

ALTA/ACSM LAND TITLE SURVEY
SECTION 4, TOWNSHIP 2, RANGE 17
UNITED STATES MILITARY LANDS
TOWNSHIP OF BLENDON, FRANKLIN COUNTY, OHIO

3.974 ACRES

Situated in the State of Ohio, County of Franklin, Township of Blendon, located in Section 4, Township 2, Range 17, United States Military Lands, being part of Reserve "HH" and all of Reserve "BB" of that plot entitled "Sunbury Woods Center Phase Two" of record in Plat Book 63, Pages 69 and 70, as conveyed to WCS&S L.P. by deed of record in Instrument Number 199912140306249, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

BEGINNING a 3/4 inch iron pin capped "RDZ" found at a common corner of said Reserve "BB", Lot 55 of that subdivision entitled "Sunbury Woods East", of record in Plat Book 55, Page 48, Reserve "FF" of that subdivision entitled "Sunbury Woods Center Phase One", of record in Plat Book 60, Page 61, being part of that 6.137 acre tract as conveyed as Parcel I to Sunbury Plaza CRI by deed of record in Instrument Number 199910010247156, and Reserve "AA" of said "Sunbury Woods Center Phase One", being part of that 5.220 acre tract conveyed as Parcel II to Sunbury Plaza CRI by deed of record in Instrument Number 199910010247156;

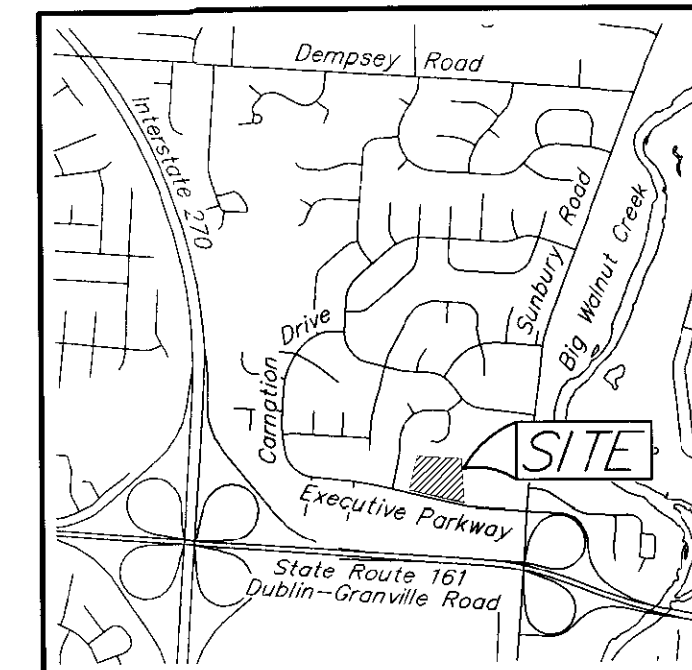
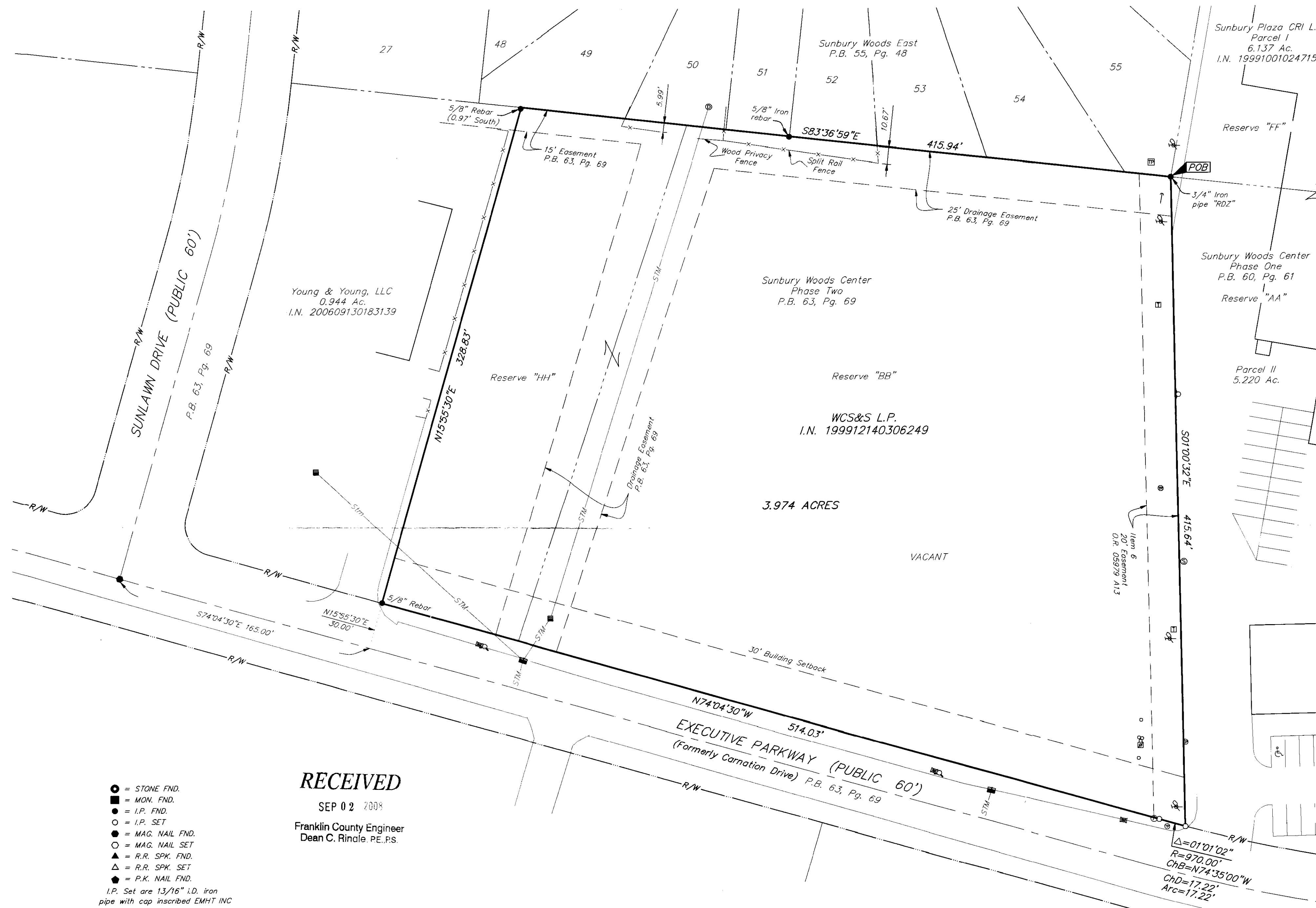
thence South 01° 00' 32" East, a distance of 415.64 feet, with the westerly line of said Reserve "AA", to an iron pin set at in a curve in the northerly right-of-way line of Executive Parkway (formerly Carnation Drive), of record in Plat Book 63, Pages 69 and 70;

thence with said curve to the right, having a central angle of 01°01' 02", a radius of 970.00 feet, an arc length of 17.22 feet, and a chord which bears North 74° 35' 00" West, a chord distance of 17.22 feet, to an iron pin set at a point of tangency;

thence North 74° 04' 30" West, a distance of 514.03 feet, with said northerly right-of-way line, to an iron pin found at a southeasterly corner of that 0.944 acre tract as conveyed to Young & Young, LLC by deed of record in Instrument Number 200609130183139;

thence North 15° 55' 30" East, a distance of 328.83 feet, with the easterly line of said 0.944 acre tract, to a point at a northeasterly corner of said 0.944 acre tract, (passing a 5/8 inch rebar found at 327.83 feet) being in the southerly line of Lot 49 of said Sunbury Woods East;

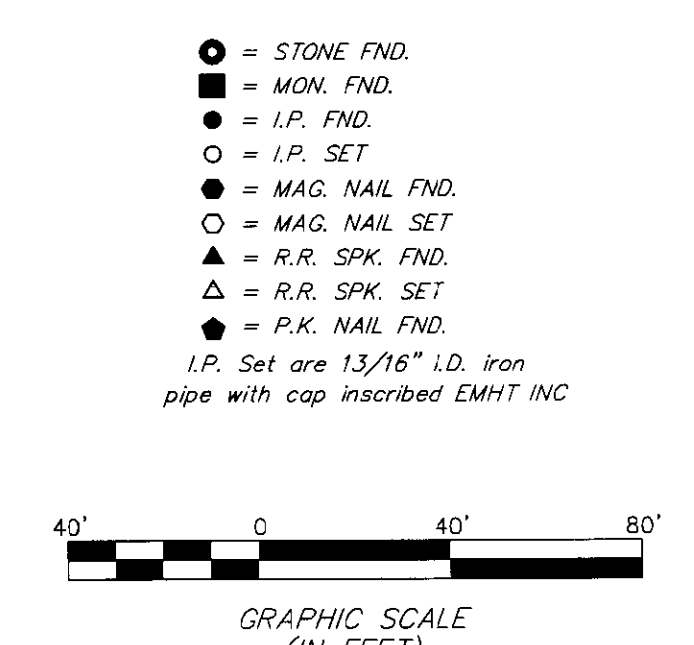
thence South 83° 36' 59" East, a distance of 415.94 feet, with the southerly line of said Sunbury Woods East, to the POINT OF BEGINNING, containing 3.974 acres, more or less.



- Schedule B Items from Title Commitment No. 820193-VC issued by First American Title Insurance Company with an effective date of August 22, 2008 at 07:30 A.M.
- Item 10 Setbacks and easements of record in "Sunbury Woods Center Phase Two", a subdivision of record in Plat Book 63, Page 69, are located on the subject tract as shown hereon.
 - Item 11 Easement to Columbus and Southern Ohio Electric Company of record in Official Record 1960 A10, is located on the subject tract and cannot be plotted from exhibit of record.
 - Item 12 20' Easement to The Ohio Bell Telephone Company of record in Official Record 5979 A13 is located on the subject tract as shown hereon.
 - Item 13 Subject tract is located in the area described in Warranty Deed restrictions of record in Official Record 6755 A08, as amended in First Amendment to the Protective Covenants for Sunbury Woods Center of record in Official Record 6755 D02, as further amended in Second Amendment to the Protective Covenants for Sunbury Woods Center of record in Instrument Number 200806270099521.
 - Item 14 Subject tract is located in the area described in Warranty Deed restrictions of record in Official Record 6755 D07, and re-recorded in Official Record 6823 G02.

- Schedule B Items from Title Commitment No. 2007102169 2ND AMEND issued by Chicago Title Insurance Company with an effective date of August 26, 2008 at 07:00 A.M.
- Item 8 Easement to Columbus and Southern Ohio Electric Company of record in Official Record 1960 A10, is located on the subject tract and cannot be plotted from exhibit of record.
 - Item 9 20' Easement to The Ohio Bell Telephone Company of record in Official Record 5979 A13 is located on the subject tract as shown hereon.
 - Item 10 Subject tract is located in the area described in Warranty Deed restrictions of record in Official Record 6755 A08, as amended in First Amendment to the Protective Covenants for Sunbury Woods Center of record in Official Record 6755 D02, as further amended in Second Amendment to the Protective Covenants for Sunbury Woods Center of record in Instrument Number 200806270099521, as re-recorded in Instrument Number 200808250128901.
 - Item 11 Subject tract is located in the area described in Warranty Deed restrictions of record in Official Record 6755 D07, and re-recorded in Official Record 6823 G02.
 - Item 13 Setbacks and easements of record in "Sunbury Woods Center Phase Two", a subdivision of record in Plat Book 63, Page 69, are located on the subject tract as shown hereon.

UTILITY LEGEND	
⊥ = Guy Pole	⊙ = Cable TV Pole
⊥ = Flag Pole	⊙ = Cable TV Marker Post
⊥ = Utility Pole	⊙ = Cable TV Pedestal
⊥ = Power Pole	⊙ = Telephone Pole
⊥ = Yard Light	⊙ = Telephone Marker Post
⊥ = Parking Meters	⊙ = Telephone Pedestal
⊥ = Parking Meter	⊙ = Telephone Booth/or Drive-Up
⊥ = Air Condition Unit	⊙ = Metal Traffic Signal Pole
⊥ = Guy Wire w/Anchor	⊙ = Wood Traffic Signal Pole
⊙ = Light Pole	⊙ = Traffic Lighting Control Box
⊙ = Light Pedestal	⊙ = Traffic Lighting Pull Box
⊙ = Electric Marker Post	⊙ = Sign
⊙ = Electric Meter	⊙ = Bollard
⊙ = Electric Transformer	⊙ = Mail Box
⊙ = Electric Pedestal	⊙ = Curb Inlet
⊙ = Electric Tower	⊙ = Catch Basin
⊙ = Electric Outlet	⊙ = Cleanout
⊙ = Electric Pull Box	⊙ = Sanitary Manhole
⊙ = Electric Manhole	⊙ = Storm Manhole
⊙ = Gas Valve	⊙ = Telephone Manhole
⊙ = Gas Service	⊙ = Fence
⊙ = Gas Marker Post	⊙ = Flowarrow
⊙ = Gas Meter	— W — = Water Line
⊙ = Gasoline Tank	— G — = Gas Line
⊙ = Propane Tank	— STM — = Storm Line
⊙ = Fire Hydrant	— SAN — = Sanitary Line
⊙ = Water Valve	— UGE — = Underground Electric
⊙ = Water Service	— OHE — = Overhead Electric
⊙ = Water Well	— UGT — = Underground Telephone
⊙ = Water Meter	— T — = Overhead Telephone
⊙ = Cistern	— CATV — = Cable TV
⊙ = Sprinkler	— — — = Centerline
⊙ = Sprinkler Control Box	— R/W — = Right of Way Line
⊙ = Monitoring Well	— S/L — = Street Lighting
	— S/W — = Signal Wiring



RECEIVED
SEP 02 2008
Franklin County Engineer
Dean C. Rinaldi, PE, PS

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Map (dated June 17, 2008), the subject parcel shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain), Community Panel No. 39049C0184K.

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:
Zoning information was not made available to the undersigned as of the date of this survey.

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

BASIS OF BEARINGS: Bearings are based on a bearing of South 83° 36' 59" East for the northerly line of "Sunbury Woods Center Phase Two", of record in Plat Book 63, Page 69, Recorder's Office, Franklin County, Ohio.

CERTIFICATION: Commitment No. 820193-VC and 2007102169 2ND AMEND
To WesBanco Bank, Inc., First American Title Insurance Company, Chicago Title Insurance Company and Connor Land Title Agency, Ltd.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 11(a), 13, and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

HEATHER L. KING
S-8307
Professional Surveyor No. 8307
By: [Signature] 8/29/08

EMHT		Date: August 27, 2008
Evans, Mechwart, Hamilton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 3500 New Albany Road, Columbus, OH 43260 Phone: 614.775.4800 Fax: 614.775.4800		Scale: 1" = 40'
Job No: 2008-1637		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION
HLK	8/29/08	Revised per additional title commitment and comments