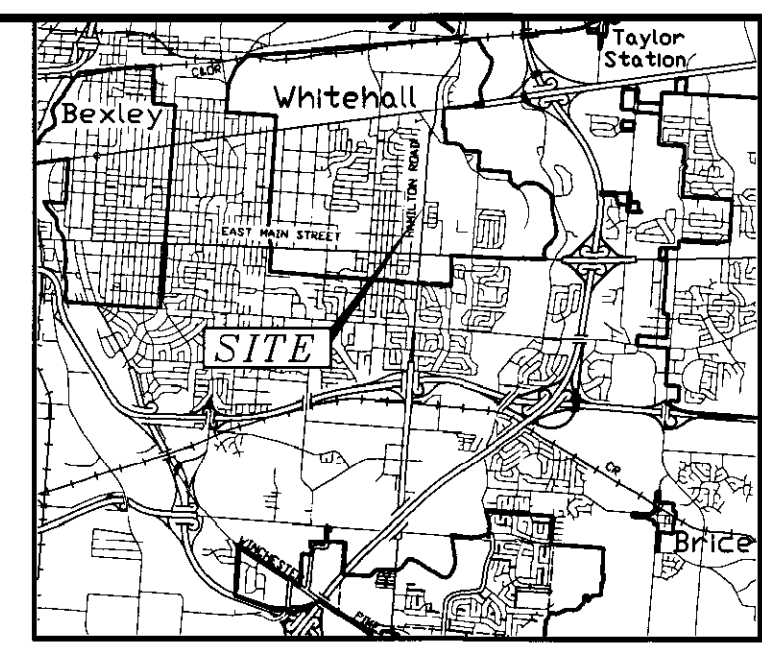
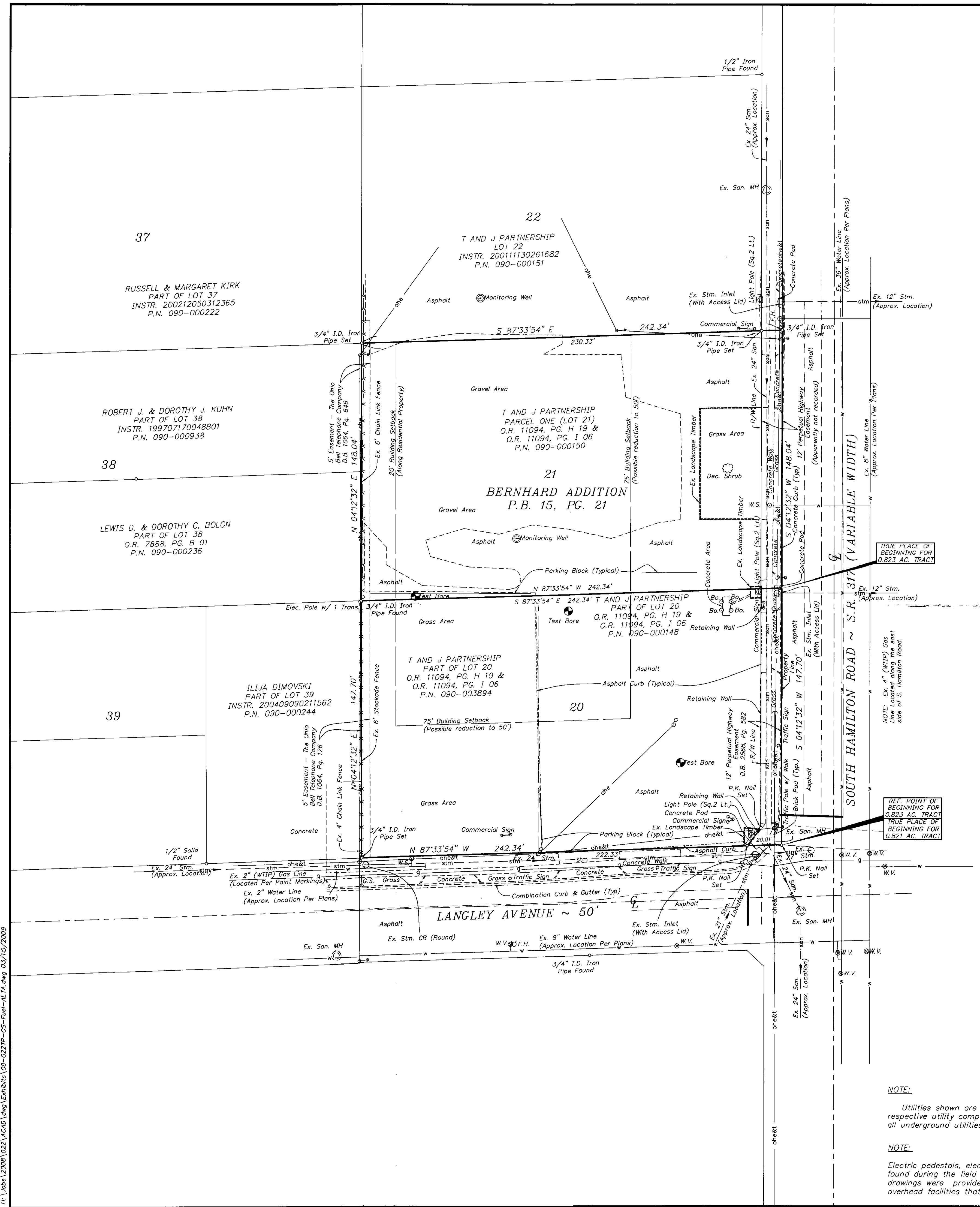
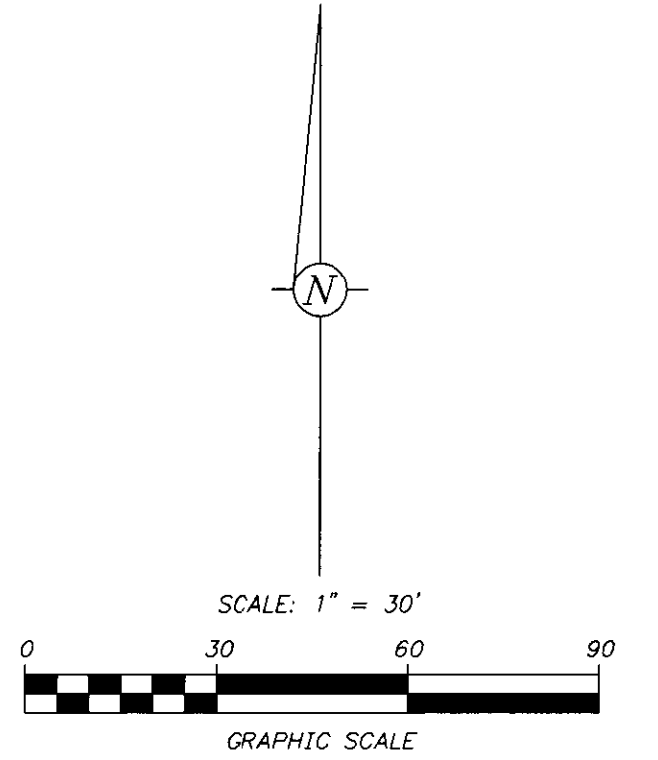


ALTA SYMBOLS LEGEND

Table listing symbols for various utilities and structures including Street Sign, Area Light, Yard Light, Light Pole, Electric Guy, Electric Marker, Electric Transformer, Electric Meter, Electric Drop, Electric Pull Box, Electric Pedestal, Telephone Closure, Telephone Drop, Telephone Pull Box, Telephone Pedestal, Telephone Pole, Utility Pole, Pull Box, Traffic P.B. Traffic Pull Box, Traffic C.B. Traffic Control Box, Traffic Signal, Traffic Pole, Traffic Pole w/ Walk, Sprinkler, Water Valve, Fire Hydrant, W.M. Water Meter, W.S. Water Service, W.C. Valve Water Control Valve, I.C. Valve Irrigation Control Valve, C.D. Cable Television Drop, C.P. Cable Television Pedestal, G.V. Gas Valve, G.S. Gas Service, G.M. Gas Meter, G.M. Gas Marker, C.O. Clean Out, STM CB Catch Basin, STM Inlet Curb Inlet, STM MH Manhole, San. MH Manhole, ODS Down Spout, RD Roof Drain, Mail Box, Flagpole, Ballard, Wood Post, Metal Post.



LOCATION MAP NO SCALE



DESCRIPTION OF A 0.823 ACRE TRACT AT THE NW CORNER OF S. HAMILTON ROAD & LANGLEY AVENUE, CITY OF WHITEHALL, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, City of Whitehall, in Section 16, Township 12 North, Range 21 West, Refuge Lands and being all of Lot Number Twenty-One (21), as shown on the plat of Bernhard Addition, of record in Plat Book 15, Page 21, said Lot No. 21 having been conveyed to T and J Partnership, by deeds of record in Official Record 11094, Page H 19 and Official Record 11094, Page 1 06, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a P.K. nail set at the intersection the west line of S. Hamilton Road ~ State Route 317 (variable width) with the north line of Langley Avenue (50 feet in width), as shown on said plat of Bernhard Addition, and at the southeast corner of Lot Number Twenty (20) as shown on said plat of Bernhard Addition;

thence N 04° 12' 32" E along the east line of said Lot No. 20 a distance of 147.70 feet to a 3/4" I.D. iron pipe set at the northeast corner of said Lot No. 20, at the southeast corner of said Lot No. 21 and at the true place of beginning of the tract herein intended to be described;

thence N 87° 33' 54" W along the north line of said Lot No. 20 and along the south line of said Lot No. 21 a distance of 242.34 feet to a 3/4" I.D. iron pipe set at the northwest corner of said Lot No. 20, at the southwest corner of said Lot No. 21, at the northwest corner of a tract of land conveyed out of said Lot No. 20 to I and J Partnership by said deeds of record in Official Record 11094, Page H 19 and in Official Record 11094, Page 1 06, at the northeast corner of Lot Number Thirty-Nine (39), as shown on said plat of Bernhard Addition, at the northeast corner of a tract conveyed out of said Lot No. 39 to Ilija Dimovski, by deed of record in Instrument 200409090211562, at the southeast corner of Lot Number Thirty-Eight (38), as shown on said plat of Bernhard Addition and at the southeast corner of a tract conveyed out of said Lot No. 38 to Lewis D. & Dorothy C. Bolon by deed of record in Official Record 7888, Page B 01;

thence N 04° 12' 32" E along the west line of said Lot No. 21, along the east line of said Lot No. 38, along the west line of said T and J Partnership (Lot 21) tract, along the east line of said Lewis D. & Dorothy C. Bolon tract and along the east line of a tract of land conveyed out of said Lot No. 38 to Robert J. & Dorothy J. Kuhn by deed of record in Instrument 199707170048801 a distance of 148.04 feet to a 3/4" I.D. iron pipe set at the northwest corner of said Lot No. 21, at the northeast corner of said Lot No. 38, at the southeast corner of Lot Number Thirty-Seven (37), as shown on said plat of Bernhard Addition, at the southeast corner of a tract conveyed out of said Lot No. 37 to Russell & Margaret Kirk by deed of record in Instrument 200212050312365, at the southwest corner of Lot Number Twenty-Two (22), as shown on said plat of Bernhard Addition and at the southwest corner of a tract of land conveyed out of Lot No. 22 to T and J Partnership by deed of record in Instrument 20011130261682;

thence S 87° 33' 54" E along the north line of said Lot No. 21, along the south line of said Lot No. 22, along the north line of said T and J Partnership (Lot 21) tract, along the south line of said T and J Partnership (Lot 22) tract a distance of 242.34 feet to a 3/4" I.D. iron pipe set at the northeast corner of said Lot No. 21, at the southeast corner of said Lot No. 22, at the northeast corner of said T and J Partnership (Lot 21) tract and at the southeast corner of said T and J Partnership (Lot 22) tract (passing a 3/4" I.D. iron pipe set in the west right of way line of S. Hamilton Road ~ State Route 317 at 230.33 feet);

thence S 04° 12' 32" W along the east line of said Lot No. 21 a distance of 148.04 feet to the place of beginning;

containing 0.823 acres of land more or less and being subject to all highways, easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, on an actual field survey performed under his supervision in August, 2008. 3/4" I.D. iron pipe set are marked with a plastic cap stamped "Bird & Bull, Inc." The basis of bearings was transferred from GPS observations made on the Ohio State Plane, South Zone, (1986) of Frank 45 and Frank 145 and determines the centerline of S. Hamilton Road as S 04° 12' 32" W.

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DESCRIPTION OF A 0.821 ACRE TRACT AT THE NW CORNER OF S. HAMILTON ROAD & LANGLEY AVENUE, CITY OF WHITEHALL, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, City of Whitehall, in Section 16, Township 12 North, Range 21 West, Refuge Lands and being all of Lot Number Twenty (20), as shown on the plat of Bernhard Addition, of record in Plat Book 15, Page 21, said Lot No. 20 having been conveyed to T and J Partnership, by deeds of record in Official Record 11094, Page H 19 and Official Record 11094, Page 1 06, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a P.K. nail set at the intersection the west line of S. Hamilton Road ~ State Route 317 (variable width) with the north line of Langley Avenue (50 feet in width), as shown on said plat of Bernhard Addition, and at the southeast corner of Lot Number Twenty (20) as shown on said plat of Bernhard Addition;

thence N 87° 33' 54" W along the north line of Langley Avenue and along the south line of said Lot No. 20 a distance of 242.34 feet to a 3/4" I.D. iron pipe set at the edge of a fence, at the southeast corner of said Lot No. 20, at the southeast corner of Lot Number Thirty-Nine (39), as shown upon said plat of Bernhard Addition and at the southeast corner of a tract of land conveyed out of said Lot No. 39 to Ilija Dimovski, by deed of record in Instrument 200409090211562, at the southeast corner of Lot Number Thirty-Eight (38), as shown on said plat of Bernhard Addition, at the southeast corner of a tract conveyed out of said Lot No. 38 to Lewis D. & Dorothy C. Bolon by deed of record in Official Record 7888, Page B 01;

thence N 04° 12' 32" E along the west line of said Lot No. 20, along the east line of said Lot No. 38, along the west line of said T and J Partnership (Lot 21) tract, along the east line of said Lewis D. & Dorothy C. Bolon tract and along the east line of a tract of land conveyed out of said Lot No. 38 to Robert J. & Dorothy J. Kuhn by deed of record in Instrument 199707170048801 a distance of 148.04 feet to a 3/4" I.D. iron pipe set at the northwest corner of said Lot No. 21, at the northeast corner of said Lot No. 38, at the southeast corner of Lot Number Thirty-Seven (37), as shown on said plat of Bernhard Addition, at the southeast corner of a tract conveyed out of said Lot No. 37 to Russell & Margaret Kirk by deed of record in Instrument 200212050312365, at the southwest corner of Lot Number Twenty-Two (22), as shown on said plat of Bernhard Addition and at the southwest corner of a tract of land conveyed out of Lot No. 22 to T and J Partnership by deed of record in Instrument 20011130261682;

thence S 87° 33' 54" E along the north line of said Lot No. 21, along the south line of said Lot No. 22, along the north line of said T and J Partnership (Lot 21) tract, along the south line of said T and J Partnership (Lot 22) tract a distance of 242.34 feet to a 3/4" I.D. iron pipe set at the northeast corner of said Lot No. 21, at the southeast corner of said Lot No. 22, at the northeast corner of said T and J Partnership (Lot 21) tract and at the southeast corner of said T and J Partnership (Lot 22) tract (passing a 3/4" I.D. iron pipe set in the west right of way line of S. Hamilton Road ~ State Route 317 at 230.33 feet);

thence S 04° 12' 32" W along the east line of said Lot No. 20 a distance of 147.70 feet to the place of beginning;

containing 0.821 acres of land more or less and being subject to all highways, easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, on an actual field survey performed under his supervision in August, 2008. 3/4" I.D. iron pipe set are marked with a plastic cap stamped "Bird & Bull, Inc." The basis of bearings was transferred from GPS observations made on the Ohio State Plane, South Zone, (1986) of Frank 45 and Frank 145 and determines the centerline of S. Hamilton Road as S 04° 12' 32" W.

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ALTA/ACSM LAND TITLE SURVEY

LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. 08-35542 EFFECTIVE DATE: FEBRUARY 18, 2009 AT 6:00 A.M.

At: Lawyers Title Insurance Corporation LandAmerica T H Midwest, Inc. T and J Partnership

This is to certify that this map or plot and the survey on which it is based were made in accordance with "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, 3.4.6, 8.10, 11(f), 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 opinion, as a land surveyor in the State of Ohio, the relative Positional Accuracy of this survey does not exceed that which is specified herein

Property is in Zone X (Areas determined to be outside the 0.2% chance flood) on Flood Insurance Rate Map, Panel 334 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0334 K (Effective Date: June 17, 2008).

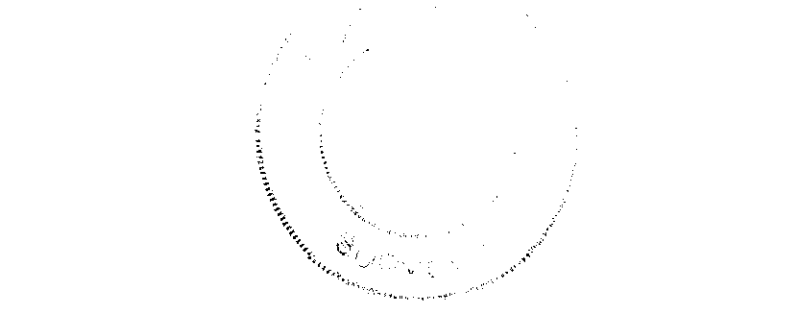
Item 10 - D.B. 1064, Pg. 646, and D.B. 1064, Pg. 126, and Item 11 - D.B. 2568, Pg. 582, apply to subject premises and are as shown.

As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a guaranty or warranty, either expressed or implied.

Violations of zoning ordinances, restrictions or other rules and regulations are determined and enforced by the zoning and planning boards of the community in which the property is located.

Property is Currently Zoned GCD (General Commerce District) per City of Whitehall Zoning Codes. See Zoning Codes for Restrictions not Shown. NOTE: Maximum building height is 35 feet unless approved by the Development Review Committee. Also, setbacks are shown assuming S. Hamilton Road as being the front of the property.

Kevin L. Baxter Ohio Surveyor No. 7697



RECEIVED

Franklin County Engineer Dean C. Ringler, P.E., P.S.

UNDERGROUND UTILITIES Two Working Days BEFORE YOU DIG Call 800-362-2764 (Toll free) OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECTLY

Bird & Bull Engineers & Surveyors C.F. BIRD & R.J. BULL, INC. Engineers and Surveyors 2875 W. Dublin - Granville Road Columbus, Ohio 43235 Ph: (614) 761-1661 Fax: (614) 761-1328 BIRDBULL@BIRDBULL.COM

KROGER OFF SITE FUEL N-806 CITY OF WHITEHALL, OHIO ALTA/ACSM LAND TITLE SURVEY AT THE NW CORNER OF S. HAMILTON ROAD AND LANGLEY AVENUE, CITY OF WHITEHALL, FRANKLIN COUNTY, OHIO SCALE: 1" = 30' JOB NO. 08-022 1