

**DESCRIPTION OF  
TRACT #4  
EAST WYANDOT AVENUE  
WYANDOT COUNTY, OHIO  
CONTAINING 1.000 ACRES  
JULY 13, 2006**

Situate in Section Pt. S.E. 1/4 Section 27, Township 2 South, Range 14 East, City of Upper Sandusky, County of Wyandot, State of Ohio, and being part of a 20.656 acre tract of land as conveyed to Wal-Mart Stores East LP by deed recorded in O.R. Vol. 148, page 708 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Wyandot County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at a railroad spike found at the intersection of the centerline of Wendy's Way with the centerline of East Wyandot Avenue, referenced by an iron pin found at the intersection of the east line of an unrecorded 30' easement and the south line of said East Wyandot Avenue, said pin bears South thirty-eight degrees twenty-three minutes twenty-seven seconds East (S38°23'27"E) for forty-eight and 20/100 feet (48.20');

thence along the centerline of said U.S. Route 30 (East Wyandot Avenue) North seventy-two degrees thirty-six minutes twenty-two seconds East (N72°36'22"E) for two hundred eight-five and 77/100 feet (285.77') to nail found at an angle point in said centerline, referenced by an iron pin found on the south right-of-way line of said East Wyandot Avenue, said pin bears South seventeen degrees

REFERENCE SURVEY VOL. D  
PAGE 303 (IN THE TAX MAP OFFICE)

(7n Acr 4)  
(1.00 A)

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twenty minutes twenty-seven seconds East ( $S17^{\circ}20'27"E$ ) for forty-five and 00/100 feet (45.00');

thence continuing along said centerline North seventy-two degrees forty-two minutes forty-three seconds East ( $N72^{\circ}42'43"E$ ) for two hundred twenty-six and 61/100 feet (226.61') to a spike found in said centerline, referenced by an iron pin found on the south right-of-way line of said East Wyandot Avenue, said pin bears South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for forty-five and 84/100 feet (45.84'), said point being the northeast corner of a 23.743 acre tract (part of the original 45.46 acre tract) of land as conveyed to Ronald E. Huffman and Cherie A. Huffman, Trustees of Ronald E. Huffman and Cherie A. Huffman Family Trust dated July 17, 2001 by deed recorded in O.R. Vol. 40, page 306;

thence leaving said centerline along the east line of said 23.743 acre tract South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for forty-five and 84/100 feet (45.84') to an iron pin found on the south right-of-way line of said East Wyandot Avenue said point also being the northwest corner of said 20.656 acre tract and an easterly corner of said 23.743 acre tract;

thence along the south right-of-way line of said East Wyandot Avenue and the north line of said 20.656 acre tract North seventy two degrees fifty five minutes twenty five seconds East ( $N72^{\circ}55'25"E$ ) for five hundred fifty-eight and 79/100

feet (558.79') to an iron pin set at the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence continuing along the south right-of-way line of said East Wyandot Avenue and the north line of said 20.656 acre tract North seventy-two degrees fifty-five minutes twenty-five seconds East (N72°55'25"E) for two hundred forty-three and 50/100 feet (243.50') to an iron pin set;

thence leaving the south right-of-way line of said East Wyandot Avenue and the north line of said 20.656 acre tract on a new dividing line across said 20.656 acre tract for the following four (4) courses:

1. South seventeen degrees seventeen minutes seventeen seconds East (S17°17'17"E) for one hundred sixty-one and 24/100 feet (161.24') to an iron pin set;
2. on a curve to the right with a radius of seventeen and 50/100 feet (17.50') for an arc distance of twenty seven and 49/100 feet (27.49'), chord bearing South twenty-seven degrees forty-two minutes forty-three seconds West (S27°42'43"W) for twenty-four and 75/100 feet (24.75'), delta angle of said curve being ninety degrees zero minutes zero seconds (90°00'00") to an iron pin set;
3. South seventy-two degrees forty-two minutes forty-three seconds West

(S72°42'43"W) for two hundred twenty-six and 00/100 feet (226.00') to  
an iron pin set;

4. North seventeen degrees seventeen minutes seventeen seconds West  
(N17°17'17"W) for one hundred seventy-nine and 63/100 feet (179.63')  
to the **TRUE POINT OF BEGINNING**, containing one and 000/1000  
(1.000) acres (43,560 square feet) more or less.

This description was prepared from a field survey performed by Woolpert, Inc.,  
in December, 2004, with bearings based upon the Ohio State Plane Coordinate  
System, North Zone.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top  
inscribed with the name "WOOLPERT", unless otherwise noted. All monuments  
found are in good condition unless otherwise noted.

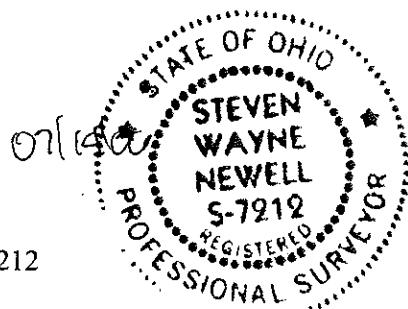
**Woolpert, Inc.**



07/14/04

Steven W. Newell

Ohio Professional Surveyor #7212



**DESCRIPTION OF  
TRACT #1  
WAL-MART STORE #3809-00  
EAST WYANDOT AVENUE  
WYANDOT COUNTY, OHIO  
CONTAINING 17.656 ACRES  
JULY 13, 2006**

Situate in Section Pt. S.E. 1/4 Section 27, Township 2 South, Range 14 East, City of Upper Sandusky, County of Wyandot, State of Ohio, and being part of a 20.656 acre tract of land as conveyed to Wal-Mart Stores East LP by deed recorded in O.R. Vol. 148, page 708 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Wyandot County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at a railroad spike found at the intersection of the centerline of Wendy's Way with the centerline of East Wyandot Avenue, referenced by an iron pin found at the intersection of the east line of an unrecorded 30' easement and the south right-of-way line of said East Wyandot Avenue, said pin bears South thirty-eight degrees twenty-three minutes twenty-seven seconds East (S38°23'27"E) for forty-eight and 20/100 feet (48.20');

thence along the centerline of said East Wyandot Avenue North seventy-two degrees thirty-six minutes twenty-two seconds East (N72°36'22"E) for two hundred eight-five and 77/100 feet (285.77') to nail found at an angle point in

said centerline, referenced by an iron pin found on the south right-of-way line of said East Wyandot Avenue, said pin bears South seventeen degrees twenty minutes twenty-seven seconds East ( $S17^{\circ}20'27"E$ ) for forty-five and 00/100 feet (45.00');

thence continuing along said centerline North seventy-two degrees forty-two minutes forty-three seconds East ( $N72^{\circ}42'43"E$ ) for two hundred twenty-six and 61/100 feet (226.61') to a spike found in said centerline, referenced by an iron pin found on the south right-of-way line of said East Wyandot Avenue, said pin bears South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for forty-five and 84/100 feet (45.84'), said point being the northeast corner of a 23.743 acre tract (part of the original 45.46 acre tract) of land as conveyed to Ronald E. Huffman and Cherie A. Huffman, Trustees of Ronald E. Huffman and Cherie A. Huffman Family Trust dated July 17, 2001 by deed recorded in O.R. Vol. 40, page 306;

thence leaving said centerline along the east line of said 23.743 acre tract South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for forty-five and 84/100 feet (45.84') to an iron pin found on the south right-of-way line of said East Wyandot Avenue said point also being the northwest corner of said 20.656 acre tract, and an easterly corner of said 23.743 acre tract, said point also being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

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thence along the south right-of-way line of said East Wyandot Avenue and the north line of said 20.656 acre tract North seventy-two degrees fifty-five minutes twenty-five seconds East ( $N72^{\circ}55'25"E$ ) for ninety-one and 29/100 feet (91.29') to an iron pin set on said line;

thence across said 20.656 acre tract for the following six (6) courses:

1. South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for a distance of fifty four and 94/100 feet (54.94') to an iron pin set;
2. South twenty seven degrees forty two minutes forty three seconds West ( $S27^{\circ}42'43"W$ ) for a distance of thirty three and 94/100 feet (33.94') to an iron pin set;
3. South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for a distance of one hundred two and 42/100 feet (102.42') to an iron pin set;
4. North seventy two degrees forty two minutes forty three seconds East ( $N72^{\circ}42'43"E$ ) for a distance of seven hundred seventeen and 50/100 feet (717.50') to an iron pin set;

5. on a curve to the left with a radius of seventeen and 50/100 feet (17.50') for an arc distance of twenty seven and 49/100 feet (27.49'), chord bearing North twenty seven degrees forty two minutes forty three seconds East (N27°42'43"E) for twenty four and 75/100 feet (24.75'), delta angle of said curve being ninety degrees zero minutes zero seconds (90°00'00") to an iron pin set;

6. North seventeen degrees seventeen minutes seventeen seconds West (N17°17'17"W) for a distance of one hundred sixty one and 24/100 feet (161.24') to an iron pin set on the south right-of-way line of said East Wyandot Avenue and the north line of said 20.656 acre tract;

thence along the south right-of-way line of said East Wyandot Avenue and the north line of said 20.656 acre tract North seventy two degrees fifty five minutes twenty five seconds East (N72°55'25"E) for a distance of three hundred twenty four and 71/100 feet (324.71') to an iron pin found at the northeast corner of said 20.656 acre tract and the northwest corner of a 36.66 acre tract of land as conveyed to Rock Run LLC by deed recorded in O.R. Vol. 27, page 843;

thence leaving the south right-of-way line of said East Wyandot Avenue, along the west line of said 36.66 acre tract and the east line of said 20.656 acre tract South zero degrees four minutes thirty seconds West (S00°04'30"W) for nine hundred sixty-three and 38/100 feet (963.38') to an iron pin found at the

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southeast corner of said 20.656 acre tract, a easterly corner of said 23.743 acre tract, and on said west line of said 36.66 acre tract;

thence along the south line of said 20.656 acre tract and the north line of said 23.743 acre tract South seventy-two degrees forty-two minutes forty-three seconds West (S72°42'43"W) for eight hundred thirty-two and 22/100 feet (832.22') to an iron pin found at the southwest corner of said 20.656 acre tract;

thence along the east line of said 23.743 acre tract and the west line of said 20.656 acre tract North seventeen degrees seventeen minutes seventeen seconds West (N17°17'17"W) for eight hundred ninety-four and 28/100 feet (894.28') to an iron pin found at an easterly corner of said 23.743 acre tract and a westerly corner of said 20.656 acre tract;

thence continuing along the east line of said 23.743 acre tract and the west line of said 20.656 acre tract North thirty-one degrees thirteen minutes forty seconds West (N31°13'40"W) for thirty and 25/100 feet (30.25') to the **TRUE POINT OF BEGINNING**, containing seventeen and 656/1000 (17.656) acres (769,095 square feet) more or less.

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UPPER SANDUSKY, Ohio**

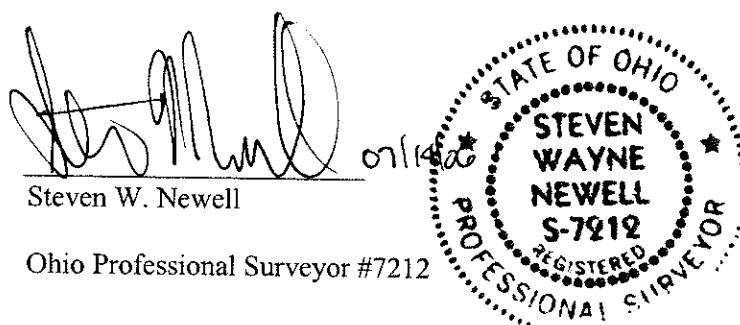
**July 13, 2006**

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This description was prepared from a field survey performed by Woolpert, Inc., in December, 2004, with bearings based upon the Ohio State Plane Coordinate System, North Zone.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

**Woolpert, Inc.**



**DESCRIPTION OF  
TRACT #2  
EAST WYANDOT AVENUE  
WYANDOT COUNTY, OHIO  
CONTAINING 1.000 ACRES**

**JULY 13, 2006**

Situate in Section Pt. S.E. 1/4 Section 27, Township 2 South, Range 14 East, City of Upper Sandusky, County of Wyandot, State of Ohio, and being part of a 20.656 acre tract of land as conveyed to Wal-Mart Stores East LP by deed recorded in O.R. Vol. 148, page 708 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Wyandot County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at a railroad spike found at the intersection of the centerline of Wendy's Way with the centerline of East Wyandot Avenue, referenced by an iron pin found at the intersection of the east line of an unrecorded 30' easement and the south right-of-way line of said East Wyandot Avenue, said pin bears South thirty-eight degrees twenty-three minutes twenty-seven seconds East (S38°23'27"E) for forty-eight and 20/100 feet (48.20');

thence along the centerline of said East Wyandot Avenue North seventy-two degrees thirty-six minutes twenty-two seconds East (N72°36'22"E) for two hundred eight-five and 77/100 feet (285.77') to nail found at an angle point in

REFERENCE SURVEY VOL. D  
PAGE 303 IN THE TAX MAP OFFICE

(TRACT 2)  
(1.00 A)

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said centerline, referenced by an iron pin found on the south right-of-way line of said East Wyandot Avenue, said pin bears South seventeen degrees twenty minutes twenty-seven seconds East ( $S17^{\circ}20'27"E$ ) for forty-five and 00/100 feet (45.00');

thence continuing along said centerline North seventy-two degrees forty-two minutes forty-three seconds East ( $N72^{\circ}42'43"E$ ) for two hundred twenty-six and 61/100 feet (226.61') to a spike found in said centerline, referenced by an iron pin found on the south right-of-way line of said East Wyandot Avenue, said pin bears South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for forty-five and 84/100 feet (45.84'), said point being the northeast corner of a 23.743 acre tract (part of the original 45.46 acre tract) of land as conveyed to Ronald E. Huffman and Cherie A. Huffman, Trustees of Ronald E. Huffman and Cherie A. Huffman Family Trust dated July 17, 2001 by deed recorded in O.R. Vol. 40, page 306;

thence leaving said centerline along the east line of said 23.743 acre tract South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for forty-five and 84/100 feet (45.84') to an iron pin found on the south right-of-way line of said East Wyandot Avenue said point also being the northwest corner of said 20.656 acre tract and an easterly corner of said 23.743 acre tract; thence along the south right-of-way line of said East Wyandot Avenue and the north line of said 20.656 acre tract North seventy-two degrees fifty-five minutes

twenty-five seconds East ( $N72^{\circ}55'25''E$ ) for ninety-one and 29/100 feet (91.29') to an iron pin set on said line, said point also being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence continuing along the south right-of-way line of said U.S. Route 30 (East Wyandot Avenue) and the north line of said 20.656 acre tract North seventy-two degrees fifty-five minutes twenty-five seconds East ( $N72^{\circ}55'25''E$ ) for two hundred twenty-five and 22/100 feet (225.22') to an iron pin set;

thence leaving said south right-of-way line across said 20.656 acre tract for the following six (6) courses:

1. South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17''E$ ) for a distance of one hundred sixty-three and 03/100 feet (163.03') to an iron pin set;
  
2. on a curve to the left with a radius of seventeen and 50/100 feet (17.50') for an arc distance of twenty-seven and 48/100 feet (27.49'), chord bearing South sixty two degrees seventeen minutes seventeen seconds East ( $S62^{\circ}17'17''E$ ) for twenty-four and 74/100 feet (24.75'), delta angle of said curve being ninety degrees zero minutes zero seconds ( $90^{\circ}00'00''$ ) to an iron pin set;

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3. South seventy-two degrees forty-two minutes forty-three seconds West (S72°42'43"W) for a distance of two hundred sixty-six and 72/100 feet (266.72') to an iron pin set;
4. North seventeen degrees seventeen minutes seventeen seconds West (N17°17'17"W) for a distance of one hundred two and 42/100 feet (102.42') to an iron pin set;
5. North twenty-seven degrees forty-two minutes forty-three seconds East (N27°42'43"E) for a distance of thirty-three and 94/100 feet (33.94') to an iron pin set;
6. North seventeen degrees seventeen minutes seventeen seconds West (N17°17'17"W) for a distance of fifty four and 94/100 feet (54.94') to the **TRUE POINT OF BEGINNING**, containing one and 000/1000 (1.000) acres (43,560 square feet) more or less.

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TRACT #2  
UPPER SANDUSKY, Ohio**

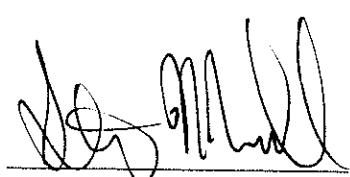
**July 13, 2006**

**Page 5**

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Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

**Woolpert, Inc.**



Steven W. Newell

Ohio Professional Surveyor #7212



**DESCRIPTION OF  
TRACT #3  
EAST WYANDOT AVENUE  
WYANDOT COUNTY, OHIO  
CONTAINING 1.000 ACRES  
JULY 13, 2006**

Situate in Section Pt. S.E. 1/4 Section 27, Township 2 South, Range 14 East, City of Upper Sandusky, County of Wyandot, State of Ohio, and being part of a 20.656 acre tract of land as conveyed to Wal-Mart Stores East LP by deed recorded in O.R. Vol. 148, page 708 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Wyandot County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

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thence along the centerline of said East Wyandot Avenue North seventy-two degrees thirty-six minutes twenty-two seconds East ( $N72^{\circ}36'22"E$ ) for two hundred eight-five and 77/100 feet (285.77') to nail found at an angle point in said centerline, referenced by an iron pin found on the south right-of-way line of said East Wyandot Avenue, said pin bears South seventeen degrees twenty

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minutes twenty-seven seconds East ( $S17^{\circ}20'27"E$ ) for forty-five and 00/100 feet (45.00');

thence continuing along said centerline North seventy-two degrees forty-two minutes forty-three seconds East ( $N72^{\circ}42'43"E$ ) for two hundred twenty-six and 61/100 feet (226.61') to a spike found in said centerline, referenced by an iron pin found on the south right-of-way line of said East Wyandot Avenue, said pin bears South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for forty-five and 84/100 feet (45.84'), said point being the northeast corner of a 23.743 acre tract (part of the original 45.46 acre tract) of land as conveyed to Ronald E. Huffman and Cherie A. Huffman, Trustees of Ronald E. Huffman and Cherie A. Huffman Family Trust dated July 17, 2001 by deed recorded in O.R. Vol. 40, page 306;

thence leaving said centerline along the east line of said 23.743 acre tract South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for forty-five and 84/100 feet (45.84') to an iron pin found on the south right-of-way line of said East Wyandot Avenue, said point also being the northwest corner of said 20.656 acre tract and an easterly corner of said 23.743 acre tract;

thence along the south right-of-way line of said East Wyandot Avenue and the north line of said 20.656 acre tract North seventy-two degrees fifty-five minutes twenty-five seconds East ( $N72^{\circ}55'25"E$ ) for three hundred sixteen and 51/100

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feet (316.51') to an iron pin set on said line, said point also being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence along the south right-of-way line of said East Wyandot Avenue and the north line of said 20.656 acre tract North seventy-two degrees fifty-five minutes twenty-five seconds East (N72°55'25"E) for two hundred forty- two and 28/100 feet (242.28') to an iron pin set;

thence leaving the south right-of-way line of said East Wyandot Avenue and the north line of said 20.656 acre tract on a new dividing line across said 20.656 acre tract for the following four (4) courses:

1. South seventeen degrees seventeen minutes seventeen seconds East (S17°17'17"E) for one hundred seventy-nine and 63/100 feet (179.63') to an iron pin set;
2. South seventy-two degrees forty-two minutes forty-three seconds West (S72°42'43"W) for two hundred twenty four and 78/100 feet (224.78') to an iron pin set;
3. on a curve to the right with a radius of seventeen and 50/100 feet (17.50') for an arc distance of twenty seven and 49/100 feet (27.49'), chord bearing North sixty-two degrees seventeen minutes seventeen seconds West (N62°17'17"W) for twenty-four and 75/100 feet (24.75'), delta

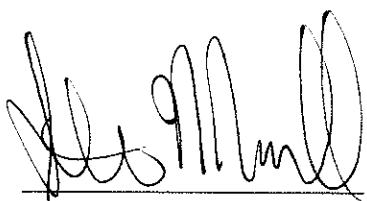
angle of said curve being ninety degrees zero minutes zero seconds  
(90°00'00") to an iron pin set;

4. North seventeen degrees seventeen minutes seventeen seconds West  
(N17°17'17"W) for a distance of one hundred sixty-three and 03/100 feet  
(163.03') to the **TRUE POINT OF BEGINNING**, containing one and  
000/1000 (1.000) acres (43,560 square feet) more or less.

This description was prepared from a field survey performed by Woolpert, Inc.,  
in December, 2004, with bearings based upon the Ohio State Plane Coordinate  
System, North Zone.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top  
inscribed with the name "WOOLPERT", unless otherwise noted. All monuments  
found are in good condition unless otherwise noted.

**Woolpert, Inc.**

  
Steven W. Newell  
07/14/06

Ohio Professional Surveyor #7212

  
STATE OF OHIO  
STEVEN WAYNE NEWELL  
S-7212  
PROFESSIONAL SURVEYOR  
REGISTERED