

LOCATION MAP  
NO SCALE

**NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF COMMITMENT No. 2005110906**

- 4 Easement to The Columbus Railway Power & Light Co. of record in Deed Book 946, Page 487, Recorder's Office, Franklin County, Ohio. Easement for Electric Transmission line along highway. Easement within road right-of-way, exact location unknown and is not shown hereon.
- 5 Easement to The Ohio Bell Telephone Co. of record in Deed Book 982, Page 228, Recorder's Office, Franklin County, Ohio. Easement within road right-of-way, exact location unknown and is not shown hereon.
- 6 Right of Way and Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2789, Page 567, partially released in Instrument Number 200406140136728, Recorder's Office, Franklin County, Ohio. 30' Right-of-Way is not located on the subject parcel and is not shown hereon.
- 7 Development and Restriction Agreement of record in Instrument Number 200110250246277, as amended in Instrument Number 200311170367370, Instrument Number 20041240269813, and Instrument Number 20031160241936, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the agreement, document is non-survey issues, and unable to be shown hereon.
- 8 Easement to the City of Grove City of record in Instrument Number 200209060221727, Recorder's Office, Franklin County, Ohio. 25' Utility Easement is located on the subject parcel as shown hereon.
- 9 Reciprocal Access Easement Agreement of record in Instrument Number 200211120287250, Recorder's Office, Franklin County, Ohio. Easement is not located on the subject parcel as shown hereon.
- 10 Easement to Columbus and Southern Ohio Electric Company of record in Official Record 5229F20, Recorder's Office, Franklin County, Ohio. Easement is not located on the subject parcel and is not shown hereon.
- 11 Easement to Ohio Bell Telephone Company of record in Official Record 6342F10, Recorder's Office, Franklin County, Ohio. Easement is not located on the subject parcel and is not shown hereon.
- 12 Easement to Columbus and Southern Ohio Electric Company of record in Official Record 6243G05, Recorder's Office, Franklin County, Ohio. Easement is not located on the subject parcel and is not shown hereon.
- 13 Easement to Columbia Gas of Ohio, Inc. of record in Official Record 1348BH03, Recorder's Office, Franklin County, Ohio. Easement is not located on the subject parcel and is not shown hereon.
- 14 Easement to City of Grove City, Ohio of record in Official Record 14481F11, Recorder's Office, Franklin County, Ohio. 20' Waterline Easement is located on the subject parcel as shown hereon.
- 15 Easement to the City of Grove City, Ohio of record in Instrument Number 200401080003108, Recorder's Office, Franklin County, Ohio. 20' Sanitary Sewer Easement is located on the subject parcel as shown hereon.
- 16 Easement to Columbus Southern Power Company of record in Instrument Number 200404140063290, Recorder's Office, Franklin County, Ohio. Easement is not located on the subject parcel as shown hereon.
- 17 Declaration of Restrictions of record in Instrument Number 20031140355768, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the declaration, document is non-survey issues, and unable to be shown hereon.
- 18 Declaration of Restrictions and Easements Regarding Outlots of record in Instrument Number 200404020072001, as amended in Instrument Number 200406250149099, and Waiver and Consent in Instrument Number 200411230268193, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the declaration. Access Easement and Signage and Landscape Easements are shown hereon.
- 19 Restriction Agreement and Grant of Easements of record in Instrument Number 200406280149117, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the agreement, document is non-survey issues, and unable to be shown hereon.
- 20 Memorandum of Development Agreement of record in Instrument Number 200406280149119, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the agreement, document is non-survey issues, and unable to be shown hereon.
- 21 Easement to The Ohio Bell Telephone Company of record in Instrument Number 200410010229078, Recorder's Office, Franklin County, Ohio. Easement is not located on the subject parcel as shown hereon.
- 22 Declaration of Covenants of record in Instrument Number 200410260246726, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the declaration, document is non-survey issues, and unable to be shown hereon.
- 23 Easement to the Columbia Gas of Ohio, Inc. of record in Instrument Number 200504050062422, Recorder's Office, Franklin County, Ohio. 20' Gasline Easement is located on the subject parcel as shown hereon.
- 24 Declaration of Covenants of record in Instrument Number 200504050062422, Recorder's Office, Franklin County, Ohio. Subject parcel is located within that area as described by the declaration, document is non-survey issues, and unable to be shown hereon.

**LEGEND**

- |                           |                        |
|---------------------------|------------------------|
| ● Iron Pin Found          | ○ Iron Pin Set W / Cap |
| ▲ PK Nail Found           | ✕ PK Nail Set          |
| ▲ RR Spike Found          | △ RR Spike Set         |
| M Monument Box            | M Monument             |
| ⊕ Concrete Post           | ⊕ Electric Manhole     |
| ⊕ Tacked Hub / Trav Pt    | ⊕ Electric Transformer |
| ⊕ Post Sign / Lamp        | ⊕ Comm Manhole         |
| ⊕ Sign                    | ⊕ Tel Pedestal         |
| ⊕ Billboard / OH Sign     | ⊕ Pole Elec            |
| ⊕ Deciduous Tree          | ⊕ Pole Elec Tel        |
| ⊕ Pine Tree               | ⊕ Pole Elec Tel Light  |
| ⊕ Shrub                   | ⊕ Pole Tel             |
| ⊕ Sanitary Manhole        | ⊕ Pole Tel Light       |
| ⊕ Sanitary Cleanout       | ⊕ Pole Light           |
| ⊕ Storm Manhole           | ⊕ Pole Signal          |
| ⊕ Catch Basin             | ⊕ Traffic Box          |
| ⊕ Curb Inlet W / Grate    | ⊕ Guy Pole             |
| ⊕ Gas Valve               | ⊕ Guy Wire             |
| ⊕ Gas Meter               | ⊕ Fire Hydrant         |
| ⊕ Underground Line Marker | ⊕ Water Valve          |
| ⊕ Sprinkler Valve Box     | ⊕ Mailbox              |
|                           | ⊕ Monitoring Well      |

**STATEMENT OF ENCROACHMENTS**

None Visible

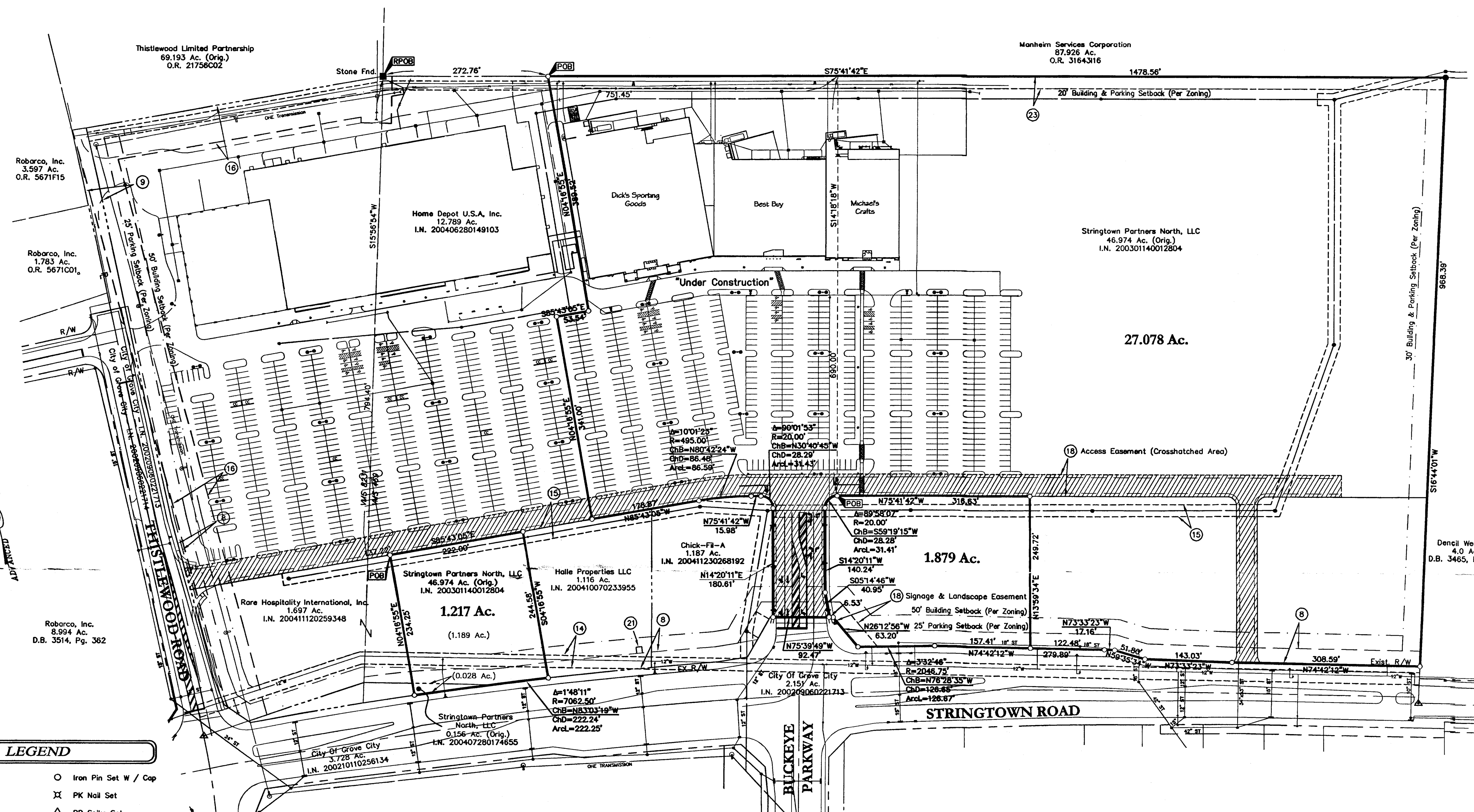
**MISCELLANEOUS NOTES**

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

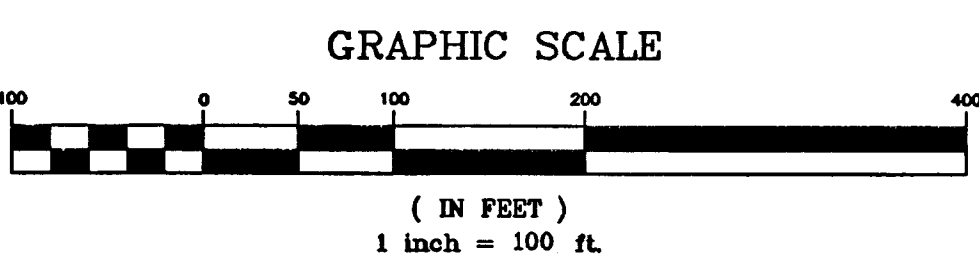
There is no observable evidence of this site being used as a solid waste dump, pump or any kind of sanitary land fill.

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 Chicago Title Insurance Company, Commitment No. 2005110906, effective date December 2, 2005 at 7:00 A.M.



**RECEIVED**  
JAN 06 2006  
Franklin County Engineer  
Dean C. Ringle PE, ES



**FLOOD NOTE**

By graphic plotting only this property is located in zone "X" (areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C0243 G, with an effective date of August 2, 1995, in Franklin County, Ohio. No field surveying was performed to determine this zone.

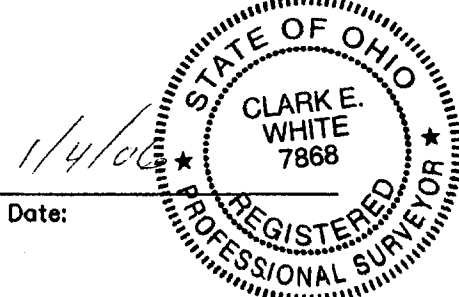
**ALTA / ACSM CERTIFICATION**

TO: Sky Bank, its successors and/or assigns as their respective interests may appear  
Stringtown Partners North, LLC  
Chicago Title Insurance Company  
Connor Land Title Agency, Ltd.

The undersigned hereby certifies as of December 21, 2005, that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "classes" by surveying calculation and the land area calculated is accurate. This survey correctly shows the location of all buildings, structures, drives and parking areas and other improvements on the property and all are within the boundary lines and applicable setback lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property, except as shown hereon; that all easements shown in Chicago Title Insurance Company Title Commitment No. 2005110906 dated December 2, 2005 that affect the subject property are shown thereon; that there is access to public ways; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure, or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard map published by the Federal Emergency Management Agency. This survey was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established by ALTA, ACSM and NSPS in 1999 which includes items 1-4, 8, 10, 11b, 13 and 15 of Table A and meets the accuracy requirements of an "Urban" Survey, as defined therein.

ADVANCED CIVIL DESIGN, INC.

Clark E. White  
Professional Surveyor No. 7868



**ALTA SURVEY FOR PCN RETAIL CENTER CONTINENTAL REAL ESTATE**

PLAN PREPARED BY:

**ADVANCED CIVIL DESIGN**  
ENGINEERS & SURVEYORS

4805 Morse Road  
Suite 101  
Columbus, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 100'  
DATE: 12/22/05  
REVISED: 01/04/06

SHEET 1 / 2

**LEGAL DESCRIPTIONS**

**27.078 Acres**

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey Number 469, and being 27.078 acres out of that original 46.974 acre tract as conveyed to Stringtown Partners North, LLC by deed of record in Instrument Number 200301140012804, said 27.078 acres being more particularly bounded and described as follows:

Beginning, for reference, at a stone found at a corner common to that 12.789 acre tract as conveyed to Home Depot U.S.A., Inc. by deed of record in Instrument Number 200406280149103, an original 69.193 acre tract as conveyed to Thistlewood Limited Partnership by deed of record in Official Record 21756C02 and an 87.926 acre tract as conveyed to Manheim Services Corporation by deed of record in Official Record 3164316, said stone being on the common line between Virginia Military Surveys 469 and 8231;

Thence S 75° 41' 42" E, with the southerly line of said 87.926 acre tract, being the northerly line of said 12.789 acre tract, a distance of 272.76 feet to an iron pin set at the northeasterly corner of said 12.789 acre tract, being the True Point of Beginning;

Thence S 75° 41' 42" E, continuing with the southerly line of said 87.926 acre tract, a distance of 1478.56 feet to an iron pin found at the northwesterly corner of that tract as conveyed to Dencil Weethee by deed of record in Deed Book 3465, Page 623;

Thence S 16° 44' 01" W, with the westerly line of said Weethee tract, a distance of 968.39 feet to an iron pin set in the northerly right-of-way line of Stringtown Road, being the northerly line of that 2.151 acre tract as conveyed to the City of Grove City by deed of record in Instrument Number 200209060221713;

Thence with said northerly right-of-way line, being the northerly line of said 2.151 acre tract, the following courses;

N 74° 42' 12" W, a distance of 308.59 feet to an iron pin set;

N 73° 33' 23" W, a distance of 143.03 feet to an iron pin set;

N 59° 35' 34" W, a distance of 51.80 feet to an iron pin set;

N 73° 33' 23" W, a distance of 17.16 feet to an iron pin set; and

N 74° 42' 12" W, a distance of 122.48 feet to an iron pin set;

Thence across said original 46.974 acre tract, the following courses;

N 13° 59' 34" E, a distance of 249.72 feet to an iron pin set;

N 75° 41' 42" W, a distance of 316.63 feet to an iron pin set at a point of curvature of a curve to the left;

Southwesterly, with the arc of said curve (Delta = 89° 58' 07", Radius = 20.00 feet, Arc Length = 31.41 feet) a chord bearing and distance of S 59° 19' 15" W, 28.28 feet to an iron pin set at a point of tangency;

S 14° 20' 11" W, a distance of 140.24 feet to an iron pin set; and

S 05° 14' 46" W, a distance of 40.95 feet to an iron pin set in the northerly right-of-way line of said Stringtown Road, being the northerly line of said 2.151 acre tract;

Thence N 75° 39' 49" W, with said northerly right-of-way line, being the northerly line of said 2.151 acre tract, a distance of 92.47 feet to an iron pin set in the easterly line of that 1.187 acre tract as conveyed to Chick-Fil-A by deed of record in Instrument Number 200411230268192;

Thence with the easterly and northerly lines of said 1.187 acre tract, and a portion of the northerly line of that 1.116 acre tract as conveyed to Halle Properties LLC by deed of record in Instrument Number 200410070233955, the following courses;

N 14° 20' 11" E, a distance of 180.61 feet to an iron pin set at a point of curvature of a curve to the left;

Northwesterly, with the arc of said curve (Delta = 90° 01' 53", Radius = 20.00 feet, Arc Length = 31.43 feet) a chord bearing and distance of N 30° 40' 45" W, 28.29 feet to an iron pin set at a point of tangency;

N 75° 41' 42" W, a distance of 15.98 feet to an iron pin set at a point of curvature of a curve to the left;

Northwesterly, with the arc of said curve (Delta = 10° 01' 23", Radius = 495.00 feet, Arc Length = 86.59 feet) a chord bearing and distance of N 80° 42' 24" W, 86.48 feet to an iron pin set at a point of tangency; and

N 85° 43' 05" W, a distance of 178.87 feet to an iron pin set at the southeasterly corner of said 12.789 acre tract;

Thence with the easterly line of said 12.789 acre tract, the following courses;

N 04° 16' 55" E, a distance of 341.00 feet to an iron pin set;

S 85° 43' 05" E, a distance of 53.54 feet to an iron pin set; and

N 04° 16' 55" E, a distance of 389.52 feet to the True Point of Beginning, and containing 27.078 acres of land, more or less, as calculated by the above courses. Subject, however, to all legal highways, easements, and restrictions of record. The above description was prepared by Clark E. White, P.S. #7868 on December 22, 2005.

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

All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio. The Basis of Bearings used in this description was transferred from a GPS survey of Franklin County Monuments "Frank 25" and "Frank 125" performed by the Franklin County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, 1986 adjustment, and determines the bearing between said monuments as S 87° 46' 00" E.

**1.879 Acres**

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey Number 469, and being 1.879 acres out of that original 46.974 acre tract as conveyed to Stringtown Partners North, LLC by deed of record in Instrument Number 200211120287253 (re-recorded in Instrument Number 200301140012804), said 1.879 acres being more particularly bounded and described as follows:

Beginning, for reference, at a stone found on the common line to Virginia Military Surveys 469 and 8231, marking a corner common to that 12.789 acre tract as conveyed to Home Depot U.S.A., Inc. by deed of record in Instrument Number 200406280149103, an original 69.193 acre tract as conveyed to Thistlewood Limited Partnership by deed of record in Official Record 21756C02 and an 87.926 acre tract as conveyed to Manheim Services Corporation by deed of record in Official Record 3164316;

Thence S 75° 41' 42" E, with the northerly line of said 12.789 acre tract, and the northerly line of said original 46.974 acre tract, being the southerly line of said 87.926 acre tract, a distance of 751.45 feet to a point;

Thence S 14° 18' 18" W, across said 46.974 acre tract, a distance of 690.00 feet to an iron pin set at the True Point of Beginning;

Thence continuing across said 46.974 acre tract, the following courses and distances;

S 75° 41' 42" E, a distance of 316.63 feet to an iron pin set; and

S 13° 59' 34" W, a distance of 249.72 feet to an iron pin set in the northerly right-of-way line of Stringtown Road, being the northerly line of that 2.151 acre tract as conveyed to the City of Grove City by deed of record in Instrument Number 200209060221713;

Thence with said northerly right-of-way line, being the northerly line of said 2.151 acre tract, the following courses and distances;

N 74° 42' 12" W, a distance of 157.41 feet to an iron pin set at a point of curvature of a curve to the left;

Northwesterly, with the arc of said curve (Delta = 03° 32' 46", Radius = 2046.75 feet, Arc Length = 126.67 feet) a chord bearing and distance of N 76° 28' 35" W, 126.65 feet to an iron pin set;

N 26° 12' 56" W, a distance of 63.20 feet to an iron pin set; and

N 75° 39' 49" W, a distance of 6.53 feet to an iron pin set;

Thence across said 46.974 acre tract, the following courses and distances;

N 05° 14' 46" E, a distance of 40.95 feet to an iron pin set;

N 14° 20' 11" E, a distance of 140.24 feet to an iron pin set at a point of curvature of a curve to the right; and

Northeasterly, with the arc of said curve (Delta = 89° 58' 07", Radius = 20.00 feet, Arc Length = 31.41 feet) a chord bearing and distance of N 59° 19' 15" E, 28.28 feet to the True Point of Beginning, and containing 1.879 acres of land, more or less, as calculated by the above courses. Subject, however, to all legal highways, easements, and restrictions of record. The above description was prepared by Clark E. White, P.S. #7868 on September 8, 2005.

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

All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio. The Basis of Bearings used in this description was transferred from a GPS survey of Franklin County Monuments "Frank 25" and "Frank 125" performed by the Franklin County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, 1986 adjustment, and determines the bearing between said monuments as S 87° 46' 00" E.

**1.217 Acres**

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey Number 469, being 1.189 acres out of that original 46.974 acre tract as conveyed to Stringtown Partners North, LLC by deed of record in Instrument Number 200301140012804, and 0.028 acre out of that 0.156 acre tract as conveyed to Stringtown Partners North, LLC by deed of record in Instrument Number 200407280174655, said 1.217 acres being more particularly bounded and described as follows:

Beginning, for reference, at a stone found at a corner common to that 12.789 acre tract as conveyed to Home Depot U.S.A., Inc. by deed of record in Instrument Number 200406280149103, an original 69.193 acre tract as conveyed to Thistlewood Limited Partnership by deed of record in Official Record 21756C02 and an 87.926 acre tract as conveyed to Manheim Services Corporation by deed of record in Official Record 3164316, and said stone being on the common line between Virginia Military Surveys 469 and 8231;

Thence S 15° 56' 54" W, across said 12.789 acre tract, with said common Virginia Military Survey line, a distance of 794.40 feet to a point in the northerly line of that 1.697 acre tract as conveyed to Rare Hospitality International, Inc. by deed of record in Instrument Number 200411120259348, being in the southerly line of said 12.789 acre tract;

Thence S 85° 43' 05" E, with the common line between said 12.789 and 1.697 acre tracts, a distance of 37.22 feet to an iron pin set at the True Point of Beginning, being the northeasterly corner of said 1.697 acre tract;

Thence S 85° 43' 05" E, with the southerly line of said 12.789 acre tract, a distance of 222.00 feet to an iron pin set at the northwesterly corner of that 1.116 acre tract as conveyed to Halle Properties LLC by deed of record in Instrument Number 200410070233955;


Thence S 04° 16' 55" W, with the westerly line of said 1.116 acre tract, a distance of 244.58 feet to an iron pin set in the northerly right-of-way line of Stringtown Road, being the northerly line of that 3.728 acre tract as conveyed to the City of Grove City by deed of record in Instrument Number 200210110256134, and being on the arc of a curve to the left;

Thence Northwesterly, with said northerly right-of-way line, being the northerly line of said 3.728 acre tract, with the arc of said curve (Delta = 01° 46' 11", Radius = 7062.50 feet, Arc Length = 222.25 feet) a chord bearing and distance of N 83° 03' 19" W, 222.24 feet to an iron pin set at the southeasterly corner of said 1.697 acre tract;

Thence N 04° 16' 55" E, with the easterly line of said 1.697 acre tract, a distance of 234.25 feet to the True Point of Beginning, and containing 1.217 acres of land, more or less, as calculated by the above courses. Subject, however, to all legal highways, easements, and restrictions of record. The above description was prepared by Clark E. White, P.S. #7868 on January 4, 2006.

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

All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio. The Basis of Bearings used in this description was transferred from a GPS survey of Franklin County Monuments "Frank 25" and "Frank 125" performed by the Franklin County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, 1986 adjustment, and determines the bearing between said monuments as S 87° 46' 00" E.

<b>ALTA SURVEY FOR PCN RETAIL CENTER CONTINENTAL REAL ESTATE</b>	
PLAN PREPARED BY:	
	
<b>ADVANCED CIVIL DESIGN</b>	
ENGINEERS SURVEYORS	
4605 Morse Road Suite 101 Columbus, Ohio 43230 ph 614.428.7750 fax 614.428.7755	SCALE: 1" = 100' DATE: 12/22/05 REVISED: 01/04/06
SHEET <b>2 / 2</b>	

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