ALTA/ACSM LAND TITLE SURVEY
VIRGINIA MILITARY SURVEY NO. 7065
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

NOTE:
There are no visible encroachments on the subject tract.

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

NOTE:

1. There was no visible evidence of current earth moving or building construction at the time of survey.
2. There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
3. There was no visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.

PARKING NOTE:

Parking/Loading Space Requirements per the City of Columbus Zoning Code:

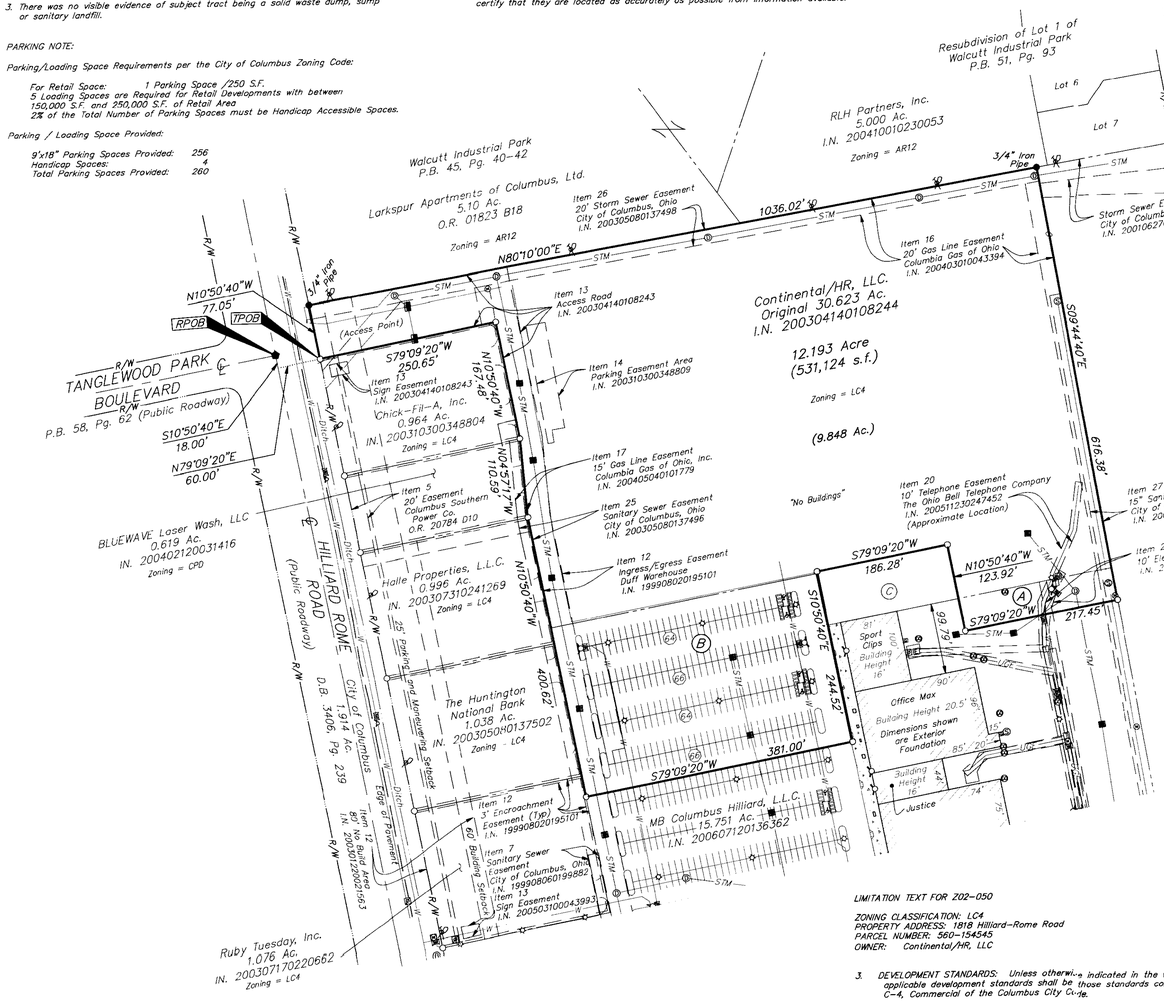
For Retail Space: 1 Parking Space /250 S.F.
5 Loading Spaces are Required for Retail Developments with between 150,000 S.F. and 250,000 S.F. of Retail Area
2% of the Total Number of Parking Spaces must be Handicap Accessible Spaces.

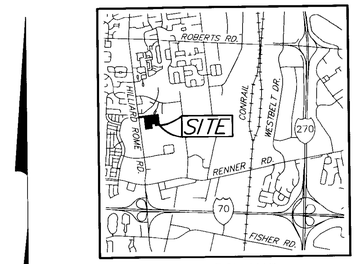
Parking / Loading Space Provided:

9'x18' Parking Spaces Provided:	256
Handicap Spaces:	4
Total Parking Spaces Provided:	260

BASIS OF BEARINGS:
Bearings are based on the same meridian as the bearings found on the plat entitled "Tanglewood Park Boulevard and Westchester Woods Boulevard Dedication and Easements" of record in Plat Book 75, Page 55, in which the centerline of a portion of Hilliard Rome Road has a bearing of North 10° 38' 56" West, Recorder's Office, Franklin County, Ohio.

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.





LOCATION MAP
NOT TO SCALE

LIMITATION TEXT FOR 202-050

ZONING CLASSIFICATION: LC4
PROPERTY ADDRESS: 1818 Hilliard-Rome Road
PARCEL NUMBER: 560-154545
OWNER: Continental/HR, LLC

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the written text, the applicable development standards shall be those standards contained in Chapter 3355 C-4, Commercial of the Columbus City Code.

A. Density, Height, Lot and/or Setback Commitments.

1. Front yard minimum setback for:
   a. Buildings: 60 feet
   b. Parking and Maneuvering: 25 feet
2. North side minimum setback for:
   a. Buildings: 60 feet
   b. Parking and Maneuvering
   The lesser of 40 feet or the north line of a driveway constructed in accordance with Item 1 of 3.C. below.
3. Height district shall be sixty (60) feet as measured per Columbus.
4. Within the site there are a minimum of seven (7) outlot parcels available for future development.
5. The maximum lot coverage for the site shall be 85%.

B. Access, Loading, Parking and/or other Traffic related commitments.

This property may have not more than three curb cuts on Hilliard-Rome Road. A total of two full movement curb cuts shall be permitted, one at the northern property line opposite Tanglewood Park Boulevard (the North Curb Cut), and a second at the southern property line opposite the existing curb cut just north of the Frisch's Restaurant (the South Curb Cut). One, right-turn-in, right-turn-out only curb cuts shall be permitted along Hilliard-Rome Road between the two full movement curb cuts and shall be spaced in accordance with the requirements of the City of Columbus Transportation Division. The design of all curb cuts and the driveway area adjacent to those curb cuts shall be approved by the City of Columbus Traffic Engineering and Parking Division.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. From the North Curb Cut (the North Driveway) may extend east from Hilliard-Rome Road, parallel to the north line of the subject property, approximately 300 feet. At that point, the North Driveway must bend southeast and continue southeast until the north edge of the North Driveway is 40 feet from the north property line. From that latter point east across the subject property, the North Driveway must be not less than 40 feet from the north property line of the subject property.

UTILITY LEGEND

= Utility Pole	= Telephone Pedestal
= Power Pole	= Traffic Lighting Pull Box
= Guy Wire w/Anchor	= Sign
= Light Pole	= Curb Inlet
= Electric Meter	= Catch Basin
= Electric Transformer	= Cleanout
= Electric Pedestal	= Sanitary Manhole
= Electric Pull Box	= Storm Manhole
= Gas Service	= Telephone Manhole
= Gas Marker Post	W = Water Line
= Gas Meter	G = Gas Line
= Fire Hydrant	STM = Storm Line
= Water Valve	SAN = Sanitary Line
= Water Service	UGE = Underground Electric
= Water Meter	= Centerline
	R/W = Right of Way Line

● = STONE FND.
■ = MON. FND.
● = I.P. FND.
○ = I.P. SET
● = MAG. NAIL FND.
○ = MAG. NAIL SET
▲ = R.R. SPK. FND.
△ = R.R. SPK. SET
⬟ = P.K. NAIL FND.
I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMH↑T INC.

100' 0 100' 200'
GRAPHIC SCALE (IN FEET)

Parcel One
12.193 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey No. 7065, being all of the remainder of the original 30.623 acre tract conveyed to Continental/HR, LLC by deed of record in Instrument Number 200304140108244, and all of the 0.232 and 2.113 acre tracts conveyed to Continental/HR, LLC by deed of record in Instrument Number 200611150228457, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a PK nail found marking the centerline intersection of Hilliard Rome Road and Tanglewood Park Boulevard;

Thence South 10° 50' 40" East, a distance of 18.00 feet, with said centerline of Hilliard Rome Road, to a point;
Thence North 79° 09' 20" East, a distance of 60.00 feet, across said Hilliard Rome Road right-of-way, to an iron pin set in the easterly right-of-way line of said Hilliard Rome Road, at the common corner of said original 30.623 acre tract and the 0.964 acre tract conveyed to Chick-Fil-A by deed of record in Instrument Number 200310300318804, being the TRUE POINT OF BEGINNING;
Thence North 10° 50' 40" West, a distance of 77.05 feet, with said easterly right-of-way line of Hilliard Rome Road and westerly line of said original 30.623 acre tract, to a 3/4 inch iron pipe found at a common corner of said original 30.623 acre tract and "Walcutt Industrial Park", a subdivision of record in Plat Book 45, Pages 40-42;
Thence North 80° 10' 00" East, a distance of 1036.02, with the line common to said original 30.623 acre tract and "Walcutt Industrial Park", to a 3/4" iron pipe found at the common corner of said original 30.623 acre tract and the 21.800 acre tract conveyed to ISP Fine Chemicals Inc. by deed of record in Instrument Number 200107060153871;
Thence South 09° 44' 40" East, a distance of 616.38 feet, with the westerly line of said 21.800 acre tract, and the easterly lines of said original 30.623 acre tract and said 0.232 acre tract, to an iron pin set at a common corner of said 0.232 acre tract and the remainder of the original 15.751 acre tract conveyed to MB Columbus Hilliard, L.L.C. by deed of record in Instrument Number 200607120136362;
Thence South 79° 09' 20" West, a distance of 217.45 feet, with the line common to said 0.232 acre tract and the remainder of said original 15.751 acre tract, to an iron pin set;
Thence North 10° 50' 40" West, a distance of 123.92 feet, with the westerly lines of said 0.232 acre tract and the remainder of said original 30.623 acre tract, and the easterly lines of the remainder of said original 15.751 acre tract and the 0.330 acre tract conveyed to MB Columbus Hilliard, L.L.C. by deed of record in Instrument Number 200611150228456, to an iron pin set;
Thence South 79° 09' 20" West, a distance of 186.28 feet, with the line common to the remainder of said original 30.623 acre tract and said 0.330 tract, to an iron pin set;
Thence South 10° 50' 40" East, a distance of 244.52 feet, with the easterly lines of the remainder of said original 30.623 acre tract and said 2.113 acre tract, and the westerly lines of said 0.330 acre tract and the remainder of said original 15.751 acre tract, to an iron pin set;
Thence South 79° 09' 20" West, a distance of 381.00 feet, with the line common to said 2.113 acre tract and the remainder of said original 15.751 acre tract, to an iron pin set in the easterly line of the 1.076 acre tract conveyed to Ruby Tuesday, Inc. by deed of record in Instrument Number 200307170220662;
Thence North 10° 50' 40" West, a distance of 400.62 feet, with the westerly lines of said 2.113 acre tract and the remainder of said original 30.623 acre tract, and the easterly lines of said 1.076 acre tract, the 1.038 acre tract conveyed to The Huntington National Bank by deed of record in Instrument Number 200305080137502, and the 0.996 acre tract conveyed to Halle Properties, L.L.C. by deed of record in Instrument Number 200307310241269, to an iron pin set at the common corner of said 0.996 acre tract and the 0.619 acre tract conveyed to BLUEWAVE Laser Wash, LLC by deed of record in Instrument Number 200402120031416;
Thence North 04° 57' 17" West, a distance of 110.59 feet, with the line common to said original 30.623 acre tract and said 0.619 acre tract, to an iron pin set at the common corner of said original 30.623 acre tract, said 0.619 acre tract, and said 0.964 acre tract;
Thence North 10° 50' 40" West, a distance of 167.48 feet, with the line common to said original 30.623 acre tract and said 0.964 acre tract, to an iron pin set;
Thence South 79° 09' 20" West, a distance of 250.65 feet, continuing with said common line, to the TRUE POINT OF BEGINNING, containing 12.193 acres, more or less.

Parcel Two

Together with the easements and restrictions contained in the Declaration of Restrictions and Easements Regarding Outlots of record in Instrument Number 200304140108243, Agreement Concerning the Declaration of Restrictions and Easements Regarding Outlots of record in Instrument Number 200305080137500; Amendment to Declaration of Restrictions and Easements Regarding Outlots of Record in Instrument Number 200310300348811; Amendment to Declaration of Restrictions and Easements Regarding Outlots of Record in Instrument Number 200503100043933, Recorders Office, Franklin County, Ohio

Parcel Three

Together with easements for use of common areas for ingress, egress and parking; construction easements; utility easements and easements for public utilities, all as set fourth in the Declaration of Easements, Covenants, Conditions and Restrictions of record in Instrument Number 200607120136364, as re-recorded in Instrument Number 200608110159056, Recorders Office, Franklin County, Ohio.

CERTIFIED TO: Continental/HR, LLC., an Ohio limited liability company, their successors, lenders and assigns, Target Corporation, a Minnesota Corporation, Connor Land Title Agency, Ltd. and Chicago Title Insurance Company

The undersigned does hereby certify to the above named parties that (i) this survey was made upon the ground of the property reflected hereon on March 21, 2006 under my supervision and correctly shows and represents the property reflected hereon (including the gross square footage thereof) and the locations of all buildings, structures and other improvements (including the gross square footage thereof) and visible items (including all parking spaces (and a count thereof) located upon the property and the sizes of such parking spaces) and known utilities located thereon, and the relation of all such buildings, structures and other improvements to the property lines of the property reflected hereon; (ii) the description of the property contained hereon is correct and the physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description, and such boundary lines "close" by engineering calculations; (iii) the property reflected heroan has physical and legal access to and from a dedicated public roadway, and the public roads, highways, streets and alleys running adjacent to or upon the property reflected heroan are shown; (iv) except as shown hereon, there are no discrepancies, conflicts, shortages in area, encroachments (from the property reflected heroan onto any adjacent property, including streets, roadways and alleys, and/or from any adjacent property, including streets, roadways and alleys, onto the property reflected heroan), visible improvements, overlapping of improvements, set-back and/or building lines, easements (and no evidence on the ground of use of the property that might suggest a possible claim of easement), rights-of-way, drainage ditches, power lines or roadways that affect the property reflected heroan, or, to the undersigned's knowledge, after diligent inquiry, platted utilities that affect the property reflected heroan; (v) there are no gaps, gores, or overlaps between parcels or roads, highways, streets, or alleys and all parcels that comprise the property reflected heroan are contiguous; (vi) the property reflected heroan will be a separate tax lot, once this transfer is recorded; (vii) all utilities for operation of the property reflected heroan are available at the lot lines, enter said tract through said tract adjoining public streets and do not run through or under any buildings or improvements not located on the property reflected heroan; (ix) the gross and net areas (both acreage and square footage) shown heroan are correct and there are no boundary line discrepancies and no deficiencies in the quantity of the land described in the legal description of the property reflected; (x) this property lies in Flood Zone X according to Flood Insurance Rate Maps for the City of Columbus, Community Panel No. 390490022100, dated August 2, 1995 and issued by the Federal Emergency Management, and (xi) this survey conforms with the "Minimum Standard Detail Requirements of 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 Table "A" items 1, 2, 3, 4, 6, 8, 9, 10, 11(b), 14, 16, 17, and 18 therein. This survey correctly shows (i) the zoning classification of the Property, (ii) the permitted uses within such classification, (iii) the parking requirements of the zoning code applicable to the subject property, and (iv) the source of such information. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the maximum Relative Positional Accuracy does not exceed that which is specified therein.

James M. Pearsall
Registered Land Surveyor No. 7840
11/15/06

STATE OF OHIO JAMES M. PEARSALL 7840 REGISTERED LAND SURVEYOR

The following notes are in reference to items included in Title Commitment No. 2006081440 2ND AMEND issued by Chicago Title Insurance Company with an effective date of August 11, 2006 at 7:00 A.M.

Item 4 Easement of record in O.R. 3215 C15, re-filed in O.R. 3327 B13, does NOT lie on Parcels One, Two or Three.

Item 5 Easement to Columbus Southern Ohio Power Co. in O.R. 20784 D10 does lie on the subject property as shown hereon.

Item 6 Easement of record in Instrument No. 199804240098525 does lie on Parcels Two and Three.

Item 7 Easement of record in Instrument No. 199908060199882 does lie on Parcels Two and Three as shown hereon.

Item 8 Access Easement of record in Instrument No. 200101120009099 does lie on Parcels Two and Three.

Item 9 Easement of record in Instrument No. 200110102035680 does lie on Parcels Two and Three.

Item 11 Ingress/Egress Easement in the Development Agreement between Duff Warehouses, Inc and Benje Enterprises, Inc. of record in Instrument No. 199908020195104 and re-filed in Instrument No. 199908020213086 does lie on the subject property, covering any "road, driveway or vehicular circulation area".

Item 12 The subject property does lie in the area described in Declaration of easements, conditions, and restrictions of record in Instrument No. 199908020195101, modified in Instrument No. 199908020213085, further modified in Instrument No. 199910200264821, amended by a First Amendment in Instrument No. 200101080004944 and amended by a Second Amendment in Instrument No. 200301220021563, as assigned and assumed by Instrument No. 200304140108350, and Relinquishment to Rights Declaration in Instrument No. 200305070134610. Assignment and Assumption Agreement in Instrument No. 200607120136379. The No-Build area and Encroachment Easements are shown hereon.

Item 13 The subject property does lie in the area described in Instrument No. 200304140108243, as amended in Instrument No. 200305080137500, as further amended in Instrument No. 200310300348811, as further amended in Instrument Number 200503100043993. The Access Road and Sign Easements are shown hereon.

Item 14 Easement of record in Instrument No. 200310300348809 does lie on the subject property as shown hereon.

Item 15 Easement of record in Instrument No. 200311180369098 does lie on Parcels Two and Three.

Item 16 Easement of record in Instrument No. 200403010043394 does lie on the subject property as shown hereon.

Item 17 Easement of record in Instrument No. 200405040101797 does lie on Parcel Two as shown hereon.

Item 18 Easement of record in Instrument No. 200412080279201 does lie on Parcels Two and Three.

Item 19 Easement of record in Instrument No. 200502090024778 does lie on Parcels Two and Three.

Item 20 Easement of record in Instrument No. 200511230247452 does lie on the subject property as shown hereon.

Item 21 The subject property does lie in the area described in the Memorandum of Lease of record in Instrument No. 200307110212040.

Item 22 The subject property does lie in the area described in the Memorandum of Shopping Center Lease of record in Instrument No. 200404190086250.

Item 23 The subject property does lie in the area described in the Memorandum of Lease of record in Instrument No. 200406210142662.

Item 24 The subject property does lie in the area described in the Memorandum of Lease of record in Instrument No. 200505270102412.

Item 25 Easement of record in Instrument No. 200305080137496 does lie on Parcel Two as shown hereon.

Item 26 Easement of record in Instrument No. 200305080137498 does lie on the subject property as shown hereon.

Item 27 Easement of record in Instrument No. 200307210222865 does lie on the subject property as shown hereon.

Item 29 Easement of record in Instrument No. 200607050130254 does lie on the subject property as shown hereon.

Item 30 The subject property does lie in the area described in the Declaration of Easements, Covenants, Conditions and Restrictions of record in Instrument No. 200607120136364 and re-recorded in Instrument No. 200608110159056.

RECEIVED
Franklin County Engineer
Dean C. Ringle

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800

Date:	September 20, 2006
Scale:	1" = 100'
Job No:	2006-1537
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION
JMM	11/10/06	Revised as per comments
TNW	11/15/06	Added recording information for exchanged tracts

Continental Real Estate / Target at The Market at Hilliard / 61537as

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