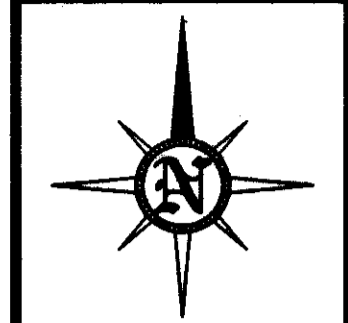
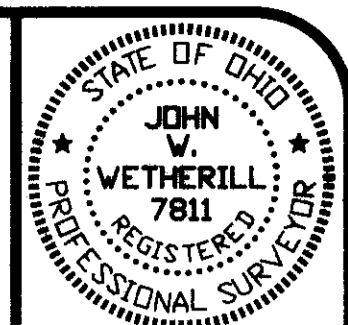
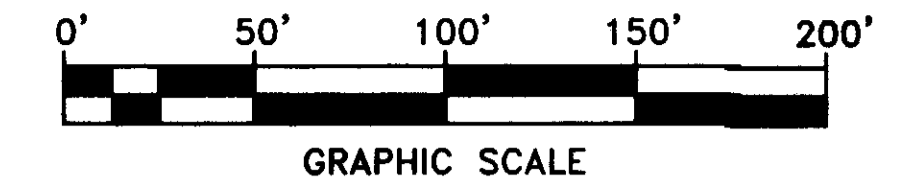


SURVEY & SPLIT OF 8.168 ACRES IN THE CITY OF GROVE CITY, OHIO



Description of 1.199 acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 8231, and being 1.248 acres out of a 8.1655 acre tract of land as conveyed Barco recorded in D.V. 3574, Pg. 111, Recorder's Office, Franklin County, Ohio, said 1.199 acres being further described as follows:

Beginning for reference at a point marking the intersection of the centerlines of Stringtown Rd. and Gantz Rd (60' wide);

Thence North 01 degrees 04' 05" East 70.61 feet, along the centerline of said Gantz Rd., to a point;

Thence North 81 degrees 24' 10" West 408.95 feet, along the north line of said Stringtown Rd., and along the south line of said 8.1655 acre tract, to a iron pin set, said iron pin being the True Place of Beginning for the herein described 1.199 acre tract;

Thence North 81 degrees 24' 10" West 231.00 feet, continuing along the north line of said Stringtown Rd., being the south line of said 8.1655 acre tract, to a point, said point being referenced by a found 3/4" iron pipe located 0.24 feet south, said point being the southwest corner of said 8.1655 acre tract, and being the southeast corner of Park Square as recorded in P.B. 83, Pg. 42;

Thence North 08 degrees 35' 50" East 226.00 feet, along the west line of said 8.1655 acre tract, being the east line of said Park Square, to a iron pin set;

Thence South 81 degrees 24' 10" East 231.00 feet, crossing said 8.1655 acre tract, along a new division line, to a iron pin set;

Thence South 08 degrees 35' 50" West 226.00 feet, crossing said 8.1655 acre tract, along a new division line to the True Place of Beginning, containing 1.199 acres or 52206 square feet, subject to all legal easements and right of ways of record.

Bearings are referenced to the south line of said 8.1655 acre tract, as being North 81 degrees 24' 10" West, assumed. Documents referred to are recorded in the Franklin County Recorder's Office, iron pins set are 5/8" rebar 30" long with plastic cap stamped J & J Surveying.

Together with and granting to the Grantees, its successors and assigns, a permanent easement for parking and ingress and egress over the roadways and parking areas that may, from time to time, be established in the entire proposed shopping area between McDowell Road and the proposed road running north from Stringtown Road, (Gantz Rd.)

Together with and granting to the Grantees, its successors and assigns, a permanent easement for the installation and maintenance of the necessary utility easements, to-wit: electric, storm sewer, sanitary sewer, and water, together with the right of access of said easement for said purposes, at such locations on the 9.799 acres, as will unreasonably interfere with Grantor's use of those areas or encroach upon improvements installed thereon.

I hereby certify and represent to CML APF Partners, LP, a Delaware limited partnership, their affiliates, and their successors and/or assigns, and First American Title Insurance Company that this is a true and correct map of survey made under my responsible supervision and direction in accordance with the Minimum Standard Detail Requirements of the State of Ohio; this map of survey correctly and completely shows the location of all substantial visible improvements and structures, easements and right-of-way, encroachments, overlaps and boundary line disputes, areas devoted or restricted in reciprocal easement agreements, and all other matters visible on the ground or of record (as reflected in the below referenced title commitment), or of which the undersigned has otherwise been advised as located on, encumbering or appurtenant to the Property, as shown on this map of survey, ingress and egress to the land is provided by Stringtown Rd., the same being a paved and dedicated right of way maintained by the City of Grove City, Ohio; the land described in this map of survey does not serve the adjoining property for drainage, ingress, egress, or any other purpose, except as shown on the survey; I have consulted the applicable Federal Flood Insurance Map, Map Panel No. 39048C0243 G, Panel 243, dated August 2, 1995, and found that the land described in this map of survey is situated within a federally-designated Special Flood Hazard Area zoned "X" areas determined to be outside the 500-year floodplain; the land described in this map of survey is not subject to any setback, or height restrictions of records or disclosed by applicable zoning or building codes or subdivision maps except as shown on this map of survey; the land described in this map of survey is the same property as that described in First American Title Insurance Company title insurance file number 123806 with an effective date of December 7, 1998; and all utility services to the land described in this map of survey either enter to such land through adjoining public street or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land.

John W. Wetherill
JOHN W. WETHERILL REG. SURV. 7811 4/5/99 DATE

The locations of underground utilities as shown hereon are based on above-ground structures and record drawings provided the surveyor. Locations of underground utilities structures may vary from locations shown hereon. Additional buried utilities structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities structures. Before excavations are begun, the Ohio Utility Protection Service should be contacted for verification of utility type and for field locations.

NOT
REVIEWED

- EASEMENTS:**
EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY # 123806, EFFECTIVE DATE DECEMBER 7, 1998, SCHEDULE B-SECTION 2, AND ARE DENOTED AS THUS-()
- (10) 10' EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY IN D.B. 3573, PG. 772, IS PLOTTED AND APPLIES.
 - (11) EASEMENTS TO CITY OF GROVE CITY, D.B. 3632, PG. 614, (EASEMENTS 1 THRU 4), ARE PLOTTED AND APPLY.
 - (12) EASEMENT AGREEMENT BETWEEN THE STATE OF OHIO (8.1655 AC.) AND VENTURE ONE (1.68 AC.) IN O.R. 03915 019, IS A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC FOR THE PURPOSE OF INGRESS, EGRESS, PASSAGE AND PARKING, ON THE AREAS PROVIDED FOR SUCH, IS NOT PLOTTED (BLANKET TYPE EASEMENT). AFFECTS THE PROPERTY SHOWN HEREON. AMENDED IN O.R. 6228 G-15
 - (13) EASEMENTS IN D.B. 3574, PG. 111, ARE PLOTTED AND APPLY AS NOTED:
 - (13a) RESERVATION OF EASEMENT 1, IS PLOTTED AND APPLIES
 - (13b) RESERVATION OF EASEMENT 2, ALLOWS INGRESS AND EGRESS ALONG WEST LINE, NOT PLOTTED (BLANKET TYPE EASEMENT)
 - (13c) RESERVATION OF EASEMENT 3, IS A PERMANENT EASEMENT FOR INSTALLATION AND MAINTENANCE OF NECESSARY UTILITIES, NOT PLOTTED (BLANKET TYPE EASEMENT) APPLIES TO THE PROPERTY SHOWN HEREON.
 - (13d) RESERVATION OF EASEMENT 4, IS PLOTTED AND APPLIES.
 - (13e) RESERVATION OF EASEMENT 5, IS PLOTTED AND APPLIES.
 - (13f) GRANT OF EASEMENT 1, IS PLOTTED AND APPLIES.
 - (13g) GRANT OF EASEMENT 2, IS NOT PLOTTED, NO LONGER APPLIES.
 - (13h) GRANT OF EASEMENT 3, IS PLOTTED AND APPLIES, (NOW GANTZ RD.)
 - (13i) GRANT OF EASEMENT 4, NOT PLOTTED (BLANKET TYPE EASEMENT), APPLIES
 - (13j) GRANT OF EASEMENT 5, NOT PLOTTED (BLANKET TYPE EASEMENT), APPLIES
 - (13k) GRANT OF EASEMENT 6, IS PLOTTED AND APPLIES
 - (13l) GRANT OF EASEMENT 7, IS PLOTTED AND APPLIES
 - (13m) GRANT OF EASEMENT 8, NO LONGER APPLIES, NOT PLOTTED.
 - (12) EASEMENTS AND RESERVATION OF EASEMENTS CONTAINED IN D.B. 3574, PG. 103 ARE THE SAME EASEMENTS AS CONTAINED IN D.B. 3574, PG. 111 (11 ABOVE) RESTRICTIONS 1-3 NO LONGER APPLY. RESTRICTION ON 10.572 ACRE TRACT RESTRICTING THE USE OF A FAST-FOOD OPERATION OR A GASOLINE BUSINESS STILL APPLIES (RUNS WITH THE LAND).
- DEED OF DEDICATION IN D.B. 3749, PG. 70, IS PLOTTED (APPLIES TO 0.7267 AC. TRACT)

LEGEND

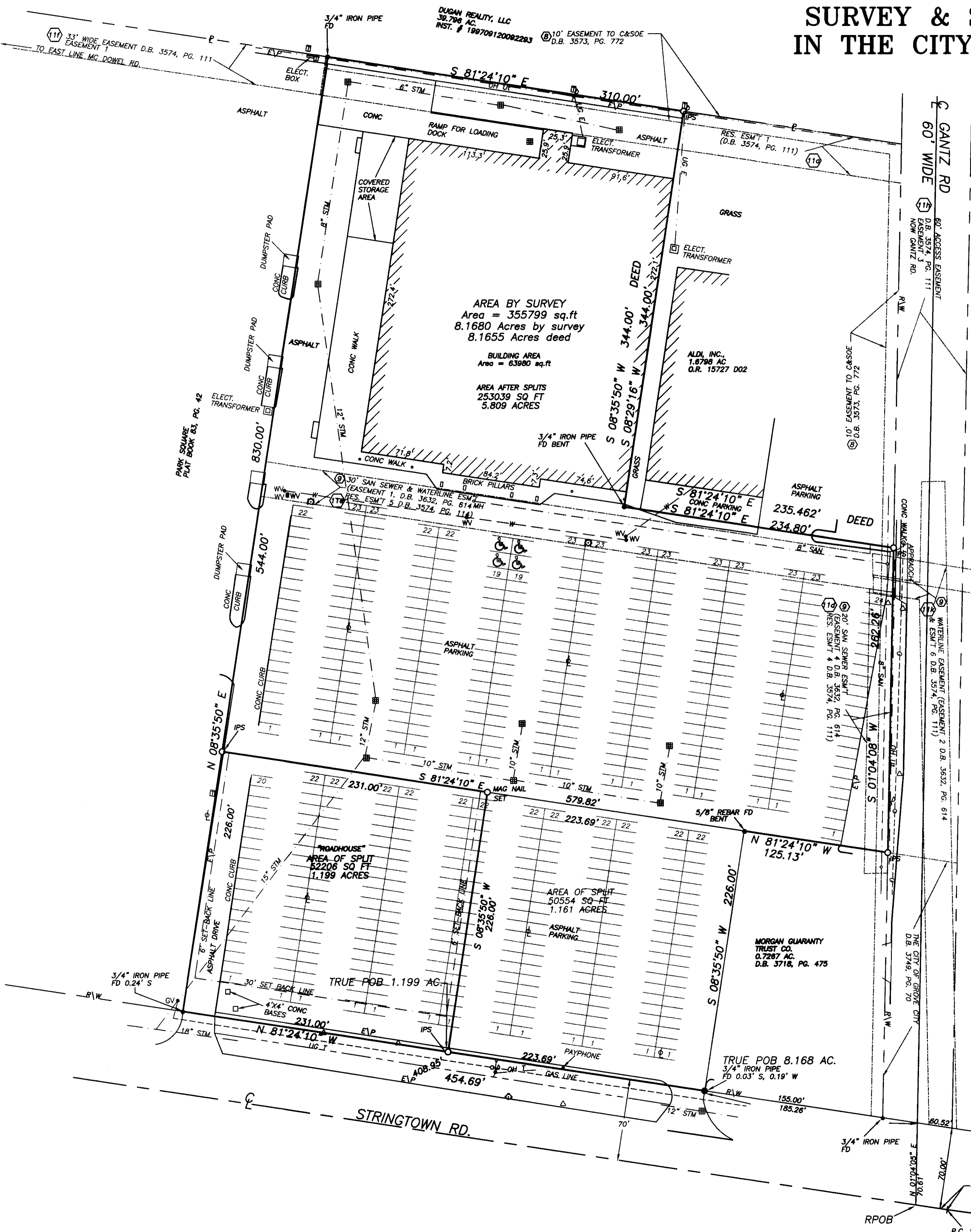
- 1 Lot Numbers
- Property Lines
- Sanitary Sewer
- Storm Sewer
- Water Main
- Gas Line
- Underground Cables
- Overhead Lines
- OH Telephone, Electric & CATV
- DV Dead Volume
- OR Official Record
- MH Man Hole
- IP Iron Pin Set
- I.P.S. Iron Pin Found
- I.P.F. Manhole
- Storm Inlet
- Fire Hydrant
- Utility Pole
- Guy Wire
- Fence
- Sign
- GV 6" Volve Box
- Gas Line Marker
- Telephone Closure
- Electric Closure
- Light Pole
- Bollard
- Yard or Flood Light
- Mail Box
- Handicap
- Curb Inlet
- Drop Inlet
- Diameter
- DSD Downspout Drain
- GM Gas Meter
- EM Electric Meter
- WM Water Meter
- CONC Concrete
- ORN Ornamental
- CATV Cable Television
- CO Clear Out
- OH Numbers
- Evergreen Tree
- Deciduous Tree
- EVP Edge of Pavement
- EVG Edge of Gravel
- Concrete Curb

ACCORDING TO THE CITY OF GROVE CITY BUILDING DEPARTMENT THE SITE IS ZONED C-2 RETAIL COMMERCIAL. THE MAXIMUM HEIGHT PERMITTED IS 35', THE SIDE YARD SET BACK IS 8', AND THE FRONT YARD SETBACK IS 30'

ENCROACHMENTS: CONCRETE CURBING AND TRASH DUMPSTER PADS ALONG WEST LINE.

ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, DATED AUGUST 2, 1995 MAP NUMBER 39048C0243 G, PANEL 243 OF 387, THE PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

PARKING: THERE ARE 642 REGULAR PARKING SPACES, AND 4 HANDICAP SPACES



**SURVEY & SPLIT OF 8.168 ACRES AT
THE CITY OF GROVE CITY, OHIO**

J. & J. SURVEYING SERVICES, INC., dba
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REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
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JOB NUMBER
9812-101R