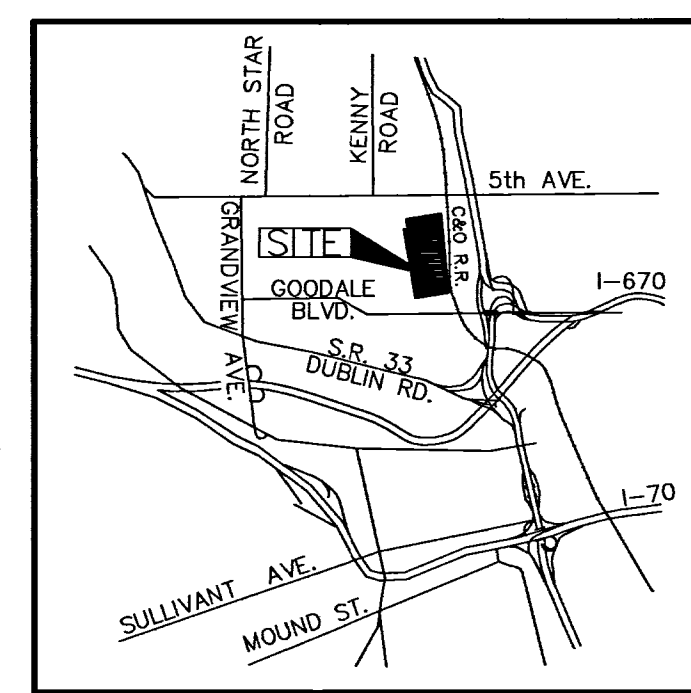


11.057 Acres

# ALTA/ACSM LAND TITLE SURVEY SECTION 7, TOWNSHIP 5, RANGE 22 REFUGEE LANDS CITY OF GRANDVIEW, FRANKLIN COUNTY, OHIO



7.330 Acres

Situated in the State of Ohio, County of Franklin, City of Grandview, lying in Section 7, Township 5, Range 22, Refugee Lands, being all of the 3.106 acre tract (Tract 42), 3.134 acre tract (Tract 43), 0.502 acre tract (Tract 35), 0.781 acre tract (Tract 38, Parcel 2) and 0.21 acre tract (Tract 40) conveyed to B.B. Stores Company by deed of record in Deed Book 3542, Page 556 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at a monument box in the centerline of Third Avenue being South 86° 24' 25" East, a distance of 3.43 feet, from the centerline intersection of said Third Avenue and Olentangy River Road;

thence with the centerline of said Third Avenue the following courses and distances:

North 86° 24' 25" West, a distance of 820.06 feet, to a point;

North 86° 22' 04" West, a distance of 129.45 feet, to a point;

thence South 11° 25' 16" East, across the right-of-way of said Third Avenue, with the easterly line of a 0.68 acre tract (Tract 2) conveyed to Christopher R. Kern and Kathy Schmidt by deed of record in Instrument Number 200508010152958 and 1.29 acre tract (Tract 36) conveyed to B.B. Stores Company by deed of record in Deed Book 3542, Page 556, a distance of 1277.23 feet, to an iron pin set at a southeasterly corner of said Tract 36, being the TRUE POINT OF BEGINNING;

thence with the westerly perimeter of that tract conveyed to The Chesapeake and Ohio Railway Company (nka CSX Transportation Inc.) by deed of record in Deed Book 924, Page 338, the following courses and distances:

South 11° 25' 16" East, a distance of 2332.10 feet, to an iron pin set at the point of curvature of a curve to the left;

with the arc of said curve, having a central angle of 02° 04' 08", a radius of 1298.57 feet, an arc length of 46.89 feet, and chord which bears South 12° 27' 20" East, a chord distance of 46.89 feet, to an iron pin set;

South 76° 30' 36" West, a distance of 72.53 feet, at a point on the arc of a curve to the left;

with the arc of said curve, having a central angle of 02° 28' 20", a radius of 1373.57 feet, an arc length of 59.27 feet, and chord which bears South 14° 39' 41" East, a chord distance of 59.26 feet, to an iron pin set in the northerly right-of-way line of Goodale Boulevard (100' wide);

thence North 86° 33' 36" West, with the northerly right-of-way line of said Goodale Boulevard, a distance of 242.89 feet, to a 3/4" iron pipe found at the southeasterly corner of a 5.581 acre tract (First Parcel) conveyed to NRI Equity Land Investments, LLC by deed of record in Instrument Number 200605260102773;

thence with the easterly perimeter of said 5.581 acre tract, the following courses and distances:

North 03° 26' 24" East, a distance of 50.00 feet, to a 3/4" iron pipe found;

South 86° 33' 36" East, a distance of 160.85 feet, to a pony spike found, at the point of curvature to the left;

with the arc of said curve, having a central angle of 105° 59' 14", a radius of 10.00 feet, an arc length of 18.50 feet, and chord which bears North 40° 26' 47" East, a chord distance of 15.97 feet, to an iron pin set, at a point of reverse curvature;

with the arc of said curve, having a central angle of 01° 11' 14", a radius of 1423.57 feet, an arc length of 29.50 feet, and chord which bears North 11° 57' 13" West, a chord distance of 29.50 feet, to an iron pin set;

North 11° 21' 36" West, a distance of 584.68 feet, to an iron pin set at the northeasterly corner of said 5.581 acre tract, being in the southerly line of a 2.436 acre tract (Second Parcel) conveyed to NRI Equity Land Investments, LLC by deed of record in Instrument Number 200605260102773;

thence South 86° 33' 36" East, with said southerly line, a distance of 51.72 feet, to an iron pin set, at the southeasterly corner thereof;

thence North 11° 21' 36" West, with the easterly line of said 2.436 acre tract and the easterly line of Parcel III as conveyed to The Penn Traffic Company by deed of record in 199907070172462, a distance of 1202.49 feet, to an iron pin set at a northeasterly corner of said Parcel I;

thence South 74° 32' 24" West, with the northerly line of said Parcel I, a distance of 375.99 feet, to an iron pin set in the easterly line of a 0.32 acre tract conveyed to City of Grandview Heights by a deed of record in Deed Book 2914, Page 481;

thence North 15° 27' 36" West, with the easterly line of said 0.32 acre tract, a distance of 35.00 feet, to an iron pin set at the northeasterly corner thereof;

thence South 74° 32' 24" West, with a northerly line of said 0.32 acre tract, a distance of 40.00 feet, to an iron pin set in the northwesterly corner thereof, being in the easterly line of that tract conveyed to by deed of record in Instrument Number 200212180325195;

thence North 15° 27' 36" West, with the easterly line of said Pennsylvania Lines, LLC, a distance of 660.97 feet, to an iron pin set in the southerly right-of-way line Burrell Avenue (50' wide);

thence South 86° 21' 28" East, with said southerly right-of-way line and the southerly line of said Tract 39 as conveyed to B.B. Stores Company by deed of record in Deed Book 3542, Page 556, a distance of 475.90 feet, to an iron pin set at the southeasterly corner of said Tract 39;

thence North 11° 25' 16" West, with the easterly line of said Tract 39, a distance of 16.88 feet, to an iron pin set at the southwesterly corner of said Tract 36;

thence North 78° 34' 44" East, with the southerly line of said Tract 36, a distance of 75.00 feet, to the TRUE POINT OF BEGINNING, containing 11.057 acres, more or less.

Schedule B Items from Title Commitment No. 1169731NE issued by First American Title Insurance Company with an effective date of April 4, 2006 at 7:29 A.M.

Item 22 10' Electric Easements to Columbus Southern Power Company by deed of record in Official Record 17558 G02 is located on the subject tract as shown hereon.

Prior Survey Easements:  
Blanket Easement to Ella S. Thompson by deed of record in Deed Book 3542, Page 556 is located on the subject tract as shown hereon.

Blanket Easement for Utilities to City of Grandview Heights by deed of record in Deed Book 2918, Page 339 is located on the subject tract as shown hereon.

50' Easement by deed of record in Deed Book 2919, Page 73 is located on the subject tract as shown hereon.

5' Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2942, Page 672 is located on the subject tract as shown hereon.

Perpetual Easement for Street, Road and Highway purposes Only to Ella S. Thompson by deed of record in Deed Book 968, Page 286 is located on the subject tract as shown hereon.

50' Easement to City of Grandview Heights by deed of record in Deed Book 1898, Page 43 is located on the subject tract as shown hereon.

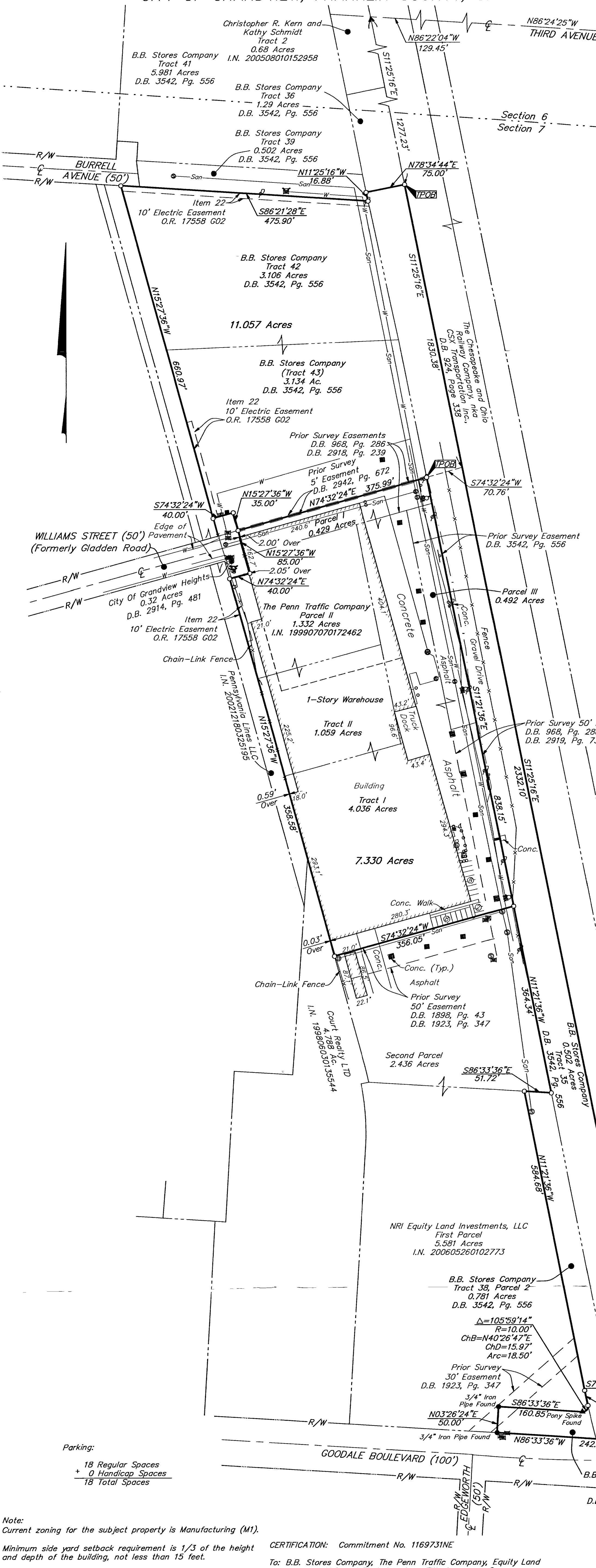
50' and 30' Easement to City of Grandview Heights by deed of record in Deed Book 1923, Page 347 is located on the subject tract as shown hereon.

UTILITY STATEMENT:  
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

According to the Federal Emergency Management Agency's Flood Insurance Map (dated March 16, 2004), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0232H.

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83 (1986 adjusted). Control for bearings was from coordinates of monuments 5-83 & 4-83, having a bearing of North 00° 22' 10" West, for the west limited access right-of-way line of said Olentangy River Road, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Minimum side yard setback requirement is 1/3 of the height and depth of the building, not less than 15 feet.  
Minimum rear yard setback requirement is 1/3 of the height and width of the building, not less than 15 feet.  
No maximum lot coverage restriction.  
Maximum allowable building height is 40 feet.  
Parking requirement is:  
Office Area = 1 space / 300 Sq. Ft. floor area.  
Warehouse Area = 1 space / business vehicle plus 1 space / first 20,000 Sq. Ft. of floor area, 1 space / floor area between 20,000 and 120,000 Sq. Ft. and 1 space / floor area over 120,000 Sq. Ft.



Beginning, for reference, at a monument box in the centerline of Third Avenue being South 86° 24' 25" East, a distance of 3.43 feet, from the centerline intersection of said Third Avenue and Olentangy River Road;

thence with the centerline of said Third Avenue the following courses and distances:

North 86° 24' 25" West, a distance of 820.06 feet, to a point;

North 86° 22' 04" West, a distance of 129.45 feet, to a point;

thence South 11° 25' 16" East, across the right-of-way of said Third Avenue, with the easterly line of a 0.68 acre tract (Tract 2) conveyed to Christopher R. Kern and Kathy Schmidt by deed of record in Instrument Number 200508010152958 and 1.29 acre tract (Tract 36) and 0.502 (Tract 35) acre tracts conveyed to B.B. Stores Company by deed of record in Deed Book 3542, Page 556, a distance of 1830.38 feet, to a point;

thence South 74° 32' 24" West, a distance of 70.76 feet, across said 0.502 acre tract, to an iron pin set at the southeasterly corner of a 3.134 (Tract 43) as conveyed to B.B. Stores Company by deed of record in Deed Book 3542, Page 556, being the TRUE POINT OF BEGINNING;

thence South 11° 21' 36" West, with the westerly line of said Tract 35, a distance of 838.15 feet, to an iron pin set at the northeasterly corner of a 2.436 acre tract conveyed to NRI Equity Land Investments, LLC by deed of record in Instrument Number 200605260102773;

thence South 74° 32' 24" West, with the northerly line of said 2.436 acre tract, a distance of 356.05 feet, to an iron pin set in the easterly line of a 4.788 acre tract conveyed to Court Realty, LTD by deed of record in Instrument Number 199806030135544;

thence North 15° 27' 36" West, with the easterly line of said 4.788 acre tract and partially with the easterly line of that tract conveyed to Pennsylvania Lines, LLC by deed of record in Instrument Number 200212180325195, a distance of 358.58 feet, to an iron pin set, at the southwesterly corner of a 0.32 acre tract conveyed to City of Grandview Heights by deed of record in Deed Book 2914, Page 481;

thence North 74° 32' 24" East, with a southerly line of said 0.32 acre tract, a distance of 40.00 feet, to an iron pin set at the southeasterly corner thereof;

thence North 15° 27' 36" West, with the easterly line of said 0.32 acre tract, a distance of 85.00 feet, to an iron pin set at a southwesterly corner of said Tract 43 as conveyed to B.B. Stores Company by deed of record in Deed Book 3542, Page 556;

thence North 74° 32' 24" East, with a southerly line of said Tract 43, a distance of 375.99 feet, to the TRUE POINT OF BEGINNING, containing 7.330 acres, more or less.

UTILITY LEGEND

|     |                      |
|-----|----------------------|
| ⊕   | Gas Meter            |
| ⊙   | Power Pole           |
| ⊞   | Electric Transformer |
| ⊕   | Fire Hydrant         |
| ⊕   | Water Valve          |
| ⊕   | Water Well           |
| ⊕   | Water Meter          |
| ⊕   | Monitoring Well      |
| ⊕   | Sign                 |
| ⊕   | Bollard              |
| ⊕   | Catch Basin          |
| ⊕   | Sanitary Manhole     |
| ⊕   | Storm Manhole        |
| --- | Fence                |
| --- | Water Line           |
| --- | Storm Line           |
| --- | Sanitary Line        |
| --- | Centerline           |
| R/W | Right of Way Line    |

- = STONE FND.
- = MGN. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.
- = P.K. NAIL SET
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

GRAPHIC SCALE (IN FEET)

CERTIFICATION: Commitment No. 1169731NE  
To: B.B. Stores Company, The Penn Traffic Company, Equity Land Investments, LLC and First American Title Insurance Company

This is to certify, to the best of my knowledge, information and belief, that this map 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, ACSM and NSPS in 1999, and included Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11, 12, 13, 14, 15 & 16 of Table A "Optional Survey Responsibilities & Specifications" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Professional Surveyor No. 8250

EMHT logo and contact information: Evans, Mechwart, Hamblin & Tillon, Inc. Engineers • Surveyors • Planners • Scientists. 5500 New Albany Road, Columbus, OH 43254. Phone: 614.775.4200 Fax: 614.775.4000

Date: June 7, 2006  
Scale: 1" = 100'  
Job No: 2006-1222  
Sheet: 1 of 1

| MARK | DATE | DESCRIPTION |
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