

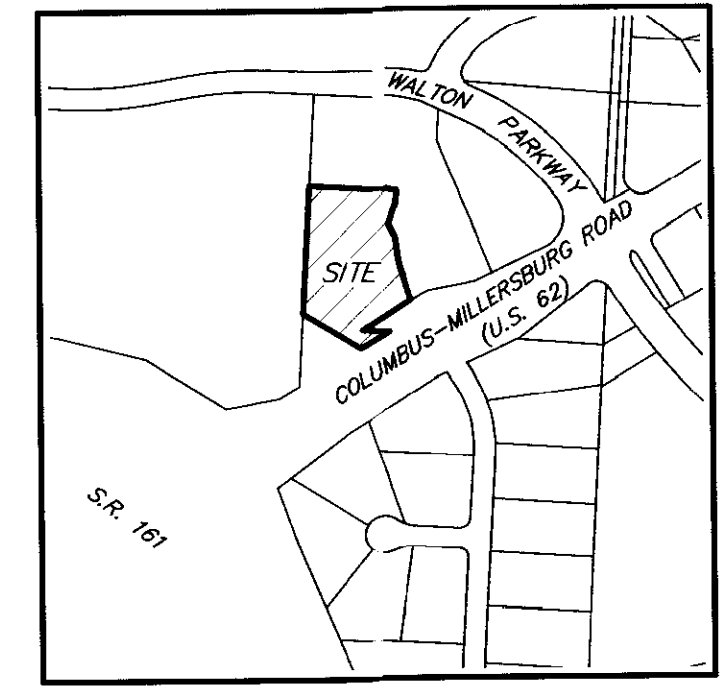
2.654 Acres

# ALTA/ACSM LAND TITLE SURVEY

## SECTION 12, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16

### UNITED STATES MILITARY LANDS

#### VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO



LOCATION MAP  
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, Village of New Albany, lying in Section 12, Quarter Township 1, Township 2, Range 16, United States Military Lands, being all of the 0.481 acre tract conveyed to GUG Walton Parkway, LLC by deed of record in Instrument Number 200611080224106, the 0.380 acre tract conveyed to GUG Walton Parkway, LLC by deed of record in Instrument Number 200511170242936, and the 1.793 acre tract conveyed to GUG Walton Parkway, LLC by deeds of record in Instrument Numbers 200511170242930 and 200611020220166 (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 magnetic nail found at the centerline intersection of Bevelhimer Road and Walton Parkway, as both are recorded in Plat Book 96, Page 17;

Thence with the centerline of said Walton Parkway, and Walton Parkway as recorded in Plat Book 96, Page 82, the following courses and distances:

With the arc of a curve to the left, having a central angle of 14° 20' 10", a radius of 700.00 feet, an arc length of 175.15 feet, and a chord which bears North 80° 44' 08" West, a chord distance of 174.69 feet, to a point;

North 86° 46' 02" West, a distance of 155.17 feet, to a point;

Thence South 03° 13' 58" West, a distance of 285.01 feet, across said Walton Parkway, and with the westerly lines of the remainder of the original 55.185 acre tract conveyed to The New Albany Company LLC by deeds of record in Official Record 12773 C05, and Instrument Number 199811120289607, and the original 5.338 acre tract conveyed to The New Albany Company LLC by deeds of record in Instrument Numbers 199808050197804 and 199811120289607, and the easterly line of the 12.523 acre tract conveyed to Too Brands, Inc. by deed of record in Instrument Number 200205300133511, to an iron pin set at a common corner of said 0.481 acre tract and the remainder of said original 5.338 acre tract, being the TRUE POINT OF BEGINNING;

Thence with the lines common to said 0.481 acre tract and the remainder of said original 5.338 acre tract, the following courses and distances:

South 86° 46' 02" East, a distance of 210.35 feet, to an iron pin set;

South 78° 05' 28" East, a distance of 29.16 feet, to an iron pin set;

With the arc of a curve to the left, having a central angle of 08° 56' 07", a radius of 214.00 feet, an arc length of 33.37 feet, and a chord which bears South 05° 16' 59" West, a chord distance of 33.34 feet, to an iron pin set at a point of reverse curvature;

With the arc of said curve to the right, having a central angle of 39° 38' 08", a radius of 49.00 feet, an arc length of 33.90 feet, and a chord which bears South 20° 38' 00" West, a chord distance of 33.23 feet, to an iron pin set at a point of reverse curvature;

Thence with the arc of said curve to the left, having a central angle of 81° 26' 08", a radius of 34.00 feet, an arc length of 48.32 feet, and a chord which bears South 00° 16' 00" East, a chord distance of 44.36 feet, with the easterly lines of said 0.481 and 1.793 acre tracts, the westerly line of the remainder of said original 5.338 acre tract, to an iron pin set at a point of reverse curvature;

Thence with the lines common to said 1.793 acre tract and the remainder of said original 5.338 acre tract, the following courses and distances:

With the arc of said curve to the right, having a central angle of 39° 03' 04", a radius of 49.00 feet, an arc length of 33.40 feet, and a chord which bears South 21° 27' 31" East, a chord distance of 32.75 feet, to an iron pin set at a point of reverse curvature;

With the arc of said curve to the left, having a central angle of 14° 58' 34", a radius of 264.00 feet, an arc length of 69.01 feet, and a chord which bears South 09° 25' 16" East, a chord distance of 68.81 feet, to an iron pin set at a point of tangency;

South 17° 38' 40" East, a distance of 32.83 feet, to an iron pin set;

South 17° 35' 15" East, a distance of 63.31 feet, to an iron pin set in the northwesterly right-of-way line of said U.S. 62, being a northwesterly line of the 0.712 acre tract conveyed as Parcel 121-WD to State of Ohio by deed of record in Official Record 28163 G12;

Thence South 57° 24' 42" West, a distance of 155.40 feet, with the line common to said 1.793 and 0.712 acre tracts, being said northwesterly right-of-way line, to an iron pin set at the common corner of said tracts;

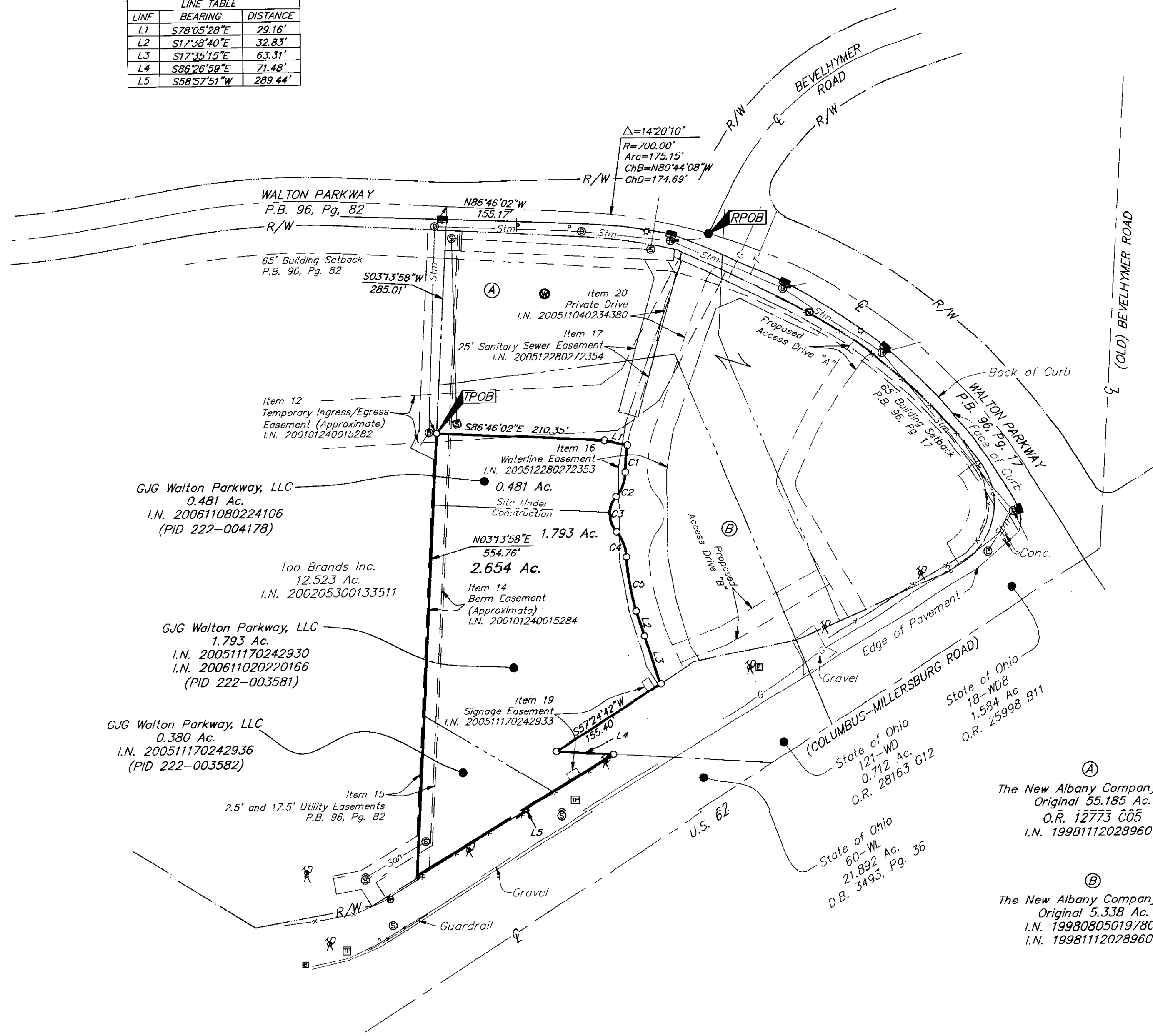
Thence South 86° 26' 59" East, a distance of 71.48 feet, with the line common to said 1.793 and 0.380 acre tracts, being said northwesterly right-of-way line, to an iron pin set at a common corner of said 1.793 acre tract and the 21.892 acre tract conveyed as parcel 60-WL to State of Ohio by deed of record in Deed Book 3493, Page 36;

Thence South 58° 57' 51" West, a distance of 289.44 feet, with the southeasterly lines of said 1.793 and 0.380 acre tracts, and the northwesterly line of said 21.892 acre tract, being said northwesterly right-of-way line, to an iron pin set at the common corner of said 0.380 and 12.523 acre tracts;

Thence North 03° 13' 58" East, a distance of 554.76 feet, with the easterly line of said 12.523 acre tract, and the westerly lines of said 0.380, 1.793, and 0.481 acre tracts, to the TRUE POINT OF BEGINNING, containing 2.654 acres of land, more or less, of which 0.481 acre is all of parcel number 222-004178, 0.380 acre is all of parcel number 222-003582, and 1.793 acres is all of parcel number 222-003581.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C1	08°56'07"	214.00'	33.37'	S05°16'59"W	33.34'
C2	39°38'08"	49.00'	33.90'	S20°38'00"W	33.23'
C3	81°26'08"	34.00'	48.32'	S00°16'00"E	44.36'
C4	39°03'04"	49.00'	33.40'	S21°27'31"E	32.75'
C5	14°58'34"	264.00'	69.01'	S09°25'16"E	68.81'

LINE TABLE	
LINE	DISTANCE
L1	578°05'28"E 29.16'
L2	S17°38'40"E 32.83'
L3	S17°35'15"E 63.31'
L4	S86°26'59"E 71.48'
L5	S58°57'51"W 289.44'



RECEIVED

Franklin County Engineer  
Theodore C. Ringle, PE, PS

- Schedule B-II Items from Title Commitment No. 270060199 issued by Stewart Title Guaranty Company, with an effective date of September 27, 2006 at 7:00 A.M.:
- Item 9 Blanket easement to the Columbus and Southern Ohio Electric Company of record in Official Record 6462 E19 is located on the subject tract.
  - Item 10 The subject tract is located in the area described in the Declaration of Restrictions of record in Instrument Number 200101240015276.
  - Item 11 Ingress Egress Easement Agreement between The New Albany Company LLC, and TOO, Inc. of record in Instrument Number 200101240015280 is NOT located on the subject tract.
  - Item 12 Temporary Construction Ingress-Egress Easement between The New Albany Company LLC, and TOO, Inc. of record in Instrument Number 200101240015282 is located on the subject tract as approximately shown hereon.
  - Item 13 Utility Easement between The New Albany Company LLC, and TOO, Inc. of record in Instrument Number 200101240015283 is NOT located on the subject tract.
  - Item 14 Berm Easement between The New Albany Company LLC, and TOO, Inc. of record in Instrument Number 200101240015284 is approximately located on the subject tract as shown hereon.
  - Item 15 17.5' Utility Easement of record in Plat Book 96, Page 82 is located on the subject tract as shown hereon.
  - Item 16 Waterline Easement to the Village of New Albany, Ohio of record in Instrument Number 200512280272353 is located on the subject tract as shown hereon.
  - Item 17 Sanitary Sewer Easement to the Village of New Albany, Ohio of record in Instrument Number 200512280272354 is NOT located on the subject tract as shown hereon.
  - Item 18 Easement to Columbus Southern Power Company of record in Instrument Number 200602130027725 is NOT located on the subject tract.
  - Item 19 The subject tract is NOT located within the area described in the Development Agreement of record in Instrument Number 200511040234382.
- The subject tract is located within the area described in the Development Agreement of record in Instrument Number 20051170242933. The signage easements are shown hereon.
- Item 20 The subject tract is located within the area described in the Declaration of Covenants, Conditions, Restrictions and Easements of record in Instrument Number 200511040234380.
  - Item 21 The subject tract is located within the area described in Declaration of Covenants and Restrictions for the New Albany Community Authority of record in Official Record 16999 C04, Ninth Supplemental Declaration of record in Official Record 21466 C20 and re-recorded in Official Record 21693 H19 and Designation of Successor Decedent of record in Instrument Number 199810200268024.
  - Item 23 The subject tract is NOT located within the area described in the Declaration of Restrictive Covenants of record in Instrument Number 200503160048342.
  - Item 24 The subject tract is located within the area described as Expansion Property in the Declaration of Covenants, Conditions, Restrictions and Easements for the New Albany Business Park of record in Instrument Number 200007030130348 and re-recorded in Instrument Number 200101100006699.

CERTIFICATION: Commitment No. 270060199

The undersigned hereby certifies to the best of his knowledge, information and belief to The New Albany Company, LLC, a Delaware limited liability company, National City Bank, GUG Walton Parkway LLC, Stewart Title Agency of Columbus, and Stewart Title Guaranty Company, as of September 27, 2006 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that there are no easements, from Title Commitment Number 270060199, of uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; and that there are no encroachments upon the property by any building, structure or other improvements situated upon any adjoining premises, other than those shown thereon. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1999 and meets the accuracy requirements of a Urban Class Survey, as defined therein and includes the following items of Table A thereof, 1, 2, 3, 4, 8, 9, 10, 11(a), 14, 15 and 16.



- = 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 EMHT INC

UTILITY LEGEND	
⊕ = Utility Pole	⊕ = Metal Traffic Signal Pole
⊕ = Power Pole	⊕ = Traffic Lighting Control Box
⊕ = Light Pole	⊕ = Traffic Lighting Pull Box
⊕ = Gas Valve	⊕ = Sign
⊕ = Gas Marker Post	⊕ = Curb Inlet
⊕ = Fire Hydrant	⊕ = Storm Manhole
⊕ = Water Valve	⊕ = Sanitary Manhole
⊕ = Fence	⊕ = Telephone Marker Post
⊕ = Electric Transformer	⊕ = Gas Line
⊕ = Electric Pull Box	⊕ = Centerline
⊕ = Water Service	⊕ = Right of Way Line
⊕ = Water Well	

CONTIGUITY STATEMENT:  
The 0.481 acre tract, the 1.793 acre tract, and the access drive are all contiguous, with no gaps, gares, or overlaps.

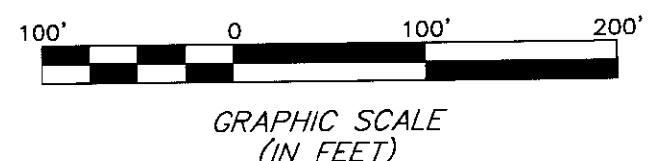
ZONING NOTE:  
The subject tract is classified as IPUD: Infill Planned Unit Development.

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 No. 39049C0183 G (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain).

BASIS OF BEARINGS:  
Bearings are based on South 31° 54' 38" East for a portion of the centerline of Walton Parkway, as recorded in Plat Book 96, Page 17.



<b>EMHT</b>		Date: November 2, 2006
Evans, Mechwart, Hamilton & Tillon, Inc. Engineers • Surveyors • Planners • Scientists 5300 New Albany Road, Columbus, OH 43244 Phone: 614.775.4500 Fax: 614.775.4000		Scale: 1" = 100'
Job No: 2006-2164		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION
TNW	11/13/06	Added recording information and parcel number for 0.481 acre tract