

**LEGAL DESCRIPTION**

Boundary Description ~ 2.507 Acres  
North of Renner Road  
West Side of Hilliard - Rome Road

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey No. 6641 of the Virginia Military District, being out of the residuum of that 36.418 acre tract conveyed to Meijer Stores Limited Partnership by deed of record in Instrument Number 200102220035778, and described as follows:

Beginning, for reference, at the centerline of relocated Hilliard - Rome Road with Renner Road as shown on ODOT Plan FRA-70-3.41 (on file with ODOT) and recorded in Plat Book 35, Page 109, said intersection being Station 1144+31.40 in the centerline of said relocated Hilliard - Rome Road, in the south line of Parcel No. 103WD as shown in the deed to State of Ohio of record in Deed Book 2979, Page 560;

Thence S 82° 35' 07" E, along said south line, the same being the old centerline for Renner Road, 163.64 feet to the southeast corner of said Parcel No. 103WD, in the east line of said Survey No. 6641;

Thence N 07° 04' 10" W, along the east line of said Parcel No. 103WD, the same being said east survey line and old centerline for Hilliard - Rome Road, 503.64 feet;

Thence S 82° 55' 50" W, across said Parcel No. 103WD, 159.64 feet to a 3/4" iron pin found marking the northeast corner of that 3.604 acre tract conveyed to Motel 6 Operating L.P. of record in Instrument Number 20070927016951, the same being an original corner to said 36.418 acre tract, in a west line of said Parcel No. 103WD, in the west right-of-way line for said Hilliard - Rome Road, the True Point of Beginning;

Thence N 82° 35' 07" W, along the north line of said 3.604 acre tract, the same being an original south line of said 36.418 acre tract, 466.00 feet to an iron pin set;

Thence across said 36.418 acre tract, the following courses:

N 07° 24' 53" E, 402.00 feet a pk nail set;

S 82° 35' 07" E, 250.00 feet an iron pin set;

S 52° 46' 47" W, 56.93 feet an iron pin set;

S 07° 24' 53" W, 302.00 feet an iron pin set;

S 82° 35' 07" E, 221.00 feet an iron pin set;

N 06° 19' 06" E, 215.00 feet an iron pin set;

S 83° 40' 54" E, 40.00 feet an iron pin set in an original east line of said 36.418 acre tract, the same being a west line of said Parcel No. 103WD, in said west right-of-way line;

Thence S 06° 19' 06" W, with an original east line of said 36.418 acre tract, the same being a west line of said Parcel No. 103WD and said west right-of-way line, 230.71 feet to an iron pin set;

Thence S 13° 28' 08" W, with an original east line of said 36.418 acre tract, the same being a west line of said Parcel No. 103WD and said west right-of-way line, 45.32 feet to the True Point of Beginning, containing 2.507 acres, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on 25, March 2010 and is based on existing records and an actual field survey performed in March 2010. A drawing of the above description has been prepared and is a part hereof.

Iron pins set are 3/4" diameter iron pipe, 30" long with plastic cap inscribed "Advanced 7661".

Bearings are based on the Ohio State Plane Coordinate System per NAD83, South Zone (1986 Ad.). A bearing of N 07° 04' 10" W was held for the east line of Parcel No. 103WD recorded in Deed Book 2979, Page 560.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio, unless noted otherwise.

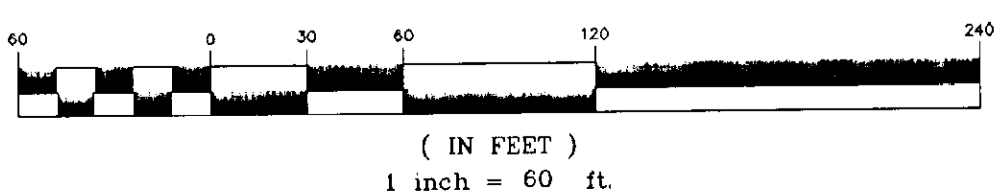
**STATEMENT OF ENCROACHMENTS**

None Visible

**FLOOD NOTE**

By graphic plotting only this property is located in Zone X (areas determined to be outside 500-year floodplain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Plans No. 39040C02100, with an effective date of 08/02/1995, in Franklin County, Ohio. This is an Historic Map, the latest map was not available. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

**GRAPHIC SCALE**



**NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF COMMITMENT NO. 10-39236**

- 9 Easements and setbacks per P.B. 75, Pg. 55 are not located on the subject parcel and not shown hereon.
- 10 Subject parcel is located within the area described in the deeds of record in O.R. 15183A20, O.R. 15183B08 and O.R. 15183B15.
- 11 Subject parcel is located within the area described in the Declaration of Restrictions of record in O.R. 34104C20.
- 12 Subject parcel is located within the area described in the Declaration of Restrictions of record in I.N. 19971010017404. Easements are not located on the subject parcel and not shown hereon.
- 13 Subject parcel is located within the area described in the Declaration of Restrictions of record in I.N. 200702070023525.
- 14 Subject parcel is located within the area described in the Declaration of Restrictions of record in I.N. 200811210169074.
- 15 Easement for gas facilities to Ohio Fuel Gas Company of record in D.B. 2130, Pg. 176, assigned in D.B. 2548, Pg. 90, is not located on the subject parcel and not shown hereon.
- 16 Easement for gas facilities to Ohio Fuel Gas Company of record in D.B. 2329, Pg. 606, assigned in D.B. 2548, Pg. 90, may be located on the subject parcel; no plot attached.
- 17 Easement for gas facilities to Ohio Fuel Gas Company of record in D.B. 2943, Pg. 268 may be located on the subject parcel; exact location unknown.
- 18 Easement for recreational purposes to City of Columbus of record in D.B. 3475, Pg. 19 is not located on the subject parcel and not shown hereon.
- 19 Easement for gas facilities to Columbia Gas of Ohio, Inc. of record in O.R. 5054007 is not located on the subject parcel and not shown hereon.
- 20 Easement for telecommunication facilities to Litel Telecommunications Corporation of record in O.R. 6468H04, assigned in O.R. 7095003, is not located on the subject parcel and not shown hereon.
- 21 Easement for communication facilities to Ohio Bell Telephone Company of record in O.R. 13800A12 is not located on the subject parcel and not shown hereon.
- 22 Easement for sewer facilities to City of Columbus of record in O.R. 1662H08 is not located on the subject parcel and not shown hereon.
- 23 Easement for retention pond to City of Columbus of record in O.R. 16837A17 is located on the subject parcel as shown hereon.
- 24 Easement for communication facilities to Ohio Bell Telephone Company of record in O.R. 19172E07 is not located on the subject parcel and not shown hereon.
- 25 Easement for electric facilities to Columbus Southern Power Company of record in O.R. 1915S17 is not located on the subject parcel and not shown hereon.
- 26 Easement for gas facilities to Columbia Gas of Ohio, Inc. of record in O.R. 22853001 is not located on the subject parcel and not shown hereon.
- 27 Easement for driveway access in an agreement of record in I.N. 19971010117406 is not located on the subject parcel and not shown hereon.
- 28 Easement for parking in an agreement of record in I.N. 19971010117407 is not located on the subject parcel and not shown hereon.
- 29 Easement for utilities in an agreement of record in I.N. 199710100117408 is not located on the subject parcel and not shown hereon.
- 30 Easement for sewer facilities to City of Columbus of record in I.N. 200702070023521 is not located on the subject parcel and not shown hereon.
- 31 Easement for driveway access in an agreement of record in I.N. 200702070023526 is not located on the subject parcel and not shown hereon.
- 32 Easement for storm water discharge in an agreement of record in I.N. 200702070023527 is not located on the subject parcel and not shown hereon.
- 33 Easement for driveway access in an agreement of record in I.N. 200811210169075 is not located on the subject parcel and not shown hereon.
- 34 Subject parcel is located within the area, Exhibit A, described in Storm Water Discharge Agreement of record in I.N. 200811210169076.

**MISCELLANEOUS NOTES**

Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

There is no observable above ground evidence of this site being used as a solid waste dump, pump or any kind of sanitary land fill.

Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

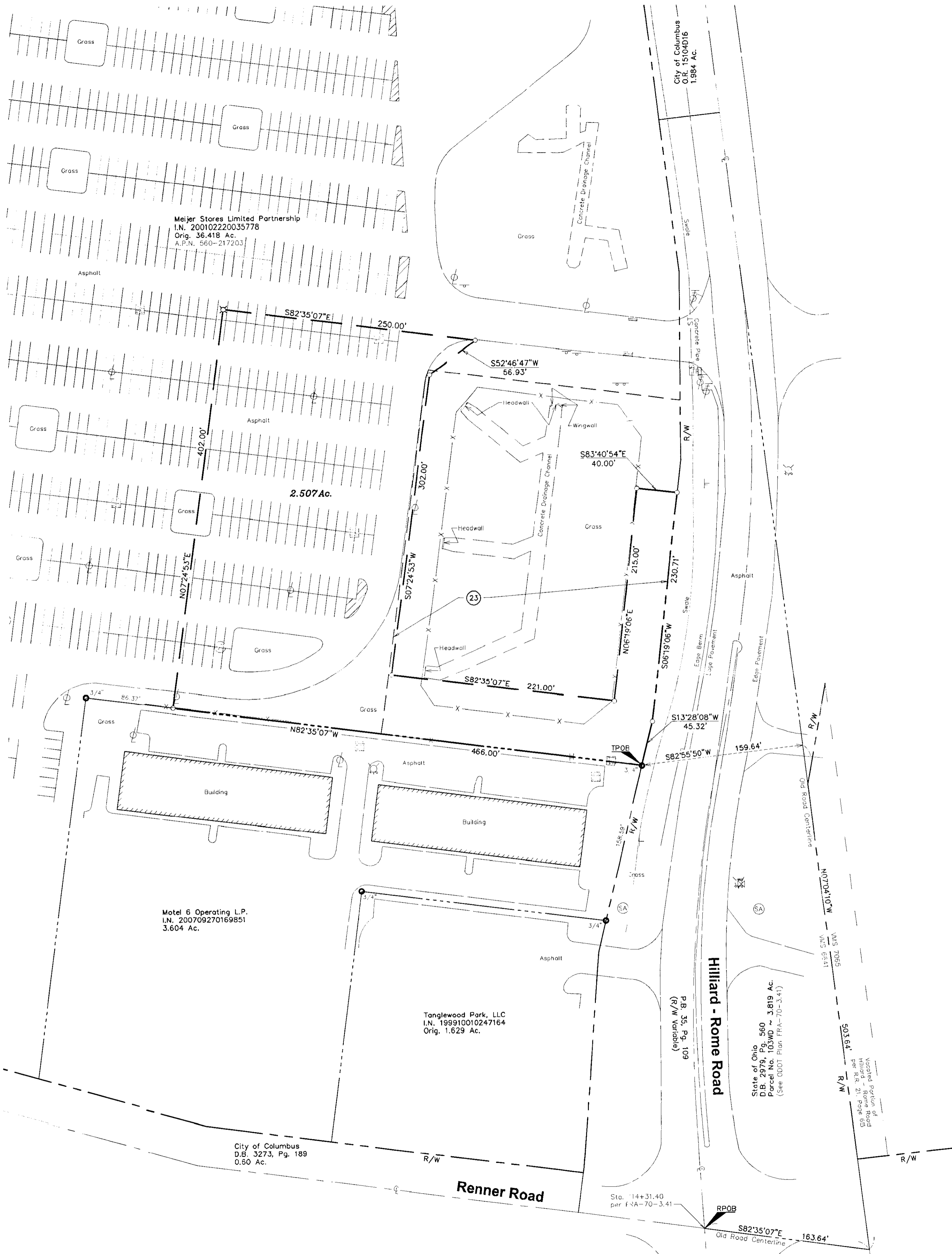
The land described hereon is all of the land as described in Schedule A of the title commitment as issued by Lawyers Title Insurance Corporation, Commitment No. 10-39236, effective date February 10, 2010 at 6:00 A.M.

**ALTA/ACSM CERTIFICATION**

To: George's Corner TKT LLC  
Northstar Venture, LLC  
WestBanco Bank  
Lawyers Title Insurance Corporation

This is to certify, to the best of my knowledge and belief, 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 1-4, 8, 9, 10, 11a, and 15 thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of the 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.

John C. Dodgion, P.S. 8069



**LEGEND**

- Iron Rod Found
- Iron Pin Set
- ⊙ Iron Pipe Found
- ⊙ PK Nail Found
- ⊙ PK Nail Set
- ⊙ RR Spike Found
- ⊙ RR Spike Set
- ⊙ Monument
- ⊙ Monument Box
- ⊙ Electric Manhole
- ⊙ Concrete Post
- ⊙ Electric Transformer
- ⊙ Tacked Hut. / Tray Pt
- ⊙ Comm Manhole
- ⊙ Post Sign / Lamp
- ⊙ Tel Pedestal
- ⊙ Sign
- ⊙ Pole Elec
- ⊙ Billboard / OH Sign
- ⊙ Pole Elec Tel
- ⊙ Deciduous Tree
- ⊙ Pole Elec Tel Light
- ⊙ Pine Tree
- ⊙ Pole Tel
- ⊙ Shrub
- ⊙ Pole Tel Light
- ⊙ Sanitary Manhole
- ⊙ Pole Light
- ⊙ Sanitary Cleanout
- ⊙ Pole Signal
- ⊙ Storm Manhole
- ⊙ Traffic Box
- ⊙ Catch Basin
- ⊙ Guy Pole
- ⊙ Curb Inlet W / Grate
- ⊙ Guy Wire
- ⊙ Gas Valve
- ⊙ Fire Hydrant
- ⊙ Gas Meter
- ⊙ Water Valve
- ⊙ Underground Line Marker
- ⊙ Mailbox
- ⊙ Sprinkler Valve Box
- ⊙ Monitoring Well

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Survey No. 6641 of the Virginia Military District  
City of Columbus, Franklin County, Ohio

**ALTA/ACSM Land Title Survey**  
for  
**Northstar Venture, LLC**



422 Brester Road  
Columbus, Ohio 43230  
ph 614.428.7750  
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SCALE: 1" = 60'  
DATE: 03/25/2010 SHEET 1 / 1