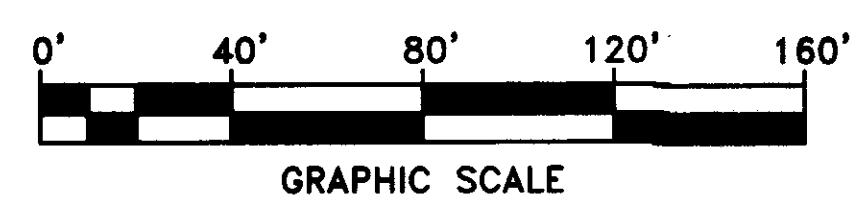
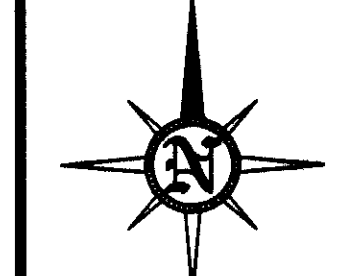
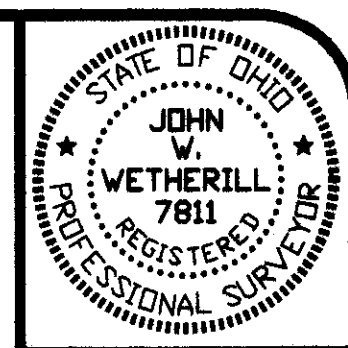


# ALTA/ACSM SURVEY OF THE GOLDEN BEAR CENTER IN UPPER ARLINGTON, OHIO



2 WORKING DAYS  
BEFORE YOU DIG  
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ONE UTILITIES PROTECTION SERVICE



### Description of 4.257 acres (Parcel 1)

Situated in the State of Ohio, County of Franklin, City of Upper Arlington, and being a part of Quarter Township 4, Township 1, Range 19, United States Military Lands, and being all of those tracts of land as conveyed to The Huntington Trust Company, N.A., Successor Trustee of The Big Bear Stores Company Profit Sharing Plan and Trust, as recorded in O.R. 27715 B18 (Parcels 1-4), Franklin County Recorder's Office, and being further described as follows:

Beginning for reference at a point marking the intersection of the centerlines of Riverside Drive (U.S.R. 33, width varies), and Fishinger Road (C.R. 52, width varies);

Thence North 78 degrees 50' 20" East 32.14 feet, along the centerline of said Fishinger Rd., to a point;

Thence South 12 degrees 03' 02" East 197.57 feet, crossing said Fishinger Rd. along the east line of said Riverside Dr., and being a west line of a 0.717 acre tract as conveyed to The Huntington Trust Company, N.A., Successor Trustee of The Big Bear Stores Company Profit Sharing Plan and Trust, as recorded in O.R. 27715 C02, to an iron pin set, said iron pin being the southwest corner of said 0.717 acre tract and being the True Place of Beginning for the herein described 4.257 acre tract;

Thence North 77 degrees 56' 58" East 204.78 feet, along the south line of said 0.717 acre tract, crossing said Parcel 1, and along the north line of said Parcel 4, to an iron pin set;

Thence North 12 degrees 03' 02" West 148.12 feet, along the east line of said 0.717 acre tract, being a west line of said Parcel 1, to an iron pin set in the south line of said Fishinger Rd.;

Thence South 88 degrees 28' 32" East 165.80 feet, along the south line of said Fishinger Rd., crossing said Parcel 1, and being a south line of an 0.086 acre tract as conveyed to Franklin County Commissioners in O.R. 8838 C05, to a 5/8" iron pin found, said iron pin being the northwest corner of said Parcel 1, and being the northeast corner of said Parcel 2;

Thence South 00 degrees 03' 40" East 355.02 feet, along the west line of said River Ridge Addition, being the east line of said Parcel 1, to a 3/4" iron pin found, said iron pin being the southeast corner of said Parcel 1, and being the northeast corner of said Parcel 2;

Thence South 12 degrees 26' 21" East 160.30 feet, continuing along the west line of said River Ridge Addition, being the east line of said Parcel 3, to a point, said point being the northeast corner of a 0.776 acre tract as conveyed to RTM Development Corporation as recorded in Instrument No. 199706270033405;

Thence South 77 degrees 54' 34" West 241.30 feet (passing a 3/4" iron pipe found at 0.98 feet), along the north line of said 0.776 acre tract, crossing said Parcel 3, to a point on the east line of said Riverside Dr., said point being referenced by a found 3/4" iron pipe located 0.49 feet west said point being the northwest corner of said 0.776 acre tract;

Thence North 12 degrees 03' 02" West 563.99 feet, along the east line of said Riverside Dr., being the west line of said Parcels 1-3, to the True Place of Beginning, containing 185437 square feet or 4.257 acres more or less, subject to all legal easements and right of ways of record.

Bearings used for the determination of angles only. For the purposes of this description bearings are referenced to those shown on the centerline Survey Plot of Fishinger Rd.-C.R. 52 on file in the Franklin County Engineer's Office. Iron pins set are 5/8" in diameter, 30" long with yellow plastic cap stamped "J & J Surveying". Documents referred to are recorded in the Franklin County Recorder's Office.

Parcel 2  
Situating in the State of Ohio, County of Franklin, City of Upper Arlington, in Quarter Section 4, Township 1, Range 19, United States Military Lands, being 0.672 acres out of that 0.694 acre tract described in a deed to American Mortgage, Inc., in Official Record 16859816 and being 0.045 acres out of that 2.30 (original) First Parcel described in a deed to Wayne E. Brown, William S. Ireland and C.E. Redmon, Trustees of Big Bear Profit Sharing Trust in Deed Book 2558, Page 281 (all references in this description are to the records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at a capped iron pin found (#6579) at the northeasterly corner of said 0.694 acre tract, being the southeast corner of that 0.086 acre tract described in a deed to Franklin County Commissioners in O.R. 8838 C05 (said point being 30.65 feet right of centerline Station 135+20.95) as shown on plans for Fishinger Road-C.R. 52 on file in the Franklin County Engineer's Office;

Thence South 12 degrees 03' 02" East 148.81 feet, along the easterly line of said 0.694 acre tract and a northwesterly line of said 2.30 acre (original tract) to a 5/8" rebar set;

Thence South 77 degrees 56' 58" West 204.78 feet, passing a pony spike set at 82.94 feet, to a 5/8" rebar set on the east right-of-way line of Riverside Drive;

Thence North 12 degrees 03' 02" West 136.31 feet along the east right-of-way line of said Riverside Drive, to a capped iron pin found (#6579);

Thence the following four (4) courses being along northerly line of said 0.694 acre tract and the southerly right-of-way line of said Fishinger Road;

1) North 54 degrees 04' 29" East 43.63 feet, to a capped iron pin found (#6579) at 43.00 feet right of centerline Station 133+48.17;

2) Thence North 75 degrees 35' 24" East 64.00 feet to a capped iron pin found (#6579) at 37.24 feet right of centerline Station 134+14.97;

3) Thence North 79 degrees 03' 36" East 50.00 feet to a capped iron pin found (#6579) at 31.90 feet right of centerline Station 134+67.06;

4) Thence Northeasterly along the arc of a curve to the right, having a radius of 783.84 feet, a central angle of 03 degrees 52' 42", the chord of which bears North 87 degrees 45' 51" East 51.70 feet to the point of beginning, containing 0.717 acres of land, more or less.

Bearings used for the determination of angles only. For the purposes of this description bearings are referenced to those shown on the centerline Survey Plot of Fishinger Rd.-C.R. 52 on file in the Franklin County Engineer's Office.

TO: LAWYERS TITLE INSURANCE CORPORATION, TITLEPRO AGENCY OF CENTRAL OHIO, INC., RIVERSIDE AND FISHINGER LIMITED LIABILITY COMPANY, AN OHIO LIMITED LIABILITY COMPANY, THE HUNTINGTON TRUST COMPANY, N.A., SUCCESSOR TRUSTEE OF THE BIG BEAR STORES COMPANY PROFIT SHARING PLAN AND TRUST, PRINCIPAL COMMERCIAL FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT, AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 7b, 8, 9, 10, 11, 13, AND 14, OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A URBAN SURVEY.

John W. Wetherill 10/26/99  
JOHN W. WETHERILL P.S. 7811 DATE

**NOT  
REVIEWED**

### LEGEND

- 1 Lot Numbers
- LL Lot Lines
- Property Lines
- SAN Sanitary Sewer
- St Storm Sewer
- W Water Main
- G Gas Line
- UG Underground Cables
- OH Overhead Lines
- OH UT Overhead Telephone, Electric, Etc.
- E Electric Lines
- T Telephone Lines
- C Cable Television Lines
- A ALL "Wire" Utilities (E,T,&C)
- DV Deed Volume
- OR Official Record
- IN Instrument Number
- I.P.S. Iron Pin Set
- I.P.F. Iron Pin Found
- MHO Manhole
- SI Storm Inlet
- P Pipe
- CI Curb Inlet
- DI Drop Inlet
- YD Yard or Flood Light
- LP Light Pole
- UP Utility Pole
- GW Guy Wire
- F Fence
- S Sign
- Fire Hydrant
- VB Valve Box
- GL Gas Line Marker
- CC Cable Closure
- TE Telephone Closure
- EC Electric Closure
- B Board
- MB Mail Box
- H Handicap
- CS Clean out
- DD Down spout Drain
- GM Gas Meter
- EM Electric Meter
- WM Water Meter
- CONC Concrete
- ORN Ornamental
- P Pole Numbers
- ET Evergreen Tree
- DT Deciduous Tree
- TS Traffic Signal Pole

NOTES:  
ZONING:  
THE SUBJECT PROPERTY IS CURRENTLY ZONED B-1 NEIGHBORHOOD BUSINESS DISTRICT. PERMITTED USES ARE RETAIL BUSINESS. HEIGHT RESTRICTIONS ARE 30' OR 2 1/2 STORIES. SETBACKS ARE FRONT 40' SIDE 10' REAR 10'.  
FLOOD ZONE:  
ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, PANEL 139 OF 387, MAP NUMBER 3904900139 G, EFFECTIVE DATE AUGUST 2, 1995, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.  
FLOOD HAZARD AREA (SHADED AREA) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

PARKING:  
PARCELS 1-4  
220 REGULAR SPACES AND 6 SPACES RESERVED FOR HANDICAP.  
PARCEL 5  
25 REGULAR SPACES AND 2 RESERVED FOR HANDICAP.  
ENCROACHMENTS:  
DENOTED AS THUS-  
1-1" STONE WALL ALONG EAST LINE  
2-RAILROAD TIE WALL AND CONCRETE WALK ALONG SOUTH LINE

TAX PARCELS:  
PARCEL 1, PPN # 070-014363  
PARCEL 2, PPN # 070-004933  
PARCEL 3, PPN # 070-004931  
PARCEL 4, PART OF PARCEL 1  
PARCEL 5, PPN # 070-004974

RIVER RIDGE ADDITION  
P.B. 19, PG. 2

DATE	BY	REVISION
10/27/99	JWW	CHANGE CERTIFICATION COMPANIES
10/26/99	JWW	CHANGE PARCEL #'S
10/26/99	JWW	ADD FLOOD HAZARD AREA
10/26/99	JWW	PER TITLEPRO COMMENTS

ALTA/ACSM SURVEY  
OF  
THE GOLDEN BEAR CENTER  
IN  
UPPER ARLINGTON, OHIO

J. & J. SURVEYING SERVICES, INC., dba  
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REYNOLDSBURG, OHIO 43068  
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