, Non-Disturbance and Attornment Agreement, Inst. No. 200403240664035, affects subject parcel, cannot be platted.

DESCRIPTION

DESCRIPTION OF
3.806 ACRES
CITY OF COLUMBUS
FRANKLIN COUNTY OHIO

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Virginia Military Survey 1474, and being 3.806 acres out of that 5.070 acre tract as conveyed to Galloway Crossing, LLC by deed of record in Instrument Number 200209200235054 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Begin, for reference at the centerline intersection of Galloway Road and West Broad Street;

Thence North 87° 05' 50" East, a distance of 434.91 feet, along the centerline of West Broad Street to a railroad spike set at the corner common to said 5.070 acre tract and that 2.422 acre tract as conveyed to M & R Galloway Realty, L. L. C. by deed of record in Instrument Number 200307170220347 and being the TRUE POINT OF BEGINNING;

Thence North 02° 54' 10" West, a distance of 312.50 feet, along the line common to said 5.070 and 2.422 acre tracts, passing and iron pin set at 70.00 feet on the northerly right-of-way of West Broad Street to a cotton gin spindle set;

Thence South 87° 05' 50" West, a distance of 38.51 feet, along the line common to said 5.070 and 2.422 acre tracts, passing a 3/4 inch iron pin at 7.00 feet, to a cotton gin spindle set;

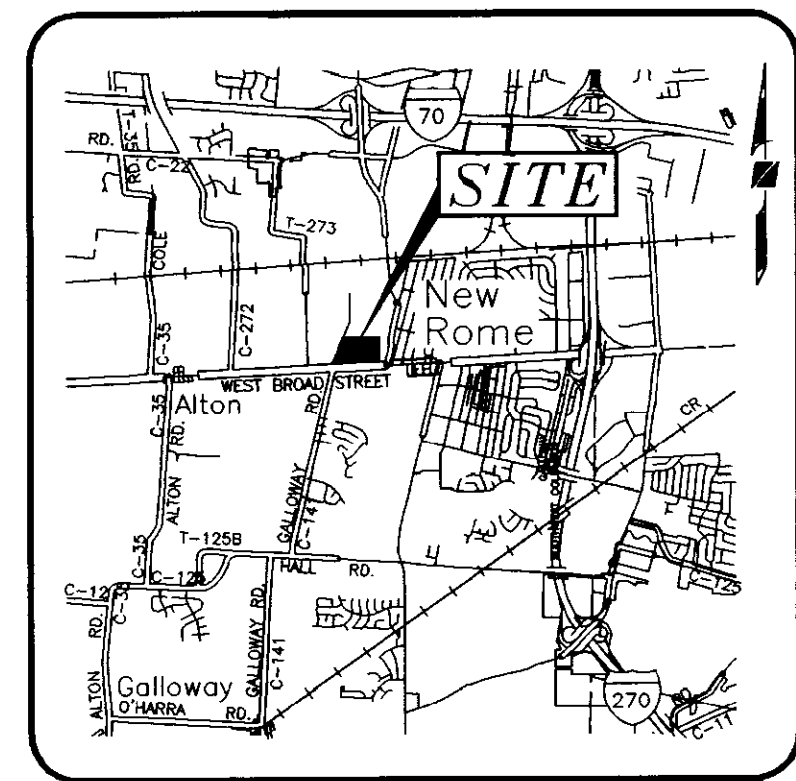
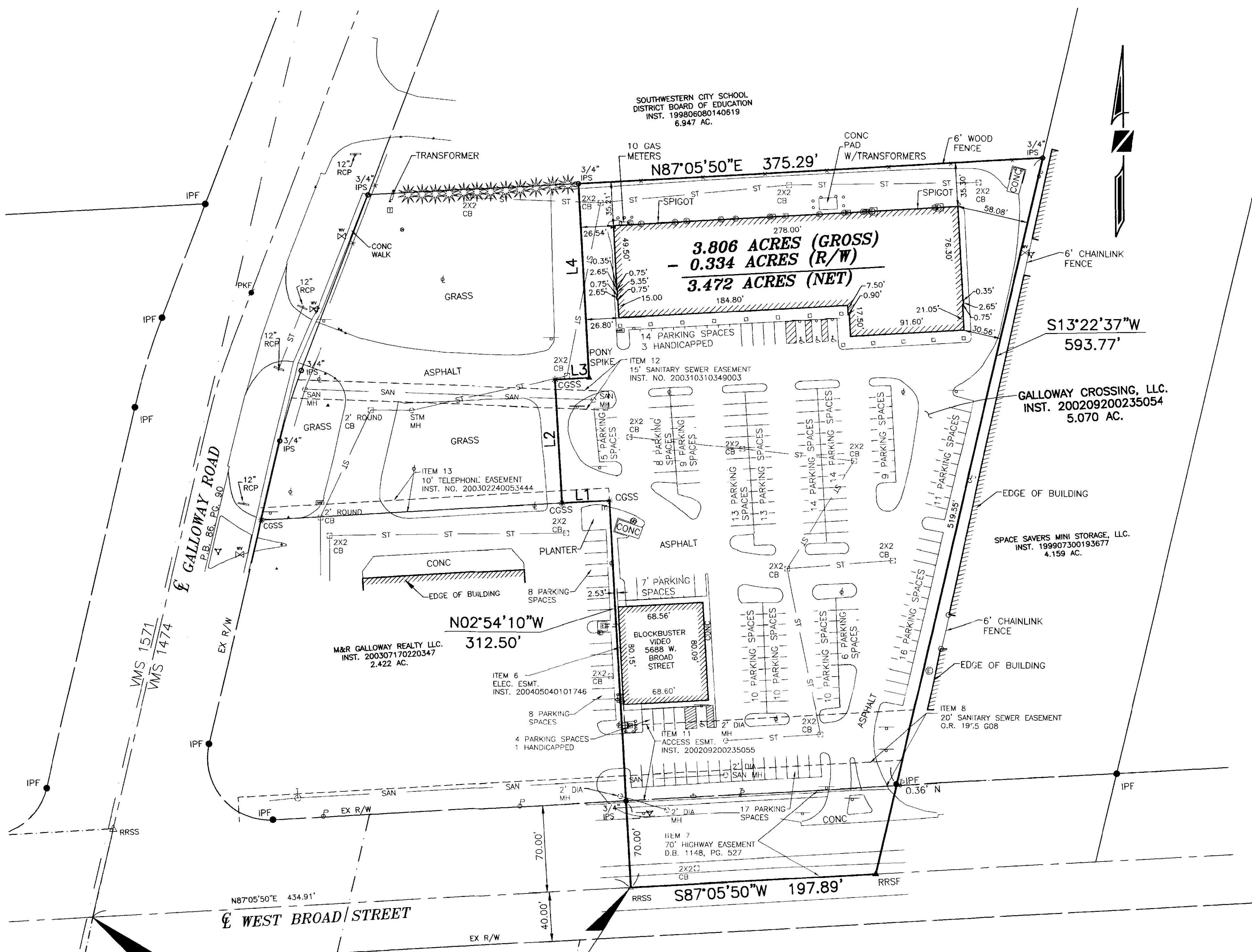
Thence the following three (3) courses and distances across said 5.070 acre tract;

1. North 02° 54' 10" West, a distance of 100.46 feet to a cotton gin spindle set;
2. North 87° 05' 50" East, a distance of 27.55 feet, to a pony spike set;
3. North 02° 54' 10" West, a distance of 157.00 feet, to a 3/4 inch iron pin set on the northerly line of said 5.070 acre tract and the southerly line of that 6.947 acre tract as conveyed to Southwestern City School District Board of Education by deed of record in Instrument Number 199806080140619;

Thence North 87° 05' 50" East, a distance of 375.29 feet, to a 3/4 inch iron pin set at the common corner to said 5.070 and 6.947 acre tracts, and being on the westerly line of that 4.159 acre tract as conveyed to Space Savers Mini Storage, LLC., by deed of record in Instrument Number 199907300193677;

Thence South 13° 22' 37" West, a distance of 593.77 feet, along the line common to said 4.159 and 5.070 acre tracts to a railroad spike found on the centerline of West Broad Street, passing an iron pin found at 519.55 feet (0.36 feet north) at 518.55 feet;

Thence South 87° 05' 50" West, a distance of 197.89 feet, along the centerline of West Broad Street, to the TRUE POINT OF BEGINNING, containing 3.806 acres, of which 0.334 acre lies within the existing right-of-way of West Broad Street, leaving 3.472 acres net.



VICINITY MAP
(NOT TO SCALE)

LEGEND

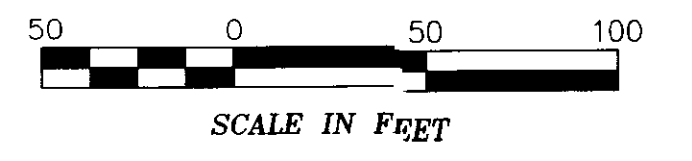
- IPF Iron Pin Found
- IPS Iron Pin Set
- ▲ RRSF Railroad Spike Found
- △ RRSF Railroad Spike Set
- PKNF PK Nail Found
- ⊕ Light Pole
- ⊖ Power Pole
- Guy Wire
- ⊙ Guy Pole
- ⊠ Electric Transformer
- ⊞ Electric Manhole
- ⊞ Combination Pole
- ⊞ Catch Basin
- ⊞ Curb Inlet
- ⊞ Storm Manhole
- ⊞ Sanitary Manhole
- ⊞ sanitary clean out
- ⊞ Traffic Manhole
- ⊞ Traffic Signal Box
- ⊞ Traffic Pole
- ▲ Gas Marker
- ⊞ Gas Meter
- ⊞ Gas Valve
- ⊞ Gas Tap
- ⊞ Telephone Pedestal
- ⊞ Telephone Manhole
- ⊞ Telephone Pole
- ⊞ Cable T.V. Pedestal
- ⊞ CGSS Cotton Gin Spike Set
- ⊞ MON Monument Box Found
- ⊞ CMF Concrete Right-of-way Monument Found
- Stone Found
- Sign
- ⊞ Mailbox
- ⊞ Water Valve
- ⊞ Water Tap
- ⊞ Water Meter
- ⊞ Water Meter Pit
- ⊞ Fire Hydrant
- ⊞ Downspout
- ⊞ Test Bore
- ⊞ Benchmark
- ⊞ Railroad Stop Block
- ⊞ Monitor Well
- ⊞ Handicap Parking Space
- SS — Sanitary Sewer Line
- G — Gas Line
- W — Water Line
- T — Underground Telephone Line
- E — Underground Electric Line
- OH — Underground Utility Line
- — Fence

TREE LEGEND

- Deciduous trees
- Coniferous trees

LINE	BEARING	DISTANCE
L1	N87°05'50"E	38.51'
L2	S02°54'10"W	100.46'
L3	N87°05'50"E	27.55'
L4	S02°54'10"W	157.00'

PARKING SPACES	173
HANDICAPPED PARKING	4
TOTAL PARKING SPACES	177



SCALE IN FEET

**ALTA/ACSM SURVEY OF
3.806 ACRES**

LYING IN

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS

VMS #1474

Scale: 1 inch = 50 Feet

PREPARED BY:
R.D.Zande & Associates

1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387

CERTIFICATION:

To: Galloway Crossing LLC, Lawyers Title of Cincinnati, inc., LaSalle Bank National

The undersigned hereby certifies to LaSalle Bank National Association and its successors and assigns, Rubin, Ehrlich & Buckley, P.C., and Galloway Crossing, LLC, that this map or plat of survey and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association ("ALTA") and the National Society of Professional Surveyors ("NSPS") (a member organization of the American Congress on Surveying and Mapping) in 2005 and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of registration in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and this plat of survey and the property description set forth hereon ("Property") was prepared by me and was actually made upon the ground. In addition, the undersigned hereby certifies that (1) the information, courses and distances shown on this survey are correct, (2) the size, location and type of improvements are shown hereon and all are located within the boundaries of the Property and set back from the Property lines the distances indicated, (3) the Property is contiguous to, and has access to and from Galloway Road and West Broad Street, a public roadway, (4) there are no easements or encumbrances (including utility lines) affecting the Property other than as shown and depicted on this survey, (5) there are no encroachments of any improvements on this Property over any easements or encumbrances, or onto adjoining property, (6) there are no encroachments of any improvements on adjoining property onto the Property, (7) all recorded easements and other exceptions, as noted in the Lawyers Title of Cincinnati inc.'s commitment for Title Insurance No. 02019004-3, dated September 5, 2006 have been correctly platted hereon; (8) all zoning, use and density classifications are shown thereon, (9) the Property constitutes one contiguous parcel without gaps or gores, and (10) the Property is not located in a 100-Year Flood Plain or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #39049C0210 G, dated August 2, 1995, which such map panel covers the area in which the Property is situated.

R. D. ZANDE & ASSOCIATES, INC.
ROBERT J. SANDS DATE

Professional Surveyor No. S-8053

GENERAL NOTES:

1. This survey represents all easements that were listed in the title commitment 02019004-3.
2. This survey represents all visible utilities that may affect the subject parcel.
3. 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 South 87°05'50" West for the south line of "Galloway Ridge Section 1, Part 2", a subdivision of record in Plat Book 86, Page 93, Recorder's Office, Franklin County, Ohio.

ZONING NOTE:

The subject property is currently zoned C4 (General Commercial) according to the City of Columbus One Stop Shop Zoning Report.

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ALL RIGHTS RESERVED. ALL RIGHTS, PUBLIC OR PRIVATE, IN ANY FIELD DATA, NOTES, DOCUMENTS AND OTHER ITEMS FURNISHED BY R. D. ZANDE & ASSOCIATES, INC. ("ZANDE") ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY ANY OTHER PARTY IS SUBJECT TO ALL OF THE TERMS, CONDITIONS AND LIMITATIONS SET FORTH IN THE AGREEMENT BETWEEN SUCH PARTY AND ZANDE. ADDITIONAL USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ZANDE.
P:\047511\survey\04751-ALLTPO-081608.dwg 24X36 Oct 02, 2006 - 2:02:27pm chrishobson