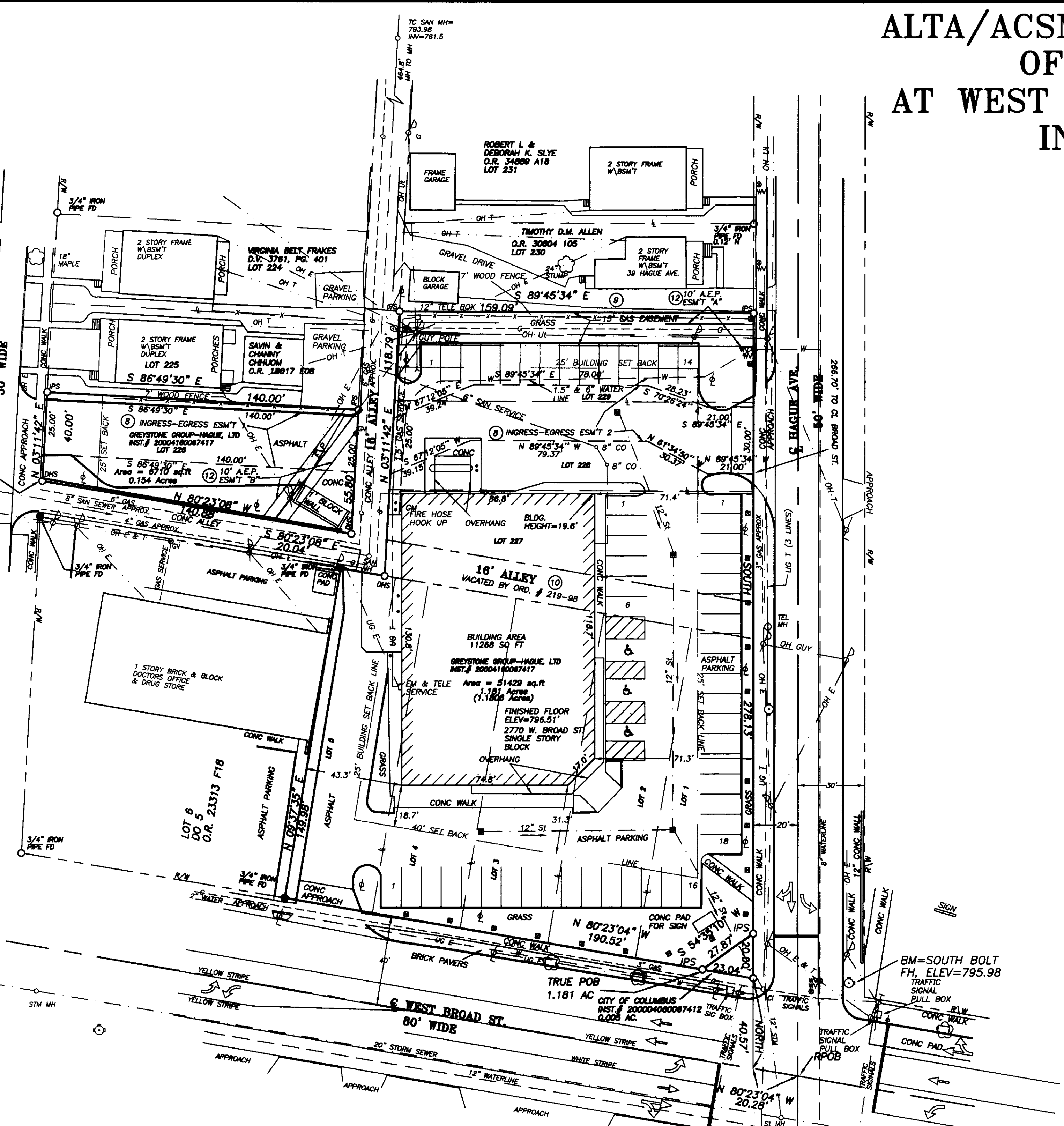
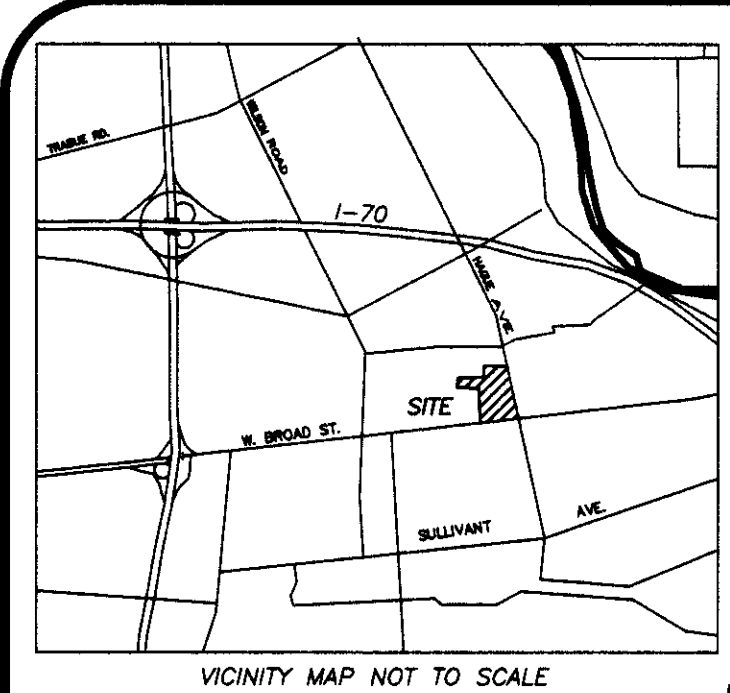
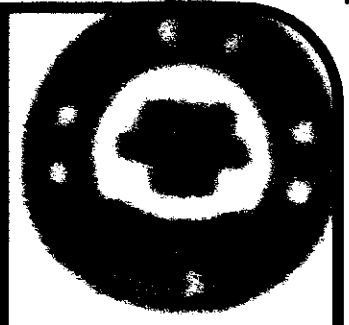
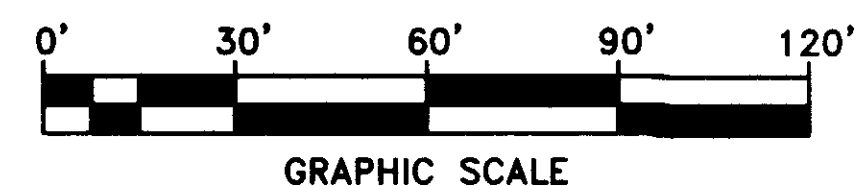


ALTA/ACSM SURVEY OF 1.335 ACRES OF WALGREENS STORE AT WEST BROAD ST. & HAGUE AVE. IN COLUMBUS, OHIO



Description of 1.181 acres
Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of Lots 1 thru 5, and Lots 227 thru 229, and being a part of a 16 foot alley along the north lines of said Lots 1-5, along the south line of said Lot 227, as shown on the plat of *Hilltop Addition*, as recorded in Plat Book 10, Page 133, Franklin County Recorder's Office. Containing 1.181 acres, more or less, and being further described as follows:

Beginning for reference at a point at the intersection of the centerline of West Broad Street (80' wide), and Hague Ave. (50' wide);

Thence North 80 degrees 23' 04" West 20.28 feet, along the centerline of said West Broad St., to a point;

Thence Due North 40.57 feet, crossing said West Broad St., to a point, said point being the southeast corner of said Lot 1, being the intersection of the north line of West Broad St. and the west line of said Hague Ave., said point being the southeast corner of a proposed 0.005 acre tract, to the City of Columbus;

Thence North 80 degrees 23' 04" West 23.04 feet, along the north line of said West Broad St., being the south line of proposed 0.005 acre tract, to an iron pin set, said iron pin being the True Place of Beginning for the herein described 1.181 acre tract;

Thence North 80 degrees 23' 04" West 190.52 feet, along the north line of said West Broad St., being the south lines of said Lots 1 thru 5, to a found 3/4" iron pin set in good condition, said iron pin being the southwest corner of said Lot 5;

Thence North 09 degrees 37' 35" East 149.88 feet, along the west line of said Lot 5, being the east line of said 16' Alley, to a 3/4" iron pin set in the south line of said 16' Alley;

Thence South 80 degrees 23' 08" East 20.04 feet, along the north line of said Lot 5, being the south line of said 16' Alley, to an iron pin set;

Thence North 03 degrees 11' 42" East 118.79 feet, along the west line of said Lots 227, 228 and 229, being the east line of said 16' alley, to an iron pin set, said iron pin being the northwest corner of said Lot 229, being the southwest corner of Lot 230;

Thence South 89 degrees 45' 34" East 159.09 feet, along the north line of said Lot 229, being the south line of said Lot 230, to an iron pin set in the west line of said Hague Ave;

Thence South 278.13 feet, along the west line of said Hague Ave., being the east lines of said Lots 229-227, and Lot 1, crossing said 16' alley, to an iron pin set, said iron pin being the northwest corner of said proposed 0.005 acre tract;

Thence South 54 degrees 35' 10" West 27.87 feet, along the north line of said 0.005 acre tract, crossing said Lot 1, along a new division line, to the True Place of Beginning, containing 1.181 acres or 51429 square feet more or less. Bearings are referenced to the centerline of said Hague Ave., as being North, as shown on Plat Book 10, Page 133, iron pin set are 5/8" rebar 30" long with plastic cap stamped PK Moore & Associates. Documents referred to are recorded in the Franklin County Recorder's Office.

Beginning at a set iron pin being the southwest corner of said Lot 226, being the intersection of the north line of a 16' Alley and the east line of Powell Ave. (50' wide);

Thence North 03 degrees 11' 42" East 40.00 feet, along the east line of said Powell Ave., being the west line of said Lot 226, to an iron pin set, said iron pin being the northwest corner of said Lot 226, and being the southwest corner of Lot 225;

Thence South 86 degrees 49' 30" East 140.00 feet, along the north line of said Lot 226, being the west line of said Lot 225, to an iron pin set in the west line of a 16' Alley, said iron pin being the northeast corner of said Lot 225, and being the southeast corner of said Lot 225;

Thence South 03 degrees 11' 42" West 55.80 feet, along the east line of said Lot 225, being the west line of said 16' Alley, to an iron pin set at the southeast corner of said Lot 225, being the intersection of the west line of said 16' Alley, and the north line of said 16' Alley;

Thence North 80 degrees 23' 08" West 140.88 feet, along the south line of said Lot 228, being the north line of said 16' Alley, to the Place of Beginning containing 0.154 acres or 6710 square feet, more or less, subject to all legal easements and right of ways of record.

Bearings are referenced to the centerline of said Hague Ave., as being North, as shown on Plat Book 10, Page 133, iron pins set are 5/8" rebar 30" long with plastic cap stamped PK Moore & Associates. Documents referred to are recorded in the Franklin County Recorder's Office.

ZONING:
THE SITE IS CURRENTLY ZONED "CPD" COMMERCIAL PLANNED DEVELOPMENT DISTRICT.
PERMITTED USES SHALL ONLY BE A PHARMACY/DRUG STORE AND OTHER USES CUSTOMARILY ASSOCIATED WITH A PHARMACY/DRUG STORE. DRIVE-THRU OPERATION SHALL BE RESTRICTED TO DROP OFF AND PICK UP OF ONLY PRESCRIPTION DRUGS.
HEIGHT DISTRICT IS 35 FEET.
THE SITE CONFORMS TO THE APPROVED SITE PLAN, AS APPROVED BY THE CITY OF COLUMBUS DEVELOPMENT COMMISSION ON OCTOBER 9, 1997. THE SITE CONFORMS TO CURRENT ZONING RESTRICTIONS.

NOTES:
ACCORDING TO AT & T, THERE IS UNDERGROUND TELEPHONE ALONG THE NORTH LINE OF WEST BROAD ST., UNDER THE SIDE WALK, NOT MARKED AT THE TIME OF SURVEY.
EASEMENTS:
EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 120002433, EFFECTIVE DATE OCTOBER 13, 2000, DENOTED AS THIS-O
EASEMENTS CONTAINED IN INST. # 199807020165215, AS CORRECTED AND RECORDED IN INST. # 2000040849 APPLY AND ARE PLOTTED.
EASEMENT TO COLUMBIA GAS OF OHIO, INC., INST. # 199811240302896, APPLIES AND IS PLOTTED.
10-PREMIANT EASEMENTS FOR PUBLIC UTILITIES WITHIN VACATED STREET AS PRESCRIBED BY O.R.C. 723.041, APPLIES TO THE VACATED PART OF THE 16' ALLEY.
11-NOT ADDRESSED
12-EASEMENT TO AMERICAN ELECTRIC POWER COMPANY IN INST. # 200009120184306, APPLIES AND IS PLOTTED.
13-NOT ADDRESSED

LEGEND

- 1 Lot Numbers
- L- Lot Lines
- P- Property Lines
- SAN- Sanitary Sewer
- SL- Storm Sewer
- W- Water Main
- G- Gas Line
- UG- Underground Cables
- OHL- Overhead Lines
- EL- Electric Lines
- OH- Lot Lines
- OV- Overhead Electric, Telephone, Cable TV
- DV- Dead Volume
- OR- Official Record
- INST- Instrument Number
- MH- Man Hole
- IP.S- Iron Pin Set
- I.P.F- Iron Pin Found
- D.H- Driv Hole Set
- M- Manhole
- S- Storm Inlet
- FH- Fire Hydrant
- U- Utility Pole
- G- Guy Wire
- F- Fence
- S- Sign
- V- Valve Box
- G- Gas Line Marker
- T- Telephone Closure
- E- Electric Closure
- L- Light Pole
- B- Bollard
- Y- Yard or Flood Light
- M- Mail Box
- H- Handicap
- C- Curb Inlet
- D- Drop Inlet
- D- Downspout Drain
- E- Electric Meter
- B- Meter
- C- Concrete
- O- Cementation
- C- Chain Out
- E- Edge of Pavement
- R- Right of Way
- P- Pole Numbers
- E- Evergreen Tree
- D- Deciduous Tree
- T- Traffic Signal Pole
- B- Brick Pile (for fencing)
- C- Concrete Curb

ALTA/ACSM SURVEY OF 1.340 ACRES
OF WALGREENS STORE
AT WEST BROAD ST. & HAGUE AVE.
IN COLUMBUS, OHIO

J. & J. SURVEYING SERVICES, INC., dba
PAUL K. MOORE & ASSOCIATES
6515 E. LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
FAX# (614) 866-9132
© 2000 J. & J. SURVEYING SERVICES, INC.

The undersigned hereby certifies as of November 13, 2000, to Graystone Group-Hague, Ltd., Walgreen, Co., Stewart Title Guaranty Company, that the Survey which was completed on or about November 10, 2000; (i) was made on the ground according to the field notes shown hereon and correctly shows the boundary lines, dimensions and area of the land indicated hereon and each individual parcel thereof; and (ii) correctly shows the location of all buildings, structures and other improvements, and visible items on the subject property; and (iii) correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instruments, book and page number indicated); and (iv) correctly shows the location of all streets and roads providing access to the subject property and that the streets and roads which provide such access have, unless otherwise noted, been dedicated for public use and are completed and have been accepted by the applicable governmental authorities; and (v) except as shown, there are no visible easements, rights-of-way, party walls, or conflicts and there are no visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements; and (vi) there are no visible encroachments on the subject property by buildings, structures, or other improvements situated on adjoining premises; and (vii) all improvements on the property are located in accordance with all applicable zoning laws, covenants and restrictions of record.

This survey was made in accordance with the "Minimum Detail Requirements for ALTA/ACSM Land Title Surveys" as jointly established and adopted by ALTA and ACSM in 1999; and meets the accuracy requirements of an urban survey as defined therein and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11(b) and 13 of Table "A" therein.

John W. Wetherill P.S. 7811 Date

BENCHMARKS:
ELEVATIONS ARE BASED ON F.C.E. BM# 1035 SW COLUMBUS QUAD, BEING 797.134 AND FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF BROAD AND HAGUE AVE. ELEV=795.98

FLOOD ZONE:
ACCORDING TO FIRM FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, PANEL 229 OF 387, MAP NUMBER 3904902029 G, DATED AUGUST 2, 1995, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

PARKING SPACES:
THERE ARE 53 REGULAR PARKING SPACES AND 3 RESERVED FOR HANDICAP PARKING
LOCATIONS OF UNDERGROUND SERVICE LINES TO BUILDING (ie WATER, SANITARY) WERE TAKEN FROM PLANS AND DRAWINGS PROVIDED THE SURVEYOR BY THE ON SITE JOB SUPERINTENDENT.

CLOSURE TABLE
LENGTH OF TRAVERSE= 944.42
CLOSURE DISTANCES= 0.0004
CLOSURE DIRECTION= S 76° 09' 27.934 E
CLOSURE RATION= 1/100279.3

NOT REVIEWED

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