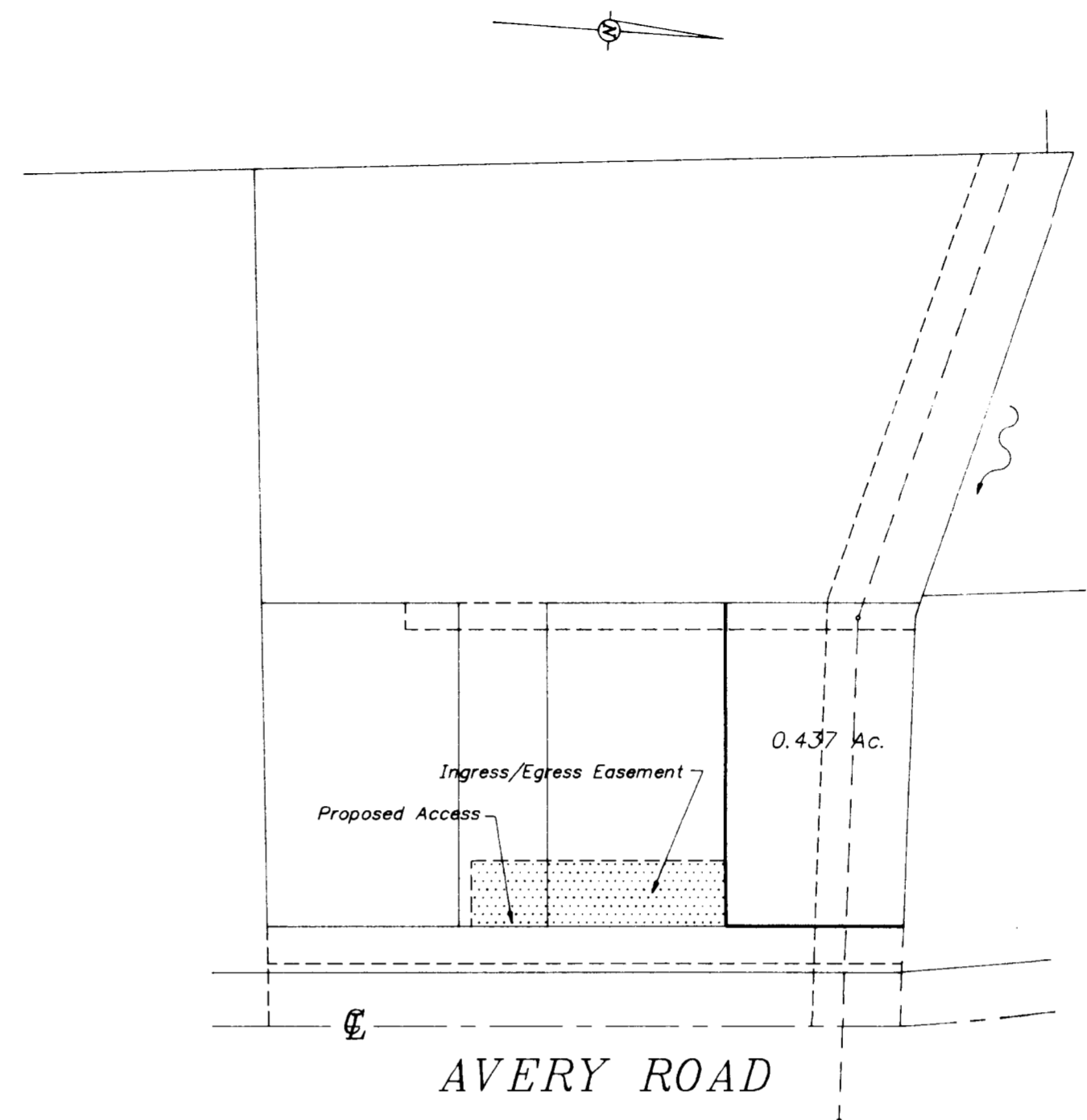
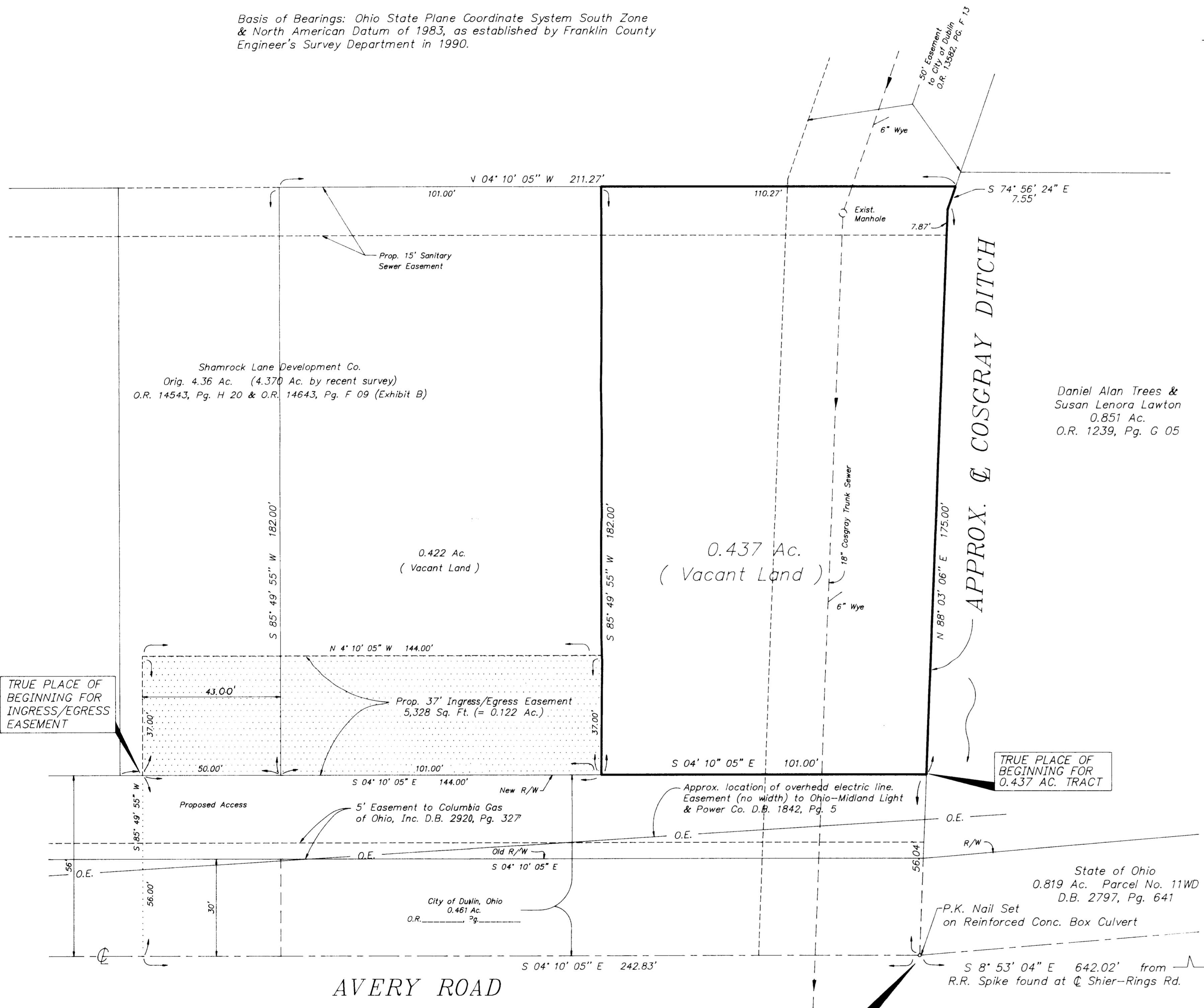


Basis of Bearings: Ohio State Plane Coordinate System South Zone & North American Datum of 1983, as established by Franklin County Engineer's Survey Department in 1990.



LOCATION MAP
NO SCALE

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 3004, and being a portion of an original 4.36 acre tract of land (4.370 acres by recent survey) conveyed to Shamrock Lane Development Co. by deeds of record in Official Record 14643, Page F 09 (Exhibit B) and Official Record 14543, Page H 20, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a P.K. Nail set in the old centerline of Avery Road, at the northeast corner of said 4.370 acre tract, at the northeast corner of a 0.461 acre tract of land conveyed out of said original 4.370 acre tract to City of Dublin, Ohio, for Avery Road right-of-way purposes by deed of record in Official Record 14643, Page F 09 (Exhibit B), Recorder's Office, Franklin County, Ohio, and on a reinforced concrete box culvert over Cosgray Ditch, said P.K. Nail being 8° 53' 04" E a distance of 642.02 feet from a railroad spike found at the intersection of the old centerline of Avery Road with the centerline of Shier-Rings Road;

thence S 88° 03' 06" W up the approximately centerline of Cosgray Ditch, along a portion of a north line of said original 4.370 acre tract, along the north line of said 0.461 acre tract, along the south line of a 0.819 acre tract of land conveyed as Parcel No. 11 WD to State of Ohio for Avery Road right-of-way purposes by deed of record in Dead Book 2797, Page 641, Recorder's Office, Franklin County, Ohio, and along a portion of a south line of a 0.851 acre tract of land conveyed to Daniel Alan Trees and Susan Lenora Lawton by deed of record in Official Record 1239, Page G 05, Recorder's Office, Franklin County, Ohio, a distance of 56.04 feet to a point at the northeast corner of said 0.461 acre tract and at the true place of beginning of the tract herein intended to be described;

thence S 4° 10' 05" E along the new west right-of-way line of Avery Road and along a portion of the west line of said 0.461 acre tract a distance of 101.00 feet to a point;

thence S 85° 49' 55" W perpendicular to the old centerline of Avery Road, perpendicular to the east line of said original 4.370 acre tract, perpendicular to the west line of said 0.461 acre tract and crossing a portion of said original 4.370 acre tract a distance of 182.00 feet to a point;

thence N 4° 10' 05" W parallel with the old centerline of Avery Road, parallel with the east line of said original 4.370 acre tract, parallel with the west line of said 0.461 acre tract and crossing a portion of said original 4.370 acre tract a distance of 110.27 feet to a point in the approximate centerline of Cosgray Ditch, in a north line of said original 4.370 acre tract and in a south line of said 0.851 acre tract;

thence S 74° 56' 24" E down the approximate centerline of Cosgray Ditch, along a portion of a north line of said original 4.370 acre tract and along a portion of a south line of said 0.851 acre tract a distance of 7.55 feet to a point at a corner of said original 4.370 acre tract and at a corner of said 0.851 acre tract;

thence N 88° 03' 06" E down the approximate centerline of Cosgray Ditch, along a portion of a north line of said original 4.370 acre tract and along a portion of a south line of said 0.851 acre tract a distance of 175.00 feet to the true place of beginning;

containing 0.437 acre of land more or less and being subject to all easements and restrictions of record.

ALSO, the following easement for ingress/egress purposes:

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 3004, and being an easement thirty-seven (37) feet in width for ingress/egress purposes over and through a portion of an original 4.36 acre tract of land (4.370 acres by recent survey) conveyed to Shamrock Lane Development Co. by deeds of record in Official Record 14643, Page F 09 (Exhibit B) and Official Record 14543, Page H 20, Recorder's Office, Franklin County, Ohio, said easement being bounded and described as follows:

Beginning, for reference, at a P.K. Nail set in the old centerline of Avery Road, at the northeast corner of said original 4.370 acre tract, at the northeast corner of a 0.461 acre tract of land conveyed out of said original 4.370 acre tract to City of Dublin, Ohio, for Avery Road right-of-way purposes by deed of record in Official Record 14643, Page F 09 (Exhibit B), Recorder's Office, Franklin County, Ohio, and on a reinforced concrete box culvert over Cosgray Ditch, said P.K. Nail being 8° 53' 04" E a distance of 642.02 feet from a railroad spike found at the intersection of the old centerline of Avery Road with the centerline of Shier-Rings Road;

thence S 4° 10' 05" E along the old centerline of Avery Road, along a portion of the east line of said original 4.370 acre tract and along a portion of the east line of said 0.461 acre tract a distance of 242.83 feet to a point;

thence S 85° 49' 55" W perpendicular to the old centerline of Avery Road, perpendicular to the east line of said original 4.370 acre tract, perpendicular to the east line of said 0.461 acre tract and crossing said 0.461 acre tract a distance of 56.00 feet to a point in the new west right-of-way line of Avery Road, in the west line of said 0.461 acre tract and at the true place of beginning of the ingress/egress easement herein intended to be described;

thence continuing S 85° 49' 55" W perpendicular to the old centerline of Avery Road, perpendicular to the east line of said original 4.370 acre tract, perpendicular to the west line of said 0.461 acre tract and crossing a portion of said original 4.370 acre tract a distance of 37.00 feet to a point;

thence N 4° 10' 05" W parallel with and 37.00 feet westerly by perpendicular measurement from the new west right-of-way line of Avery Road and from the west line of said 0.461 acre tract and crossing a portion of said original 4.370 acre tract a distance of 144.00 feet to a point;

thence N 85° 49' 55" E perpendicular to the old centerline of Avery Road, perpendicular to the east line of said original 4.370 acre tract, perpendicular to the west line of said 0.461 acre tract and crossing a portion of said original 4.370 acre tract a distance of 37.00 feet to a point in the new west right-of-way line of Avery Road and in the west line of said 0.461 acre tract;

thence S 4° 10' 05" E along the new west right-of-way line of Avery Road, along a portion of the west line of said 0.461 acre tract, parallel with and 56.00 feet westerly by perpendicular measurement from the old centerline of Avery Road, from the east line of said original 4.370 acre tract and from the east line of said 0.461 acre tract a distance of 144.00 feet to the true place of beginning of this easement;

containing 5,328 square feet (=0.122 acre) of land more or less.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey of said original 4.370 acre tract in March, 1991. Bearings are based upon the Ohio State Plane Coordinate System South Zone, and North American Datum of 1983, as established by the Franklin County Engineer's Survey Department in 1990.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
FILE NO. 75039918 EFFECTIVE DATE: AUG. 20, 1991 AT 8:00 A.M.

The undersigned hereby certifies to The Huntington National Bank and to Commonwealth Land Title Insurance Company and to Title First Agency, Inc. as of August 20, 1991, that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or buildings codes) affecting the property; that there are not easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right-of-way or recorded easement; that there are not encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1988 and meets the accuracy requirements of a Class A Survey, as defined therein.

Richard J. Bull
Richard J. Bull
Ohio Surveyor No. 4723
614/761-1661

REFERENCE POINT OF BEGINNING FOR 0.437 AC. TRACT & REFERENCE POINT OF BEGINNING FOR INGRESS/EGRESS EASEMENT

Existing Zoning - Suburban Office & Institutional

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2675 W. DUBLIN-GRANVILLE RD.
WORTHINGTON, OHIO
TIMOTHY J. WHALEN
MORTGAGE LOAN SURVEY
N. OF 6101 AVERY ROAD
DUBLIN, OHIO

0.437 Acre in V.M.S. 3004
SCALE: 1"=20'
DWN:GNB | CKD:RJB | DATE: 8/20/91 | JOB NO. 91-039 | 1