



LOCATION MAP
NO SCALE

RECEIVED

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

SOUTHWEST SQUARE II LLC
PARCEL A - 22.460 AC.
INSTR. 200312090389659
P.N. 570-109486

R = 537.11'
Δ = 9°30'28"
L = 89.13'
Ch = 89.03'
N 40°33'55" E

DESCRIPTION OF A 0.364 ACRE TRACT
ALONG HARRISBURG PIKE, SOUTHWEST OF EAKIN ROAD,
CITY OF COLUMBUS, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 717 and being 0.364 acre out of an original 0.385 acre tract of land conveyed as Parcel "F" to Southwest Square II LLC, by deed of record in Instrument 200312090389659 and 0.073 acre out of a 22.460 acre tract of land conveyed as Parcel "A" to Southwest Square II LLC, by deed of record in Instrument 200312090389659, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

ALTA/ACSM LAND TITLE SURVEY

LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT NO. 09-37702
EFFECTIVE DATE: JANUARY 26, 2009 AT 6:00 A.M.

To: Lawyers Title Insurance Corporation
LandAmerica Lawyers Title
Southwest Square II, LLC
The Kroger Co.

CERTIFICATION:

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(b) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS 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 described;

FLOOD ZONE:

Property is in Zone X (areas determined to be outside the 0.2% chance floodplain) on Flood Insurance Rate Map, Panel 316 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0316 K (Effective Date: June 17, 2008).

TITLE ITEMS:

Item 9 - Instr. 200004110070399 is a Declaration of Easements and Restrictions that apply to subject premises.
Item 10 - O.R. 13496, Pg. A 01 is a Terms and Condition of a Covenant Not to Complete and applies to subject premises.
Item 11 - P.B. 67, Pg. 9 applies and is as shown.
Item 12 - O.R. 9214, Pg. C 01 does not apply.
Item 13 - Instr. 200704270073325 does not apply.
Item 14 - Instr. 200708130142310 is a fee transfer of the right-of-way along Harrisburg Pike and in some areas granted a temporary easement for improvements. Said temporary easement may be expired.
Items 15 through 22 define terms and conditions of leases between the various lease holders of the development.

MISCELLANEOUS NOTES:

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.

ZONING:

Property is Currently Zoned C4 (General Commercial) per City of Columbus Building Department Services. See Zoning Codes for Restrictions not Shown.

PARKING TABLE:

Site is vacant and is a grass area.

Kevin L. Baxter 10/27/09
Kevin L. Baxter - Ohio Surveyor No. 7697

ALTA SYMBOLS LEGEND

Table with 3 columns: Symbol, Description, and Description. Includes symbols for signs, street signs, area lights, light poles, electric markers, transformers, meters, drops, boxes, pedestals, outlets, closures, drops, pull boxes, poles, utility poles, traffic control boxes, signals, poles, walk, sprinklers, water valves, fire hydrants, water meters, water services, water control valves, irrigation control valves, cable television drops, gas valves, gas services, gas meters, gas markers, clean outs, catch basins, curb inlets, manholes, down spouts, roof drains, mail boxes, flagpoles, ballards, wood posts, metal posts, and utility lines (gas, water, electric, telephone, cable TV, fence).

BIRD+BULL logo and contact information for C.F. BIRD & R.J. BULL, INC. Engineers and Surveyors, 2875 W. Dublin-Granville Road, Columbus, Ohio 43235. Phone: (614) 761-1661, Fax: (614) 761-1328, WWW.BIRDBULL.COM

THE KROGER CO., N-990. ALTA/ACSM LAND TITLE SURVEY ALONG HARRISBURG PIKE, SOUTHWEST OR EAKIN ROAD, CITY OF COLUMBUS, FRANKLIN CO., OHIO. 0.373 AC. IN. SCALE: 1" = 20'. JOB NO. 08-033. APRIL 13, 2009. DWN: KLB/CKD: 1

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