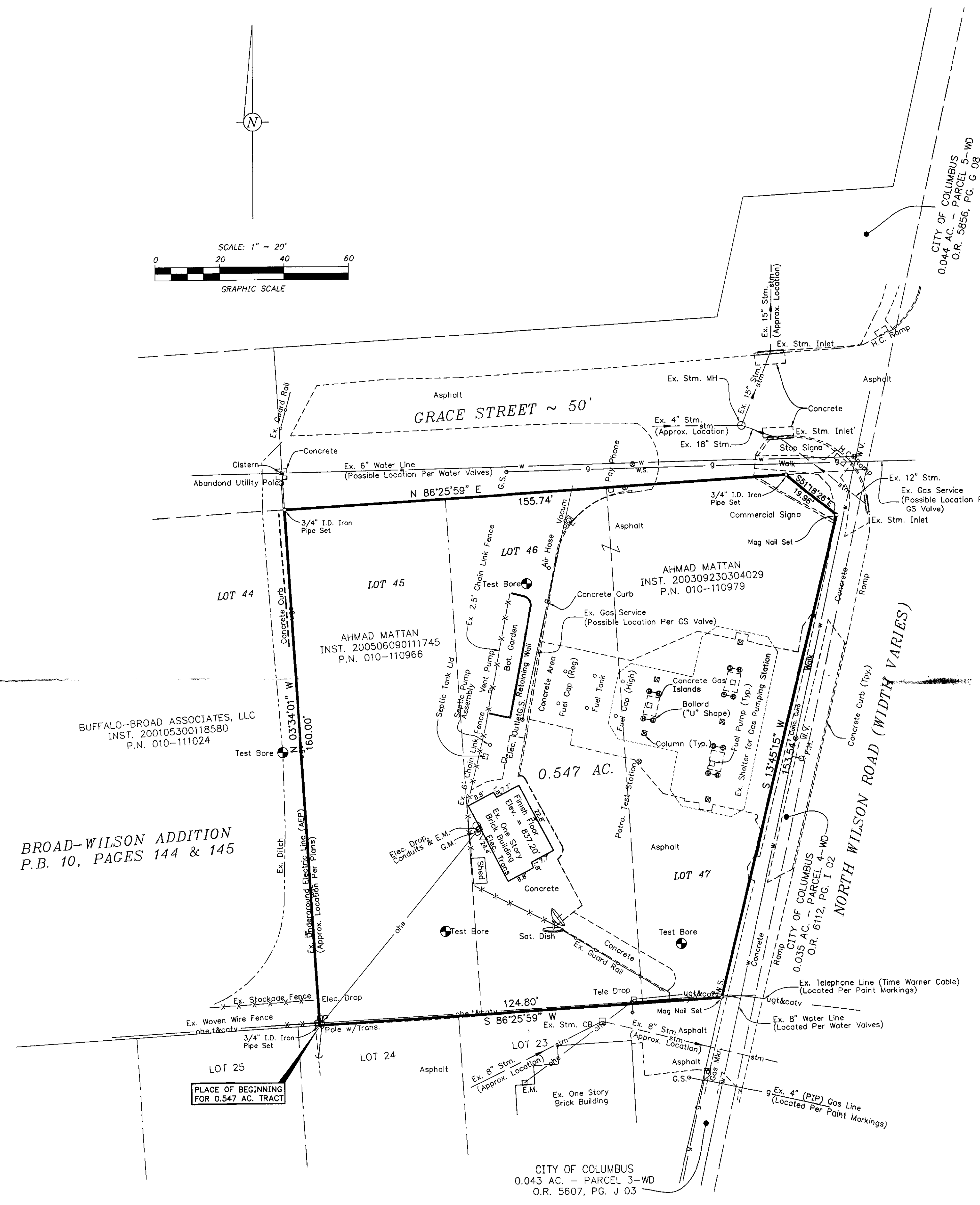
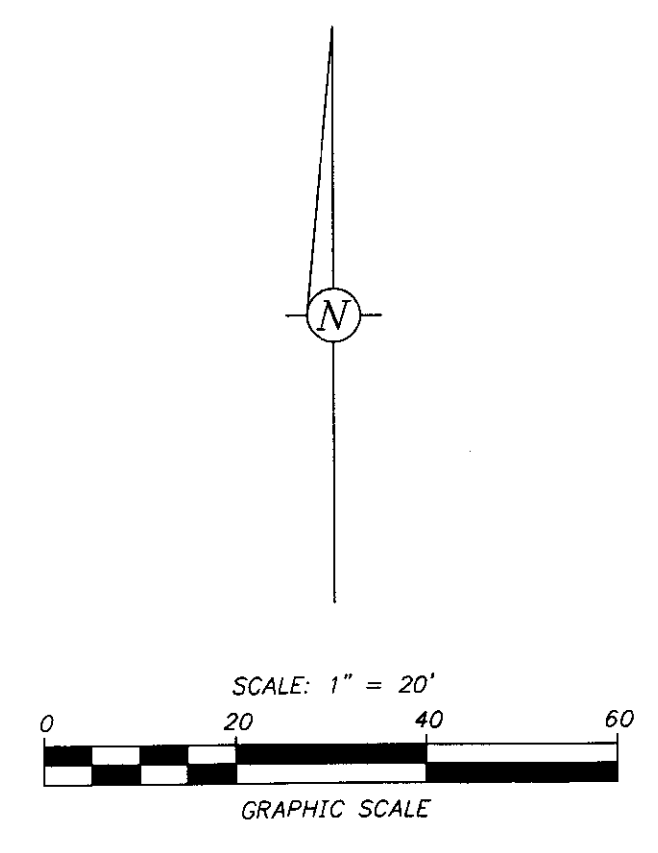


LEGEND

o	Sign	o	Handicap Parking Space
o	Street Sign	o	Monitoring Well
o	Area Light	o	Gas Valve
o	Light Pole	o	Gas Service
o	Light Pole w/Sqr. or Rnd. Base	o	Electric Transformer
o	T.C. Telephone Closure	o	Clean Out
o	Telephone Pole	o	Catch Basin
o	Utility Pole	o	Storm, Sanitary or Electric Manhole
o	P.B. Pull Box	o	Curb Inlet
o	T.P.B. Traffic Pull Box	o	Existing Gas Line
o	T.C.B. Traffic Control Box	o	Existing Water Line
o	Traffic Signal	o	Existing Underground Electric Line
o	W.M. Water Meter	o	Existing Overhead Electric Line
o	G.M. Gas Meter	o	Existing Underground Telephone Line
o	E.M. Electric Meter	o	Existing Overhead Telephone Line
o	Elec. Ped. Electric Pedestal	o	Existing Overhead Cable Television Line
o	E.C. Electric Closure	o	Existing Fence Line
o	W.V. Water Valve	o	3/4" I.D. Iron Pipe found Unless Otherwise Shown
o	D.F.H. Fire Hydrant		
o	Water Service		
o	Bollard		
o	D.S./R. D. Down Spout/Roof Drain		



ALTA/ACSM LAND TITLE SURVEY

LAWYERS TITLE INSURANCE CORPORATION  
COMMITMENT NO. 07-34903  
EFFECTIVE DATE: JANUARY 03, 2011 AT 6:00 A.M.

To: Lawyers Title Insurance Corporation  
LandAmerica  
The Kroger Co.  
Ahmad Mattan

This is to certify that this map or plat 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 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 of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 303 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0303 R (Effective Date: June 17, 2008).

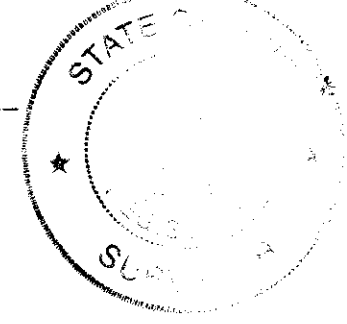
- Item 08. Inst. No. 200309230304029 Underground restrictions for site.
- Item 09. D.B. 613, Pg. 31 Building setbacks (Lot 45).
- Item 09. D.B. 613, Pg. 32 Building setbacks (Lot 46).
- Item 09. D.B. 678, Pg. 433 Building setbacks (Lot 47).
- Item 10. D.B. 808, Pg. 415 Blanket easement (Lot 47).
- Item 11. D.B. 808, Pg. 416 Blanket easement (Lot 46).
- Item 12. D.B. 808, Pg. 418 Blanket easement (Lot 45).
- Item 13. D.B. 1715, Pg. 45 Blanket easement includes site.

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 LC4 (Lot 45) (General Commercial with Limitation Text) and C3 (Lot 46 & 47) (General Commercial, Limited) per City of Columbus Building Development Services. See Zoning Codes for Restrictions not Shown. In addition, Petition Z68-083 adds a height reduction to the C3 zoning of 35 feet.

*Kevin L. Baxter*  
Kevin L. Baxter ~ Ohio Surveyor No. 7697



DESCRIPTION OF 0.547 ACRE TRACT  
AT 85 NORTH WILSON ROAD,  
CITY OF COLUMBUS, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 3315 and being all of Lot Numbers Forty-Five (45) and Forty-Six (46) and a portion of Lot Number Forty-Seven (47), as shown upon the plat entitled BROAD-WILSON ADDITION of record in Plat Book 10, pages 144 and 145, said Lots having been conveyed to Ahmad Mattan by deeds of record in Instrument No. 200309230304029 and Instrument No. 20050609011745, all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4-inch I.D. iron pipe set at the southwest corner of said Lot No. 45, at the southeast corner Lot Number Forty-Four (44), in the north line of Lot Number Twenty-Four (24) of said BROAD-WILSON ADDITION and at a corner of a 39.531 acre tract of land conveyed to Buffalo-Broad Associates, LLC by deed of record in Instrument No. 200105300118580;

thence N 03° 34' 01" W along the west line of said Lot No. 45, along the east line of said Lot No. 44 and along an east line of said 39.531 acre tract a distance of 160.00 feet to a 3/4-inch I.D. iron pipe set at the northwest corner of said Lot No. 45, at the northeast corner of said Lot No. 44, and at the southwesterly corner of the terminus of Grace Street (50 feet wide);

thence N 86° 25' 59" E along the south line of said Grace Street, along the north line of said Lot Nos. 45 and 46 and along a portion of the north line of said Lot No. 47 a distance of 155.74 feet to a 3/4-inch I.D. iron pipe set at the northwesterly end of a line connecting the south line of Grace Street with the westerly right-of-way of North Wilson Road (variable width) and at a corner of a 0.035 acre tract of land conveyed, out of said Lot No. 47 as Parcel 4-WD for North Wilson Road right-of-way purposes, to City of Columbus, by deed of record in Official Record 6112, Page 1 02;

thence S 51° 18' 26" E crossing a portion of said Lot No. 47, along said connecting line and along the southwesterly line of said 0.035 acre tract a distance of 19.96 feet to a MAG nail set at the southeasterly end of said connecting line and at a corner of said 0.035 acre tract;

thence S 13° 45' 15" W crossing a portion of said Lot No. 47, along the westerly right-of-way line of North Wilson Road and along the westerly line of said 0.035 acre tract a distance of 153.54 feet to a MAG nail set at an angle point in the westerly right-of-way line North Wilson Road, in the south line of said Lot No. 47, in the north line of Lot Number Twenty-Three (23) of said BROAD-WILSON ADDITION, at the southwest corner of said 0.035 acre tract and at the northwest corner of a 0.043 acre tract of land conveyed, out of said Lot No. 23 as Parcel 3-WD for North Wilson Road right-of-way purposes, to City of Columbus, by deed of record in Official Record 5607, Page 3 03;

thence S 86° 25' 59" W along a portion of the north line of said Lot No. 23, along a portion of the south line of said Lot No. 47, along a portion of the north line of said Lot No. 24 and along the south lines of Lot Nos. 46 and 45 a distance of 124.80 feet to the place of beginning;

containing 23,832 square feet (= 0.547 acre) of land, more or less and being subject to all 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, from an actual field survey performed under his supervision in January, 2008. Basis of bearings is the south line of Grace Street, being N 86° 25' 59" E, as transferred from a GPS survey of Franklin County monuments FC05 FRANK 1407 and FC05 5335 performed by the Franklin County Engineers Office in 1991, and is based on the NAD83 (1986) Ohio State Plane Coordinate System, South Zone.

NOTE: January, 2011 revision was made to update the description and adjoining ownership and update the FIRM Map Reference.

RECEIVED

JAN 24 2011  
Franklin County Engineer  
Dean C. Ringle P.E. P.S.



THE KROGER CO.  
N-598 - OFFSITE FUEL STATION  
ALTA/ACSM LAND TITLE SURVEY  
85 NORTH WILSON ROAD,  
CITY OF COLUMBUS, FRANKLIN CO., OHIO

0.547 AC. IN BROAD-WILSON ADD., LOTS 45-46, PT. LOT 47, P.B. 10, PGS. 144 & 145	JOB NO. 1
SCALE: 1" = 20'	08-002
DWN: TLR CKD: KLB Jan. 23, 2008	