ALTA/ACSM LAND TITLE SURVEY FOR

SCHOTTENSTEIN STORES CORPORATION

SITUATED IN AND BEING PART OF
QUARTER TOWNSHIP 1, TOWNSHIP 1N, RANGE 18W AND QUARTER TOWNSHIP 2, TOWNSHIP 1N, RANGE 17W
UNITED STATES MILITARY LANDS
TOWNSHIPS OF MIFFLIN AND CLINTON, FRANKLIN COUNTY, OHIO

LEGAL DESCRIPTION OF RECORD IN VOL. 2635, PAGE 471

Being part of Section 1, Township 1, Range 18, United States Military Lands and being more particularly described as follows:

Beginning at a point in the center line of Innis Road, the northerly line of a certain 4.42 acre tract conveyed to Frank C. Amos, shown of record in Deed Book 1788, page 438, said point being South 89 38' West a distance of 30.01 feet from the northeasterly corner of said 4.42 acre tract, the easterly line of Clinton Township and the northwesterly corner of a one foot reserve shown of record in Deed Book 1772, page 342, thence from said point of beginning South 0 03' West, parallel to and 30 feet westerly therefrom, measured at right angles to the easterly line of Clinton Township, a distance of 530.17 feet to a point, thence 88 38' West, parallel to the center line of Innis Road, a distance of 725.94 feet to an iron pin in the easterly right of way line of the Cleveland, Akron and Columbus Railroad; thence North 10 38' East, along the easterly right of way line of the Cleveland, Akron and Columbus Railroad and in part along the westerly line of the certain tract containing 168 square rods described in Deed Book 1784, page 304, and passing an iron pin on line in the southerly line of Innis Road at 511.29 feet; a distance of 541.67 feet to a point in the center line of Innis Road, the northwesterly corner of said 168 square rod tract, thence North 88 38' East along the center line of Innis Road, the northerly line of said 168 square rod tract, and the northerly line of said 4.42 acre tract, a distance of 828.12 feet to the point of beginning, containing 8.225 acres, of which 0.433 acre lies within the right of way of Innis Road.

LEGAL DESCRIPTION OF RECORD IN VOL. 2635, PAGE 474

Being part of a 100 Acre Tract conveyed to Frank C. Amos by Deed of record in Deed Book 467, page 477, being also part of a 4.42 Acre Tract of land as described in a deed to said Frank C. Amos, of record in Deed Book 1788, page 438, also being all of a 1.0 ft. Strip of land as described in a deed to Frank C. Amos and of record in Deed Book 1772, page 342, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a railroad spike in the center line of Innis Road, said railroad spike being at the northeasterly corner of a one foot strip of land as described in a deed to Frank C. Amos, of record in Deed Book 1772, page 342, said railroad spike also being 1.0 ft. easterly from the westerly line of Mifflin Township, said railroad spike also being on the westerly line of Mildred Avenue (29 feet in width) extended northerly as said Mildred Avenue is shown on the recorded plat of The Delta Addition of record in Plat Book 17, pages 110 and 111; thence from said point of beginning S. 00 03' W., along the easterly line of said one foot strip of land and parallel to and 1.0 ft. Easterly therefrom, to the westerly line of Mifflin Township, and along the westerly line of Mildred Avenue (29 feet in width) a distance of 348.93 feet to an iron pin set at the intersection of the westerly line of Mildred Avenue and the southerly line of The Delta Addition, of record in Plat Book 17, pages 110 and 111 (the southerly line of a 20 foot alley); thence S. 89 16' E., along the southerly line of The Delta Addition, a northerly line of the aforesaid 100 Acre Tract described in a deed to Frank C. Amos, of record in Deed Book 467, page 477, passing an iron pin on line in the westerly line of the Columbus-Wooster Road (State Route No. 3), at 275.32 ft., a distance of 308.27 ft. to a point in the center line of The Columbus-Wooster Road (State Route No. 3), the northeasterly corner of said 100 Acre Tract; thence S. 25 09' W., along the center line of The Columbus-Wooster Road (State Route No. 3), the easterly line of said 100 Acre Tract, a distance of 1264.72 ft. to a point, said point being the northeasterly corner of a 1.0 Acre Tract described in a deed to Dollie M. and Leslie N. Traugett, of record in Deed Book 1694, page 135; thence S. 89 44' W., along the northerly line of said Traugett 1.0 acre tract, passing an iron pin on line in the westerly line of The Columbus-Wooster Road (State Route No. 3), at 33.21 ft., a distance of 708.54 ft. to an iron pin set at the northwesterly corner of said 1.0 Acre Tract and in the easterly right-of-way line of the C.A. & C. Railroad 66 ft. in width; thence N. 19 39' E., along the easterly right-of-way line of the C.A. & C. Railroad, a distance of 888.00 ft. to a concrete monument at the southwesterly corner of a 8.225 Acre Tract; thence N. 88 35' E., along the southerly line of said 8.225 Acre Tract, a distance of 725.94 ft. to a concrete monument set at the southeast corner of said 8.225 Acre Tract, said monument being 30.00 ft. westerly from the easterly line of Clinton Township; thence N. 0 03' E., along the easterly line of said 8.225 Acre Tract, parallel to and 30 ft. Westerly from the easterly line of Clinton Township, passing a concrete monument on line at 500.17 ft., a distance of 530.17 ft. to a point in the center line of Innis Road; thence N. 88 38' E., along the center line of Innis Road, a distance of 31.01 ft. to a place of beginning, containing 19.473 Acres.

LEGAL DESCRIPTION OF RECORD IN VOL. 2780, PAGE 268

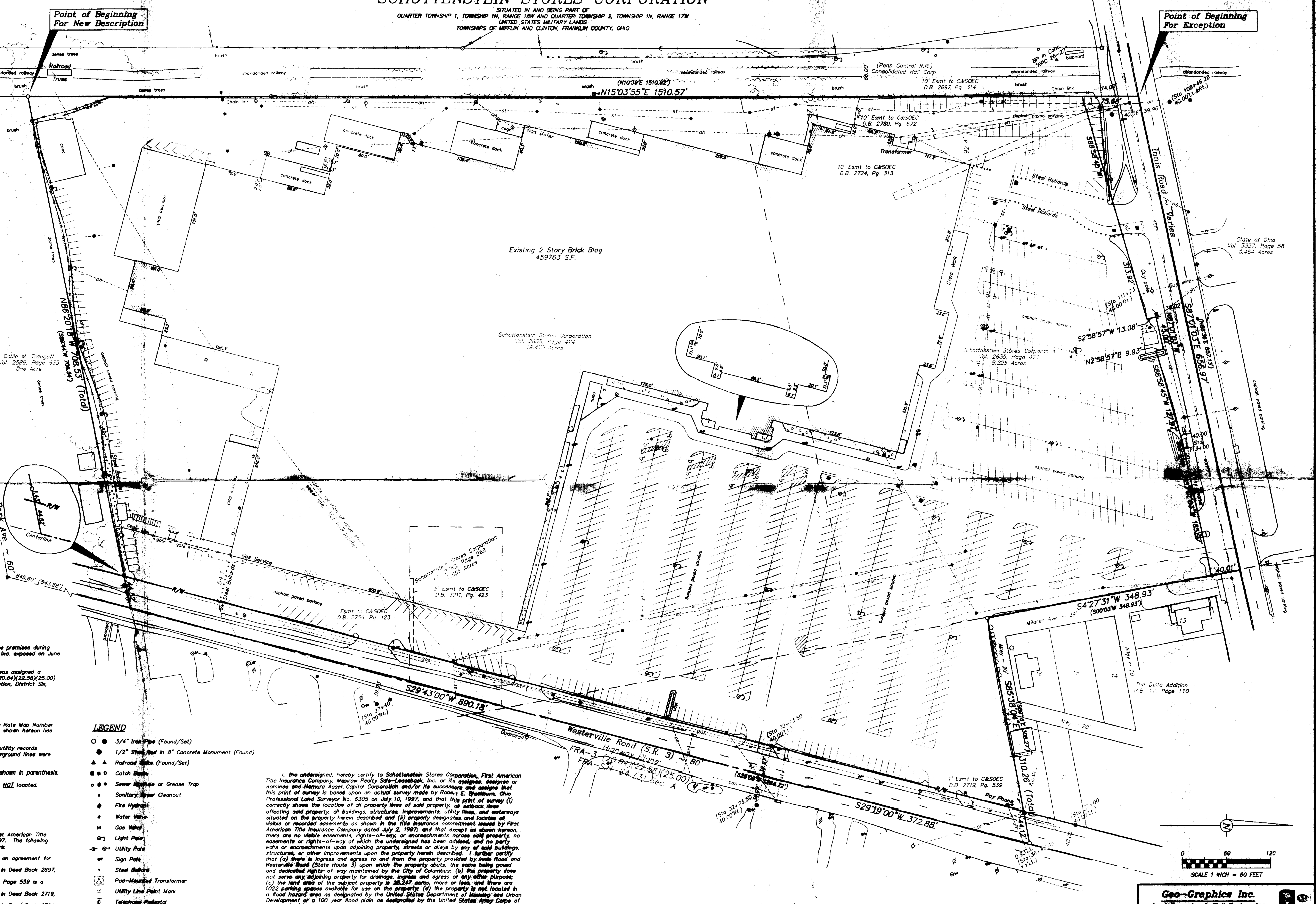
Situate in the State of Ohio, County of Franklin and Township of Clinton and being part of Section 1, Township 1, Range 18, United States Military Lands; also being part of a certain 19.473 acre tract conveyed to Schottenstein Stores Corporation by deed of record in Deed Book 2635, Page 471, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the easterly line of said 19.473 acre tract, said point being S. 25 deg. 09' W. a distance of 741.42 feet from the intersection of the southerly line 20 Delta Addition with the center line of said Westerville Road; thence from said place of beginning S. 25 deg. 09' W. and continuing along the center line of Westerville Road and along the easterly line of said 19.473 acre tract, a distance of 120.13 ft. to a point; thence N. 79 deg. 22' 30" W. passing the westerly right-of-way line of Westerville Road at 30.90 ft., and parallel to the [illegible] 19.375 acre tract, a distance of 310.50 ft. to a point; [illegible] a distance of 125 ft. to a point in the southerly line [illegible] thence S. 79 deg. 22' 30" E. and passing an iron [illegible] a distance of 343.68 ft. to the place of beginning, containing [illegible] acre, more or less.

EXCEPTING THE FOLLOWING DESCRIBED TRACT

LEGAL DESCRIPTION OF RECORD IN VOL. 3337, PAGE 58

[illegible] the intersection of the [illegible] of the Penn Central Transportation Company (33.00 feet [illegible] of Innis Road, said corner being at Innis Road [illegible] 38.83 of the above mentioned survey; thence along [illegible] line, being also said centerline south 87 degrees 01 minutes [illegible] a distance of 695.87 feet; thence along an easterly line, being also the [illegible] boundary line of Clinton and Mifflin Townships, south 04 degrees 47 minutes [illegible] west a distance of 40.02 feet; thence westerly along a line parallel with and 40.00 feet distant from said centerline a distance of 161.14 feet; thence along a line the south 88 degrees 58 minutes 44 seconds west a distance of 127.97 feet; thence along a line north 02 degrees 58 minutes 57 seconds east a distance of 9.94 feet; thence westerly along a line parallel with, and 38.00 feet distant from said centerline a distance of 45.00 feet; thence along a line south 02 degrees 58 minutes 57 seconds west a distance of 13.09 feet; thence along a line the south 88 degrees 58 minutes 44 seconds west a distance of 313.97 feet; thence along a line, being also said easterly right of way north 19 degrees 08 minutes 57 seconds east a distance of 75.67 feet to the place of beginning, containing 0.781 of an acre, more or less, including 0.454 of an acre, more or less, occupied by the present road.



NOTES:

This drawing was prepared from the results of an actual field survey of the premises during July 1997 and from aerial photography supplied by MAN Mapping Services, Inc. exposed on June 28, 1997 and is correct to the best of my knowledge and belief.

BASIS OF BEARINGS: The centerline of Westerville Road (State Route 3) was assigned a bearing of S29°43'00"W as shown on the Centerline Survey Plat, FRA-3-(20.84)(22.58)(25.00) obtained from the Real Estate Department, Ohio Department of Transportation, District Six, Delaware, Ohio.

All linear dimensions shown are in feet and decimal parts thereof.

References to record plats and deeds are as shown on the drawing.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049C0165 G (effective date August 2, 1995), the property surveyed and shown hereon lies within Zone X (areas determined to be outside 500-year floodplain).

The utilities and services shown on this drawing were located based upon utility records supplied by the client and where possible, observable field evidence. Underground lines were NOT physically located.

Record boundary dimensions where different from field measurements are shown in parenthesis.

Trees, shrubs, irrigation lines, and any other landscape improvements were NOT located.

Current City of Columbus zoning is Limited Industrial.

Site area by Survey: 28.247 Acres 1230429 sq. ft.

TITLE COMMITMENT NOTES:

The Surveyor was provided a Commitment for Title Insurance issued by First American Title Insurance Company (Commitment Number: HTA-3649F) dated July 2, 1997. The following items appearing in Schedule B – Section II are hereby addressed as follows:

12) Easement to State of Ohio of record in Deed Book 1000, Page 241 is an agreement for trees at 26+00, 32+15, and 32+50.
13) Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2697, Page 314 is as shown on the drawing.
14) Easement to Columbia Gas of Ohio, Inc. of record in Deed Book 2709, Page 559 is a blanket type easement.
15) Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2719, Page 539 is as shown on the drawing.
16) Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2724, Page 313 is as shown on the drawing.
17) Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2756, Page 123 is as shown on the drawing.
18) Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2780, Page 672 is as shown on the drawing.
19) Easement to Columbia Gas of Ohio, Inc. of record in Deed Book 3019, Page 1 can not be specifically located as described.
20) Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 3211, Page 423 is as shown on the drawing.
21) Easements of record in Deed Book 3337, Page 58 were temporary easement for the construction of driveways.

LEGEND

- 3/4" Iron Pipe (Found/Set)
- 1/2" Steel Rod in 8" Concrete Monument (Found)
- Railroad Spike (Found/Set)
- Catch Basin
- Sewer Manhole or Grease Trap
- Sanitary Sewer Cleanout
- Fire Hydrant
- Water Valve
- Gas Valve
- Light Pole
- Utility Pole
- Sign Pole
- Steel Bollard
- Pad-Mounted Transformer
- Utility Line Paint Mark
- Telephone Pedestal
- ---oh--- Overhead Utility Lines
- ---ug--- Underground Utility Line
- ---st--- Storm Sewer Line
- ---san--- Sanitary Sewer Line
- ---w--- Water Line
- —x—x— Fence Line
- Green Space Area

I, the undersigned, hereby certify to Schottenstein Stores Corporation, First American Title Insurance Company, Mesirow Realty Sale-Leaseback, Inc. or its assignee, designee or nominee and Nomura Asset Capital Corporation and/or its successors and assigns that this print of survey is based upon an actual survey made by Robert E. Blackburn, Ohio Professional Land Surveyor No. 6305 on July 10, 1997, and that this print of survey (i) correctly shows the location of all property lines of said property, all setback lines affecting said property, all buildings, structures, improvements, utility lines, and waterways situated on the property herein described and (ii) property designates and locates all visible or recorded easements as shown in the title insurance commitment issued by First American Title Insurance Company dated July 2, 1997; and that except as shown hereon, there are no visible easements, rights-of-way, or encroachments across said property, no easements or rights-of-way of which the undersigned has been advised, and no party walls or encroachments upon adjoining property, streets or alleys by any of said buildings, structures, or other improvements upon the property herein described. I further certify that (a) there is ingress and egress to and from the property provided by Innis Road and Westerville Road (State Route 3) upon which the property abuts, the same being paved and dedicated rights-of-way maintained by the City of Columbus; (b) the property does not serve any adjoining property for drainage, ingress and egress or any other purpose; (c) the land area of the subject property is 28.247 acres, more or less, and there are 1022 parking spaces available for use on the property; (d) the property is not located in a flood hazard area as designated by the United States Department of Housing and Urban Development or a 100 year flood plain as designated by the United States Army Corps of Engineers; (e) no portion of the property is designated as wetlands on the National Wetlands Inventory of the United States Fish and Wildlife Service; (f) the property (as delineated) on the survey, does not constitute an illegal subdivision of land under local, county or city ordinances; and (g) this survey was made in accordance with the most recent minimum standards adopted by the American Land Title Association and the American Congress on Surveying and Mapping and complies with applicable Ohio land survey standards and laws. The existing zoning is Limited Industrial and there are no violations of the existing setback requirements.

Robert E. Blackburn 7/21/97
Robert E. Blackburn — Date
Ohio Professional Surveyor No. 6305

STATE OF OHIO — ROBERT E. BLACKBURN 6305 — REGISTERED SURVEYOR

Geo-Graphics Inc.
Land Surveying & Civil Engineering
885 North James Road Columbus, Ohio 43219
614-231-2016

ALTA/ACSM LAND TITLE SURVEY FOR
SCHOTTENSTEIN STORES CORPORATION
28.247 ACRES BY SURVEY
3241 WESTERVILLE ROAD
FRANKLIN COUNTY, OHIO

Revised: 07-21-97

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=60'	JNK	GWS	07-14-97	1 OF 1