

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
**COMMITMENT NO. NCS-501207-MICH - SCHEDULE A:**

TRACT 1  
 SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND BEING A PART OF VIRGINIA MILITARY SURVEY NO. 1462, AND BEING ALL OF PARCEL "A", AS SHOWN ON THE PLAN OF THE DEDICATION OF THE EXTENSION OF AUTO MALL DRIVE, AUTO MALL PARKWAY AND EASEMENTS AND THE VACATION OF A PORTION OF AUTO MALL DRIVE AND EASEMENTS, AS RECORDED IN PLAT BOOK 70, PAGE 77, BEING A PART OF A 3.4924 ACRE TRACT, AS VACATED TO AUTOMALL DEVELOPMENT CORPORATION, AS RECORDED IN O.R. 10700 G18, CONTAINING 3.447 ACRES, AND BEING FURTHER DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL "A", BEING THE SOUTHWEST CORNER OF SAID 3.4924 ACRE TRACT, AND BEING IN THE EAST LINE OF AUTO MALL DRIVE, AS SHOWN ON SAID PLAT;  
 THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A DELTA ANGLE OF 19 DEGREES 49' 04", A CHORD OF WHICH BEARS NORTH 16 DEGREES 12' 39" WEST 130.78 FEET, ALONG THE EAST LINE OF SAID AUTO MALL DRIVE, BEING THE WEST LINE OF SAID PARCEL "A", TO AN IRON PIN SET;  
 THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 484.13 FEET, A DELTA ANGLE 11 DEGREES 37' 32", A CHORD OF WHICH BEARS NORTH 20 DEGREES 17' 57" WEST 98.06 FEET, ALONG THE EAST LINE OF SAID AUTO MALL DRIVE, BEING A WEST LINE OF SAID PARCEL "A", TO AN IRON PIN FOUND WITH CAP STAMPED "PK MOORE", AT GRADE IN GOOD CONDITION;  
 THENCE NORTH 14 DEGREES 29' 12" WEST 33.67 FEET, ALONG THE WEST LINE OF SAID AUTO MALL DRIVE, BEING THE WEST LINE OF SAID PARCEL "A", TO A FOUND IRON PIN WITH CAP STAMPED "PK MOORE" AT GRADE IN GOOD CONDITION, SAID IRON PIN BEING THE NORTHWEST CORNER OF SAID PARCEL "A";  
 THENCE NORTH 78 DEGREES 13' 40" EAST 576.59 FEET, ALONG THE NORTH LINE OF SAID PARCEL "A", BEING THE NORTH LINE OF SAID 3.4924 ACRE TRACT, TO AN IRON PIN FOUND WITH CAP STAMPED "PK MOORE" AT GRADE IN GOOD CONDITION, SAID IRON PIN BEING THE NORTHEAST CORNER OF SAID PARCEL "A", AND BEING THE NORTHEAST CORNER OF SAID 3.4924 ACRE TRACT, SAID IRON PIN BEING IN THE WEST LINE OF INTERSTATE 270;  
 THENCE SOUTH 13 DEGREES 59' 49" WEST 302.69 FEET, ALONG THE EAST LINE OF SAID PARCEL "A", BEING THE WEST LINE OF SAID INTERSTATE 270, AND BEING THE EAST LINE OF SAID INTERSTATE 270, AND BEING THE EAST LINE OF SAID 3.4924 ACRE TRACT, TO AN IRON PIN FOUND WITH CAP STAMPED "RDZ" AT GRADE IN GOOD CONDITION, SAID IRON PIN BEING AN ANGLE POINT IN THE WEST LINE OF INTERSTATE 270;  
 THENCE SOUTH 04 DEGREES 28' 19" WEST 86.98 FEET, CONTINUING ALONG THE WEST LINE OF SAID INTERSTATE 270, BEING THE EAST LINE OF SAID PARCEL "A", AND BEING THE EAST LINE OF SAID 3.4924 ACRE TRACT, TO AN IRON PIN FOUND WITH CAP STAMPED "PK MOORE" AT GRADE IN GOOD CONDITION, SAID IRON PIN BEING THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID IRON PIN BEING THE NORTHEAST CORNER OF A 1.5092 ACRE TRACT AS CONVEYED TO AUTOMALL DEVELOPMENT CORPORATION, AS RECORDED IN O.R. 10700 H01;  
 THENCE NORTH 88 DEGREES 12' 58" WEST 405.72 FEET ALONG THE SOUTH LINE OF SAID PARCEL "A", BEING THE NORTH LINE OF SAID 1.5092 ACRE TRACT, TO THE PLACE OF BEGINNING, CONTAINING 3.447 ACRES OR 150148 SQUARE FEET, MORE OR LESS.  
 BEARINGS ARE REFERENCED TO THE EAST LINE OF SAID PARCEL "A", AS BEING SOUTH 13 DEGREES 59' 49" WEST AND ARE USED TO DENOTE ANGLES ONLY. IRON PINS SET ARE 5/8" REBAR, 30" LONG WITH YELLOW PLASTIC CAP STAMPED "J & J SURVEYING" DOCUMENTS REFERRED TO ARE RECORDED IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

TRACT 2  
 SITUATED IN THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO AND BEING A PART OF VIRGINIA MILITARY NO. 1462, AND BEING A 1.5092 ACRE TRACT OF LAND OUT OF A 7.6019 ACRE TRACT OF LAND CONVEYED TO HATFIELD DEVELOPMENT, INCORPORATED BY DEED OF RECORD IN OFFICIAL RECORDS VOLUME 8905, PAGE E09, SAID 1.5092 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:  
 ALL REFERENCES TO DOCUMENTS ARE THOSE DOCUMENTS OF RECORD IN THE FRANKLIN COUNTY RECORDER'S OFFICE;  
 BEGINNING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID 7.6019 ACRE TRACT, SAID IRON PIN BEING IN THE EAST RIGHT OF WAY LINE OF AUTO MALL DRIVE AS SHOWN ON THE RECORDED PLAT THEREOF IN PLAT BOOK 67, PAGES 20, 21 AND 22;  
 THENCE WITH THE NORTH LINE OF SAID 7.6019 ACRE TRACT, SOUTH 88 DEGREES 12' 58" EAST, A DISTANCE OF 405.72 FEET TO A FOUND IRON PIN AT THE MOST NORTHEAST CORNER OF SAID 7.6019 ACRE TRACT, SAID IRON PIN ALSO BEING IN A WEST RIGHT OF WAY LINE OF INTERSTATE ROUTE 270 AS SHOWN ON THE PLANS OF STATE HIGHWAY PROJECT FRA-270-2-435;  
 THENCE WITH SAID RIGHT OF WAY LINE OF SAID I-270, SOUTH 04 DEGREES 28' 19" WEST, A DISTANCE OF 117.00 FEET TO A FOUND IRON PIN AT AN ANGLE POINT IN SAID I-270 RIGHT OF WAY;  
 THENCE CROSSING SAID 7.6019 ACRE TRACT, SOUTH 78 DEGREES 13' 40" WEST, A DISTANCE OF 407.81 FEET TO A SET IRON PIN IN THE EAST RIGHT OF WAY OF THE ABOVE MENTIONED AUTOMALL DRIVE;  
 THENCE WITH SAID EAST RIGHT OF WAY LINE OF SAID AUTOMALL DRIVE, NORTH 01 DEGREES 47' 02" EAST, A DISTANCE OF 155.02 FEET TO A FOUND IRON PIN AT A POINT OF CURVATURE IN SAID RIGHT OF WAY LINE;  
 THENCE CONTINUING WITH SAID EAST RIGHT OF WAY LINE OF AUTO MALL DRIVE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET A CENTRAL ANGLE OF 08 DEGREES 05' 02", AN ARC LENGTH OF 53.61 FEET, THE CHORD OF WHICH BEARS NORTH 02 DEGREES 15' 30" WEST, A DISTANCE OF 53.57 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.5092 ACRES, MORE OR LESS.

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
**COMMITMENT NO. NCS-501207-MICH - SCHEDULE B, SECTION II:**  
 Numbers correspond with Schedule B exception items contained in the above referenced Title Commitment.  
 9. Building setback lines as contained in Plat, filed for record October 6, 1987 and recorded in Plat Book 67, Pages 20, 21 and 22, as amended in Plat Book 70, Page 77 of Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)  
 10. Utility easements as contained in Plat, filed for record October 6, 1987 and recorded in Plat Book 67, Pages 20, 21 and 22, as amended in Plat Book 70, Page 77 of Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)  
 11. Deed of Easement from Kathryn A. Kinnaman, Kathryn Kinnaman as Trustee under Item 3 of the Will of George C. Kinnaman, deceased, George C. Kinnaman, Jr. and Lois A. Becker to the City of Columbus, Ohio, dated June 8, 1970, filed for record November 23, 1971 and recorded in Volume 3192, Page 68 of Franklin County Records. (AFFECTS THE SUBJECT PROPERTY - NOT A PLOTTABLE ITEM)  
 12. Easement Agreement by and between MMR Holdings, L.L.C. and Ohio River Pipe Line L.L.C., filed for record July 19, 2000 and recorded as Franklin County Recorder's Instrument No. 200007190143089. (AFFECTS PARCELS TWO AND THREE OF THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)  
 13. Memorandum of Lease by and between MMR Holdings, L.L.C., Landlord, and Sonic Automotive-1400 Automall Drive, Columbus, Inc., Tenant, dated August 13, 1999, filed for record April 10, 2000 and recorded as Franklin County Recorder's Instrument No. 200004100068312. (AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE ITEMS)  
 16. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Millman Surveying, Inc. on 6-29-09, last revised 2-14-11, designated Job Number 21981:  
 (a) asphalt edge of vehicle display area extends past South boundary line. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

**SURVEYOR'S LEGAL DESCRIPTION**  
 Situated in the City of Columbus, Franklin County and being a part of Virginia Military Survey No. 1462. Being a parcel of land, now or formerly in the name of SRE OHIO, LLC as recorded in Instrument No. 201302250031818 of the Franklin County records of deeds and being more particularly described as follows:  
 BEGINNING AT A 1/2" iron pin with cap "PKM 5883" at the northeast corner of Parcel "A" as shown on the "Plat of the Dedication of the Extension of Auto Mall Drive, Auto Mall Parkway and Easements and the Vacation of a Portion of Auto Mall Drive and Easements" as recorded in Plat Book 70, Page 77;  
 Thence N 78°13'40" E 576.59' along the southerly line of lands now or formerly in the name of White Brothers Properties as recorded in Instrument No. 200200012758 and the northerly line of said Parcel "A" to a 1/2" iron pin with cap "PKM 5883" at the northeast corner of SAID Parcel "A" also being a point on the westerly right-of-way line of Interstate 270 as shown on the plans of State Highway Project FRA-270-2-435;  
 Thence S 13°59'49" W, 302.69' along said westerly right-of-way to a 1" iron pipe with cap "RDZ" at an angle point;  
 Thence continuing along said westerly right-of-way S 04°28'19" W 203.98' to a 1/2" iron pin with cap "PKM 5883" at an angle point;  
 Thence leaving said westerly right-of-way S 78°13'43" W along the north line of lands now or formerly in the name of SRE OHIO, LLC as recorded in Instrument No. 201302250031813, 407.82' to a 1/2" iron pin in the easterly right-of-way line of Auto Mall Drive as shown on the "Dedication of Auto Mall Drive and Easements", and recorded in Plat Book 67, Pages 20-22;  
 Thence northerly and northerly along said easterly right-of-way for the following four (4) courses:  
 1. Thence N 01°47'02" E 159.02' to a 5/8" Iron Rebar Set Stamped "MILLMAN 3303420723" at a point of curvature;  
 2. Thence northwesterly 185.05' along the arc of a curve concave southwesterly, having a radius of 380.00', a central angle of 27°54'11", and a chord of N 12°10'06" W, 183.23' to a 5/8" Iron Rebar Set Stamped "MILLMAN 3303420723" at a point of reverse curvature;  
 3. Thence northwesterly along the arc of a curve concave to the northeast, having a radius of 484.13', a central angle of 11°37'30", and a chord of N 20°17'57" W, 88.06' to a 5/8" iron pin (No Identification) at a point of tangency;  
 4. Thence N 14°29'12" W 33.67' to the PLACE OF BEGINNING containing 215,820 sq. ft. (4,9545 acres) of land.  
 The meridian for all bearings shown hereon is the East line of Automall Drive, known as being North 01°47'02" East, per Plat Book 70, Page 77 of Franklin County Records, and is used to denote angles only.

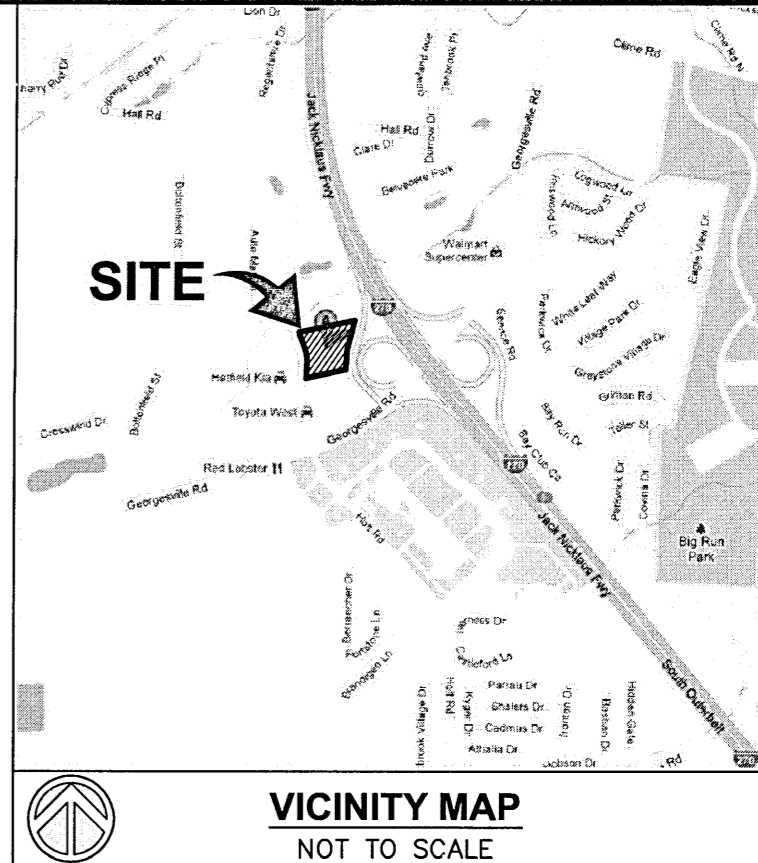
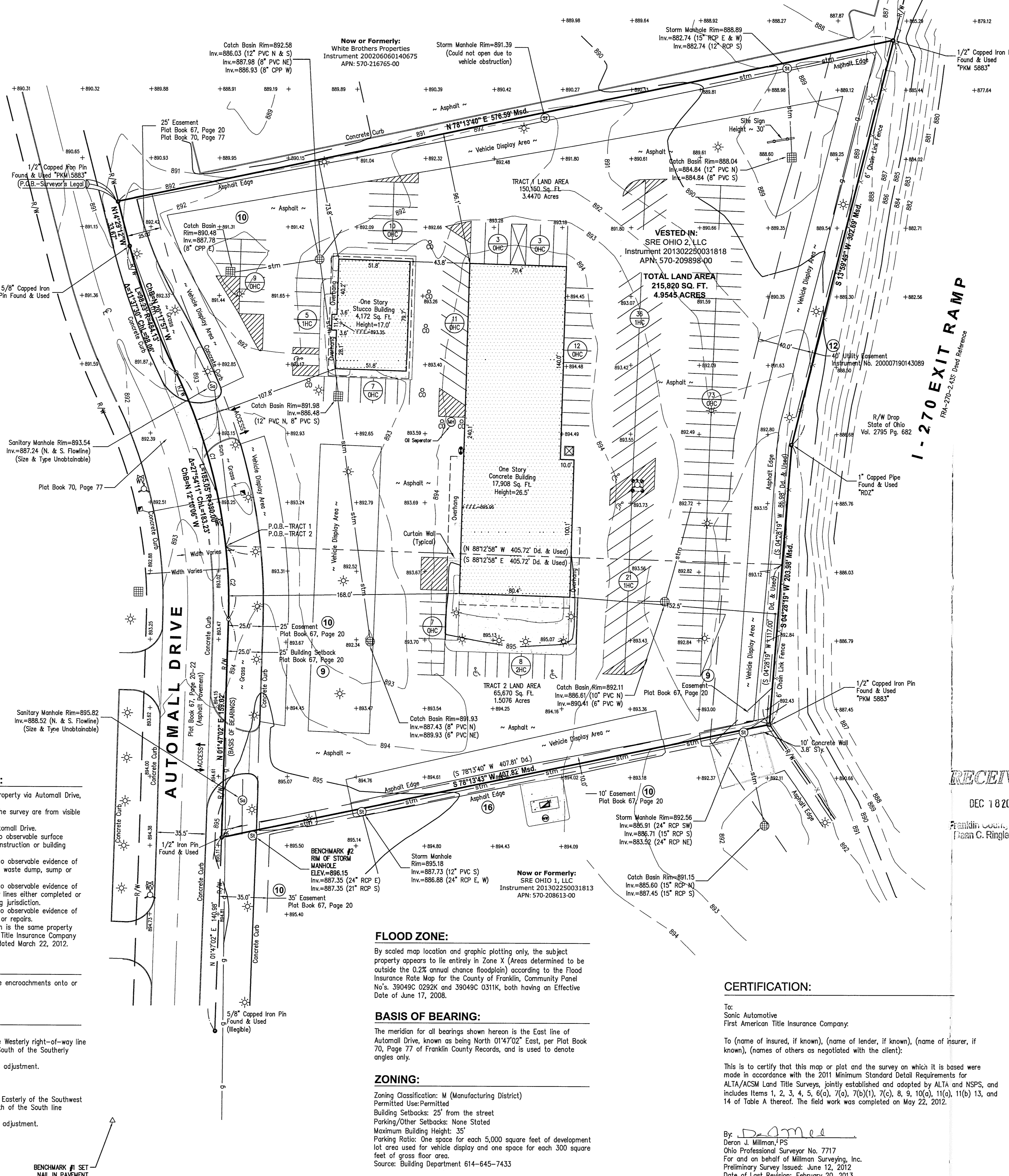
**MISCELLANEOUS NOTES:**  
 1. There is direct access to the subject property via Automall Drive, a public right-of-way.  
 2. The locations of all utilities shown on the survey are from visible surface evidence only.  
 3. The posted address on site is 1400 Automall Drive.  
 4. At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.  
 5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.  
 6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.  
 7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.  
 8. The Property surveyed and shown hereon is the same property described in Schedule A of First American Title Insurance Company Title Commitment No. NCS-501207-MICH dated March 22, 2012.

**ENCROACHMENTS:**  
 At the time of survey there were no visible encroachments onto or beyond the subject property.

**BENCHMARKS:**  
 ON-SITE BENCHMARK #1:  
 Nail set in pavement 16.3 feet West of the Westerly right-of-way line of Automall Drive approximately 267 feet South of the Southerly most entrance to the subject property.  
 Elevation = 896.46 NAVD88 per static GPS adjustment.  
 ON-SITE BENCHMARK #2:  
 The rim of Storm Manhole located 22 feet Easterly of the Southwest corner of the subject property, 1 foot South of the South line thereof.  
 Elevation = 896.15 NAVD88 per static GPS adjustment.

**PARKING:**  
 205 Parking Spaces  
 5 Handicapped Spaces  
 210 Total Parking Spaces

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	380.00'	131.43'	130.78'	N 16°12'39" W	15°49'03"
C2	380.00'	53.61'	53.57'	S 02°15'30" E	08°05'02"



**SYMBOL LEGEND**

R/W	- Right-of-Way
€	- Centerline
P.O.C.	- Point of Commencement
P.O.B.	- Point of Beginning
Calc.	- Calculated Measurement
Dd.	- Dead Measurement
Rec.	- Record Measurement
Meas.	- Measured Dimension
R	- Radius
L	- Arc Length
ChB	- Chord Bearing
ChL	- Chord Length
Δ	- Delta Angle
F.F.E.	- Finished Floor Elevation
FL	- Foot/Feet
RCP	- Reinforced Concrete Pipe
CPP	- Corrugated Polyvinyl Pipe
INV.	- Invert
STM.	- Storm
BM.	- Benchmark
Elev.	- Elevation
C.C.	- Curb Cut
●	- Monumentation Found as Noted
△	- MAG Nail or PK Nail Set
○	- 5/8" Iron Rebar Set Stamped "MILLMAN 3303420723"
▲	- MAG Nail/PK or Drill Hole Nail Found
⊙	- Manhole (Unidentified)
⊕	- Sanitary Manhole
⊖	- Telephone Manhole
⊗	- Storm Manhole
⊘	- Curb Inlet Basin With Grate
⊙	- Catch Basin (Round & Square)
⊙	- Sanitary Cleanout
⊙	- Fire Hydrant
⊙	- Water Valve
⊙	- Gas Meter
⊙	- Air Conditioner Unit
⊙	- Telephone Pedestal
⊙	- Electric Transformer
⊙	- Gas Pump on Concrete Pad
⊙	- Monitoring Well
⊙	- Bollard Post
⊙	- Handicap Space
⊙	- Wall (As Noted)
⊙	- Flag Pole
⊙	- Light Pole
⊙	- Fence (As Noted)
⊙	- Storm Sewer
⊙	- Sanitary Sewer
⊙	- Underground Gas Line
⊙	- Underground Telephone Line
⊙	- Concrete Area
⊙	- No Parking Area
⊙	- Building Area
⊙	- No. of Regular Parking Spaces
⊙	- No. of Handicap Spaces

**RECEIVED**  
 DEC 18 2013  
 Franklin County Recorder  
 Dean C. Ringle, PE, RS.

**FLOOD ZONE:**

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Franklin, Community Panel No's. 39049C 0292K and 39049C 031K, both having an Effective Date of June 17, 2008.

**BASIS OF BEARING:**

The meridian for all bearings shown hereon is the East line of Automall Drive, known as being North 01°47'02" East, per Plat Book 70, Page 77 of Franklin County Records, and is used to denote angles only.

**ZONING:**

Zoning Classification: M (Manufacturing District)  
 Permitted Use: Permitted  
 Building Setbacks: 25' from the street  
 Parking/Other Setbacks: None Stated  
 Maximum Building Height: 35'  
 Parking Ratio: One space for each 5,000 square feet of development lot area used for vehicle display and one space for each 300 square feet of gross floor area.  
 Source: Building Department 614-645-7433

**CERTIFICATION:**

To: Sonic Automotive  
 First American Title Insurance Company.

To (name of insured, if known), (name of lender, if known), (name of insurer, if known), (names of others as negotiated with the client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 11(b) 13, and 14 of Table A thereof. The field work was completed on May 22, 2012.

By: *D. J. Millman*  
 Deron J. Millman, P.S.  
 Ohio Professional Surveyor No. 7717  
 For and on behalf of Millman Surveying, Inc.  
 Preliminary Survey Issued: June 12, 2012  
 Date of Last Revision: February 20, 2013

**UNDERGROUND UTILITIES**  
 2 WORKING DAYS BEFORE YOU DIG  
 CALL 1-800-362-2764 (TOLL FREE)  
 UTILITY NOTIFICATION CENTER OF OHIO  
 NON-MEMBERS MUST BE CALLED DIRECTLY

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 Hudson, OH 44236  
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 Fax: 330-342-0834  
 www.millmansurveying.com

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:  
**SONIC AUTOMOTIVE, INC.**  
 4401 Colwick Road  
 Charlotte, NC, 28211  
 Phone: 704-566-6758

**millman virtualsurveyor**  
 for more information visit <http://vimeo.com/25774136>

1400 Automall Drive  
 City of Columbus  
 County of Franklin  
 State of OH

**NORTH**  
**GRAPHIC SCALE**  
 0 40' 80'  
 1 INCH = 40 FT.

STATE OF OHIO  
 DERON J. MILLMAN  
 7717  
 REGISTERED PROFESSIONAL SURVEYOR

Surveyor's Seal  
 Sheet No. **1** of **1**  
 MSI Project No. 26474  
 PM: MR Drafter: PF