

ALTA/ACSM LAND TITLE SURVEY  
1.383 ACRE TRACT  
LANDS OF WATERLOO CROSSING LIMITED  
SEC. 25, TWP. 11, RANGE 21 CONGRESS LANDS  
CANAL WINCHESTER, FRANKLIN COUNTY, OHIO

LEGAL DESCRIPTION:

Situated in the Village of Canal Winchester, County of Franklin, State of Ohio; also being located within Section 25, Township 11, Range 21, Congress Lands; also being a 1.047 acre tract, the remaining lands of a 5.003 acre tract as conveyed to Waterloo Crossing Limited as described in Instrument No. 200307310240491 Parcel 1, and a 0.336 acre tract, the remaining lands of a 1.641 acre tract as conveyed to Waterloo Crossing Limited as described in Instrument No. 200307310240491 Parcel 2; being more particularly described as follows:

Commencing at the intersection of the centerline of Gender Road and the centerline of Winchester Boulevard as recorded in Plat Book 102 Page 38, said point bearing South 04° 44' 31" West for a distance of 70.72' from monument FCGS 2270 (Reset); thence,

Along the centerline of Gender Road, South 04° 44' 31" West, for a distance of five hundred thirty-nine and fifteen one-hundredths feet (539.15') to a point; thence,

Along a line through Gender Road, said line being perpendicular to the centerline of Gender Road, South 85° 15' 22" East, for a distance of sixty and zero one-hundredths feet (60.00') to an iron pin set, said point being along the easterly right-of-way line of Gender Road, said point also being the southeasterly corner of a 1.188 acre tract as conveyed to Waterloo Crossing Limited as described in Instrument No. 200506290126668, said point also being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along the southerly line of said 1.188 acre tract, South 85° 39' 58" East, for a distance of two hundred eighty-six and thirty-four one-hundredths feet (286.34') to a nail set, said point being the southeasterly corner of said 1.188 acre tract, said point also being along the westerly line of a 6.733 acre tract as conveyed to Waterloo Crossing Limited as described in Instrument No. 200703060039524; thence,

Along a portion of the westerly line of said 6.733 acre tract, South 04° 20' 00" West, for a distance of two hundred ten and ninety-nine one-hundredths feet (210.99') to an iron pin set, said point being along the westerly line of said 6.733 acre tract, said point also being the northeasterly corner of a 0.927 acre tract as conveyed to Waterloo Crossing Limited as described in Instrument No. 200704130065027; thence,

Along the northerly line of said 0.927 acre tract, North 85° 13' 25" West, for a distance of two hundred eighty-seven and eighty-four one-hundredths feet (287.84') to a 1" iron pipe found, said point being the northeasterly corner of said 0.927 acre tract, said point also being along the easterly right-of-way line of Gender Road;

Along the easterly right-of-way line of Gender Road, North 04° 44' 31" East, for a distance of two hundred eight and seventy-eight one-hundredths feet (208.78') to the point of beginning, containing 1.383 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by Kleingers & Associates in March, 2010.

Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-CORS), with a portion of the centerline of Gender Road being South 04° 44' 31" West, as determined by a VRS-GPS survey utilizing CORS station "COLB" as maintained by the Ohio Department of Transportation and station "FCGS 9936".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "Kleingers & Assoc".

NOTES

- OCCUPATION IN GENERAL FITS SURVEY.
- SOURCE DOCUMENTS AS NOTED.
- ALL MONUMENTATION IS IN GOOD CONDITION.
- BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).
- VERTICAL DATUM IS NAVD83 BASED ON BM HTO RESET 1998.
- THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 39049C0452K EFFECTIVE JUNE 17, 2008.
- THE PROPERTY IS LOCATED IN GENERAL COMMERCIAL DISTRICT (GC) WITH A 50' FRONT YARD SETBACK REQUIREMENT, A 20' SIDE YARD SETBACK REQUIREMENT, AND A 25' REAR YARD SETBACK REQUIREMENT. THE MAXIMUM BUILDING HEIGHT ALLOWABLE IS 40' OR 3 STORIES.
- THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON MARCH 3, 2010, OUPS TICKET NUMBER A006200327 & A006200331, AND ON MARCH 10, 2010, OUPS TICKET NUMBER A00600568. LOCATIONS OF UTILITIES AS SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION, AND ABOVE-GROUND APPURTENANCES. MARKINGS AND PLANS FOR TELEPHONE WERE REQUESTED BUT NOT PROVIDED.
- THERE ARE 0 REGULAR PARKING SPACES AND 0 HANDICAP PARKING SPACES ON THE PROPERTY.
- THERE IS NO EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITION WITHIN RECENT MONTHS.
- THERE ARE NO KNOWN CHANGES, COMPLETED OR PROPOSED, IN THE STREET RIGHT-OF-WAY LINES.
- THERE IS NO OBSERVABLE EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
- NO BUILDINGS ON THE SUBJECT PROPERTY.
- NO GAS LINES ARE LOCATED ON THE SUBJECT PROPERTY; NEAREST GAS LINE IS LOCATED ON THE WEST SIDE OF GENDER ROAD RIGHT-OF-WAY.
- ELECTRIC LINES SERVING THE SUBJECT PROPERTY ARE OVERHEAD, AND ARE LOCATED ON THE EAST SIDE OF GENDER ROAD OUTSIDE OF THE RIGHT-OF-WAY; NO EASEMENT FOUND FOR LOCATION OF ELECTRIC LINES.
- PEDESTALS FOR UNDERGROUND TELEPHONE SERVICE SEEN ON EASE SIDE OF GENDER ROAD TO THE NORTH AND SOUTH OF SUBJECT PROPERTY, BUT NO PLANS OR PHYSICAL MARKINGS WERE PROVIDED IN SPITE OF REQUESTS (SEE NOTE NO. 8).
- THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY KLEINGERS AND ASSOCIATES IN MARCH, 2010.

RECEIVED

Michael L. Keller  
Professional Surveyor  
Ohio License No. 7978

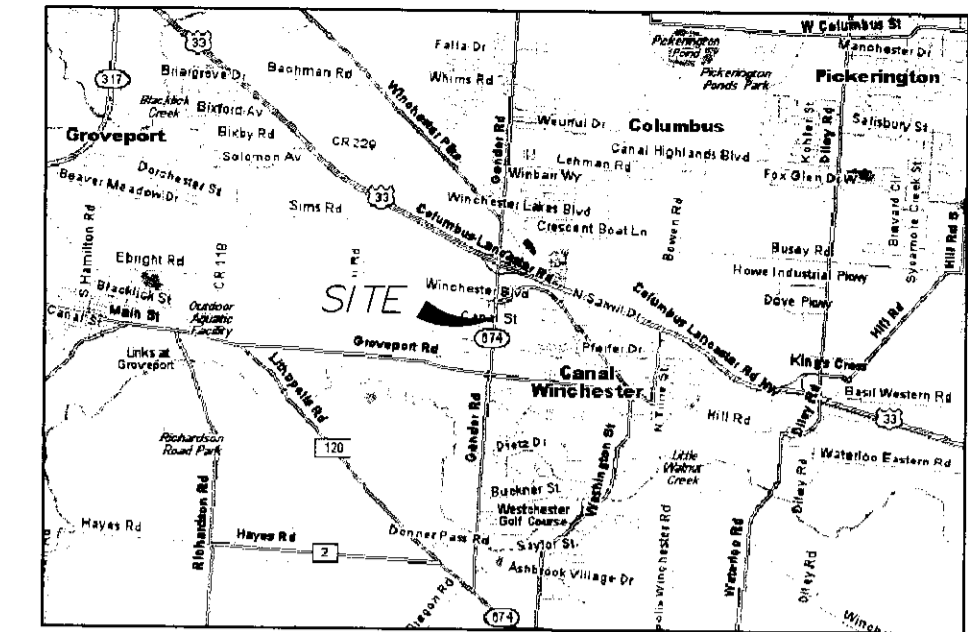
LEGEND

MONUMENT BOX FOUND	EX. WATER VALVE
5/8" CAPPED IRON PIN SET	EX. WATER METER
5/8" IRON PIN FOUND	EX. CATCH BASIN
1" IRON PIPE FOUND	EX. MANHOLE
NAIL FOUND	EX. CHAIN LINK FENCE
NAIL SET	EX. WOOD FENCE
RAILROAD SPIKE FOUND	EX. WIRE FENCE
RAILROAD SPIKE SET	EX. UNDERGROUND ELECTRIC
CONCRETE MONUMENT FOUND	EX. OVERHEAD ELECTRIC
CONCRETE MONUMENT SET	EX. UNDERGROUND TELEPHONE
EX. WELL	EX. OVERHEAD TELEPHONE
EX. FIRE HYDRANT	EX. UNDERGROUND CABLE TELEVISION
EX. GROUND LIGHT	EX. OVERHEAD CABLE TELEVISION
EX. GUARD POST (PIPE BOLLARD)	EX. GAS MAIN
EX. LIGHT POLE	EX. WATER MAIN
EX. TELEPHONE POLE	EX. SANITARY SEWER
EX. POWER POLE	EX. STORM SEWER
EX. GUY WIRE	EX. SOFTWOOD TREE
EX. SIGN	EX. TREELINE
EX. HARDWOOD TREE	EX. CONTOUR LINES

2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

NOTE:  
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES. EXACT LOCATIONS CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

SCALE: 1"=30'



VICINITY MAP  
NOT TO SCALE

FIDELITY NATIONAL TITLE INSURANCE CORPORATION  
TITLE SEARCH REPORT  
ORDER NO. 3046619  
EFFECTIVE DATE: MARCH 04, 2010 AT 6:59 AM  
SCHEDULE B-SECTION 2 EXCEPTIONS

- THESE ARE NOT SURVEY-RELATED ITEMS AND CANNOT BE SHOWN GRAPHICALLY.
- CONCRETE APRON FOR ADJOINING PROPERTY TO THE NORTH APPEARS TO ENCRoACH ON THE NORTHEAST PORTION OF THE SUBJECT PROPERTY.
- ITEM RELATES TO LIENS AND CANNOT BE SHOWN GRAPHICALLY.
- ITEM RELATES TO TAXES AND CANNOT BE SHOWN GRAPHICALLY.
- PER SURVEY PERFORMED, ACREAGE OF PARCEL DETERMINED TO BE 1.383 ACRES.
- ITEM RELATES TO FEES AND LIENS, AND CANNOT BE SHOWN GRAPHICALLY.
- EASEMENTS DETAILED IN PLAT BOOK 102 PAGE 38 ARE AS SHOWN.
- EASEMENT TO OHIO FUEL GAS COMPANY RECORDED IN VOLUME 1455 PG 348; NO SPECIFIC WIDTH OR LOCATION GIVEN, AND CANNOT BE SHOWN GRAPHICALLY.
- RIGHT-OF-WAY TO COLUMBIA GAS TRANSMISSION CORP. RECORDED IN VOLUME 3314 PG 155; NO SPECIFIC WIDTH OR LOCATION GIVEN, AND CANNOT BE SHOWN GRAPHICALLY. PARTIAL RELEASE OF RIGHT-OF-WAY AS RECORDED IN INSTRUMENT #1247017; EXTENT OF EASEMENT RETAINED CANNOT BE DETERMINED FROM RECORDED DOCUMENT.
- EASEMENT TO BP EXPLORATION & OIL CO. AS RECORDED IN INSTRUMENT #33788F5; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- EASEMENT FOR SANITARY SEWER LINE AS RECORDED IN INSTRUMENT #200306230189697; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- EASEMENT FOR STORM DRAINAGE AS RECORDED IN INSTRUMENT #200307110212138; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- EASEMENT FOR WATERLINE AS RECORDED IN INSTRUMENT #200307110212141; ENCUMBERS THE SUBJECT PROPERTY AS SHOWN.
- EASEMENT FOR SEWER LINE AS RECORDED IN INSTRUMENT #200307110212142; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- RIGHT-OF-WAY EASEMENT AGREEMENT TO SOUTH CENTRAL POWER COMPANY AS RECORDED IN INSTRUMENT #200307110212145; EASEMENTS DO NOT ENCUMBER SUBJECT PROPERTY.
- EASEMENT TO COLUMBIA GAS OF OHIO, INC AS RECORDED IN INSTRUMENT #200307110212160; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("EOR") AS RECORDED IN INSTRUMENT #200307110212183; RESTRICTIONS ENCUMBER THE SUBJECT PROPERTY, BUT CANNOT BE SHOWN GRAPHICALLY. PROPERTY IS PART OF OUTLOT AREA C AS DELINEATED IN EXHIBIT A OF SAID INSTRUMENT. FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, RECORDED IN INSTRUMENT #2004031005140. ITEMS ARE NOT SURVEY RELATED AND CANNOT BE SHOWN GRAPHICALLY. SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, RECORDED IN INSTRUMENT #200412200287003; EASEMENTS DETAILED DO NOT ENCUMBER THE SUBJECT PROPERTY.
- APPURTENANT RIGHT OF WAY AND EASEMENT AS RECORDED IN INSTRUMENT #200402230037776; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- RIGHT-OF-WAY EASEMENT TO SOUTH CENTRAL POWER COMPANY AS RECORDED IN INSTRUMENT #200405270122800; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- RIGHT-OF-WAY EASEMENT TO SOUTH CENTRAL POWER COMPANY AS RECORDED IN INSTRUMENT #200503020037746; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- RIGHT-OF-WAY EASEMENT TO SOUTH CENTRAL POWER COMPANY AS RECORDED IN INSTRUMENT #200503020037748; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- RIGHT-OF-WAY EASEMENT TO SOUTH CENTRAL POWER COMPANY AS RECORDED IN INSTRUMENT #200603140047835; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- EASEMENT TO COLUMBIA GAS OF OHIO, INC. AS RECORDED IN INSTRUMENT #20051150241568; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- EASEMENT TO OHIO BELL TELEPHONE COMPANY AS RECORDED IN INSTRUMENT #200511230247429; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- EASEMENT TO OHIO BELL TELEPHONE COMPANY AS RECORDED IN INSTRUMENT #200511230247427; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- ACCESS EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #200511250248180; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- RIGHT-OF-WAY EASEMENT TO SOUTH CENTRAL POWER COMPANY AS RECORDED IN INSTRUMENT #200512010252598; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- RIGHT-OF-WAY EASEMENT TO SOUTH CENTRAL POWER COMPANY AS RECORDED IN INSTRUMENT #200711190198953; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- EASEMENT FOR DRAINAGE, WATERLINE AND SANITARY AS RECORDED IN INSTRUMENT #20071110212380; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- EASEMENT FOR WATERLINE AS RECORDED IN INSTRUMENT #20071110212392; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- EASEMENT FOR STORM DRAINAGE AS RECORDED IN INSTRUMENT #20071110212393; EASEMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- RIGHT-OF-WAY EASEMENT FOR ELECTRIC LINE TO SOUTH CENTRAL POWER COMPANY AS RECORDED IN INSTRUMENT #200806180083820; RIGHT-OF-WAY IS SHOWN BUT DOES NOT ENCUMBER THE SUBJECT PROPERTY.
- THESE ARE NOT SURVEY-RELATED ITEMS AND CANNOT BE SHOWN GRAPHICALLY.

To The Reinalt-Thomas Corporation, a Michigan corporation, Halle Properties, L.L.C., an Arizona limited liability company, and their subsidiaries, affiliates, successors and assignees; and Fidelity National Title Insurance Company;

This is to certify that this survey (i) was made on the ground as per the field notes shown thereon and correctly shows the boundary lines and dimensions of the Property and each individual parcel, (ii) correctly shows the location of all buildings, structures and other improvements, and visible items on the Property, (iii) correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements and other matters of record (with instrument, book, and page number indicated), and (iv) that there are no (A) other easements or rights-of-way in use or in evidence over or under the Property, (B) encroachment of improvements on contiguous property, streets, or alleys, by the improvements located on the property, (C) encroachment of improvements from adjoining property onto the Property, or (D) encroachments by any improvements located on the Property onto any easements affecting the Property, other than those shown.

This is to certify that this map or plot 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 1-18 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.

Michael L. Keller  
MICHAEL L. KELLER  
OHIO PROFESSIONAL SURVEYOR NO. 7978  
4/28/10  
DATE



KLEINGERS & ASSOCIATES  
350 Worthington Rd., Suite B, Westerville, OH 43082  
(614) 882-4311 Fax (614) 882-4479  
WWW.KLEINGERS.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	04/28/10	ADD TITLE ITEMS 31-37; REV. SAN PIPE SIZE 3/31/10
2	04/02/10	ADDRESS CLIENT COMMENTS
3	04/28/10	ADD SPOT ELEVATIONS; ADD NOTE #16 RE: TELEPHONE SERVICE

ALTA/ACSM LAND TITLE SURVEY  
1.383 ACRE TRACT  
LANDS OF WATERLOO CROSSING LIMITED  
SEC. 25, TWP. 11, RANGE 21 CONGRESS LANDS  
CANAL WINCHESTER, FRANKLIN COUNTY, OHIO

SCALE: 1"=30'  
DATE: 03-16-10  
DRAWN: MLK  
DESIGNED:  
CHECKED:  
XREF:  
JOB NO.: 100079.001

WATERLOO CROSSING D. T.  
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