

**LEGAL DESCRIPTION PHASE 1 PARCEL**

Description of Part of Lot 9, of the "Amended Subdivision Of Part Of Lot 4 and the Addition To Metro Center" as recorded in Plat Book 57 Page 36, in the Recorder's Office, Franklin County, Ohio

Situated in the State of Ohio, County of Franklin, City of Dublin, and being part of Lot 9 of the "Amended Subdivision Of Part Of Lot 4 and Addition To Metro Center" as recorded in Plat Book 57, Page 36, and being part of a 17.384 acre tract as conveyed to the 495 Metro Place South Development Company, by Official Record 33117 Page 106, all references to records as found in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin found at the Northeast corner of said Lot 9, and the Northeast corner of said 17.384 acre tract, and also being the Northwest corner of Lot 8 of the "Amended Subdivision Of Part Of Lot 4 and Addition To Metro Center" as recorded in Plat Book 57, Page 36, and as conveyed to the Ohio Society Of Certified Public Accountants, as recorded in Deed Book 3793 Page 609;

Thence South 8° 21' 15" West, along the East line of said Lot 9, and the East line of said 17.384 acre tract, and the West line of said Lot 8, a distance of 491.08 feet to an iron pin found, at the Southeast corner of said Lot 9, and the Southwest corner of said Lot 8, and being in the north line of a 22.007 acre tract conveyed to the Ashland Oil and Refining Co. by deed in Deed Book 2877 Page 120;

Thence North 81° 39' 31" West, along the south line of said Lot 9, and the south line of said 17.384 acre tract, and the north line of said 22.007 acre tract, a distance of 609.00 feet to a point;

Thence crossing said 17.384 acre tract with the following six courses:

Thence North 06° 20' 29" East, a distance of 210.50 feet to a point;

Thence South 81° 39' 31" East, a distance of 98.91 feet to a point;

Thence North 06° 20' 29" East, a distance of 124.77 feet to a point;

Thence South 81° 39' 31" East, a distance of 22.10 feet to a point;

Thence North 06° 20' 29" East, a distance of 115.82 feet to a point;

Thence North 42° 39' 30" East, a distance of 125.27 feet to a point, and being in the southerly right-of-way line (60 feet in width) of Metro Place South;

Thence with an arc of a curve to the left, and along an easterly line of said Lot 9, and an easterly line of said 17.384 acre tract, having a radius of 480.00 feet, a delta of 46° 51' 53", with a chord bearing of South 70° 46' 26" East, and a chord distance of 381.76 feet to an iron pin found at a point of reverse curvature;

Thence continuing along the southerly right-of-way line of Metro Place South, and a northerly line of said Lot 9 and a northerly line of said 17.384 acre tract, with a curve to the right, having a radius of 1120.00 feet a delta of 02° 13' 20", with a chord bearing of North 86° 54' 16" East, and a chord distance of 43.44 feet to the place of beginning and containing 6.168 acres of land as geometrically correct;

Bearings are based on the recorded plat of Metro Place South as recorded in Plat Book 55 Pages 8 and 9 Subject to all right-of-ways and easements of record

**LEGAL DESCRIPTION 17.384 ACRE TRACT**

Situated in the State of Ohio, County of Franklin, City of Dublin, being part of Lot 9 of "AMENDED SUBDIVISION OF PART OF LOT 4 & ADDITION TO METRO CENTER," of record in Plat Book 57, Page 36, all references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin in the easterly limited access right-of-way line of Interstate Route 270, at the southwestern corner of said Lot 9, the northwesterly corner of Lot 2 of "BLAZER PLAZA," of record in Plat Book 62, Pages 11-14;

thence along said right-of-way line of Interstate Route 270, being the arc of a curve to the right (Delta = 3° 09' 15", Radius = 7323.46 feet), a chord bearing and distance of North 15° 27' 00" East, 403.11 feet to an iron pin at the southwestern corner of the M. Thomas Lardner, et al (3) Co-Trustees 14.968 acre tract, of record in Official Record 23859162;

thence South 81° 39' 31" East, along the southerly line of said 14.968 acre tract, a distance of 690.00 feet to an iron pin at an angle point in said line;

thence North 55° 35' 49" East, continuing along said southerly line of the 14.968 acre tract, a distance of 463.99 feet to an iron pin in the southerly right-of-way line of Metro Place South (60 feet in width);

thence along said right-of-way line of Metro Place South, being the arc of a curve to the left (Delta = 70° 12' 35", Radius = 480.00 feet), a chord bearing and distance of South 58° 38' 06" East, 558.90 feet to an iron pin at a point of reverse curvature;

thence continuing along said right-of-way line of Metro Place South, being the arc of a curve to the right (Delta = 2° 13' 20", Radius = 1120.00 feet), a chord bearing and distance of North 86° 54' 16" East, 43.44 feet to an iron pin at the northwesterly corner of Lot 8;

thence South 81° 39' 31" West, along the westerly line of said Lot 8, a distance of 491.08 feet to a point in the northerly line of the Ashland Oil and Refining Co. 22.007 acre tract, of record in Deed Book 2877, Page 120;

thence North 81° 39' 31" West, along said northerly line of the Ashland Oil and Refining Co. 22.007 acre tract and the northerly line of "BLAZER PLAZA," a distance of 1622.66 feet to the point of beginning, and containing 17.384 acres, more or less.

Bearings contained herein are based on the same meridian as the bearing of the right-of-way of Metro Place South (South 81° 39' 45" East), of record in Plat Book 55, Pages 8 & 9.

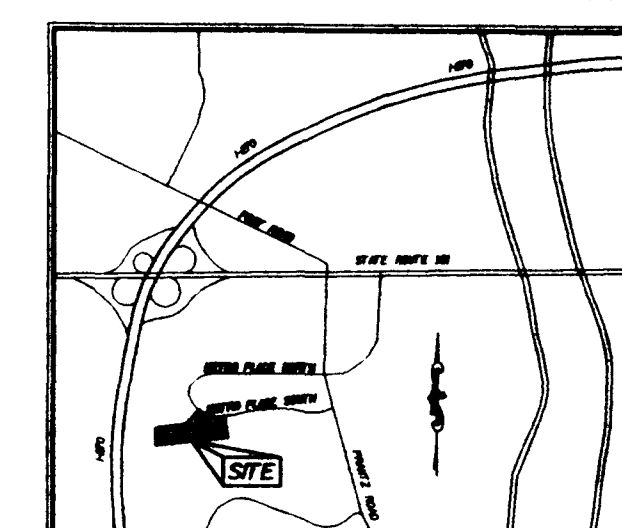
**LEGEND:**

- EX. C.B. (CATCH BASIN)
- EX. W.R. (WATER MAIN)
- EX. G.S. (GAS SERVICE)
- EX. G.W. (GAS WATER)
- EX. G.V. (GAS VALVE)
- EX. W.R. (WATER VALVE)
- EX. F.I. (FIRE HYDRANT)
- EX. P.W. (POWER POLE)
- EX. L.P. (LIGHT POLE)
- EX. T.P. (TELEPHONE POLE)
- EX. U.E. (UNDERGROUND ELECTRIC)
- EX. U.G. (UNDERGROUND GAS)
- EX. U.T. (UNDERGROUND TELEPHONE)
- EX. E.L. (EASEMENT LINE)
- EX. S.B. (SETBACK LINE)
- EX. P. & R. (PROPERTY & RIGHT OF WAY LINE)
- EX. S.P. (SUBJECT PROPERTY LINE)
- EX. P.T. (PINE TREE)
- EX. T. (TREE)
- EX. H.W. (HOLE FOUND)
- EX. D. (DRAWEL)
- EX. C. (CONCRETE)
- EX. B.L. (BUILDING LINE)
- EX. B. (BENCH MARK)

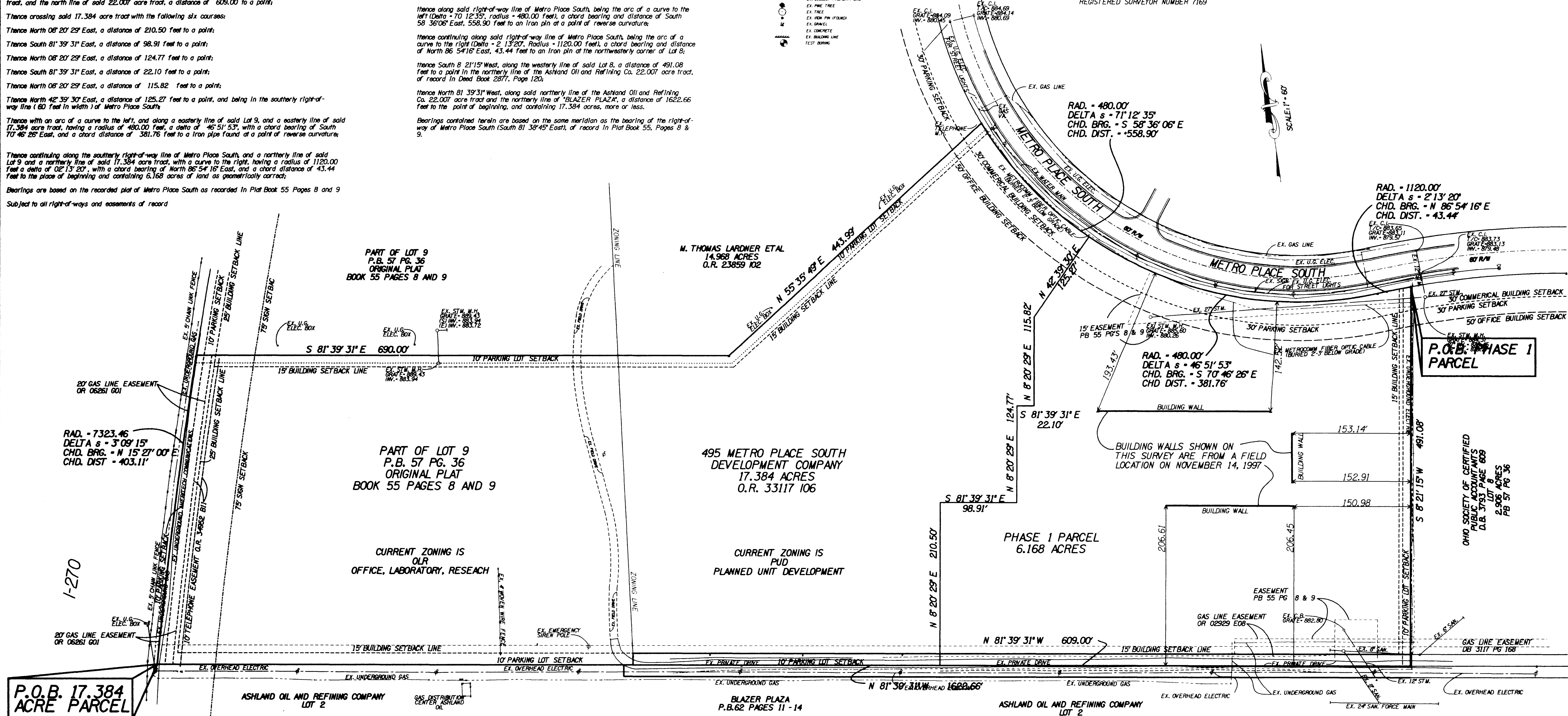
**SURVEYORS CERTIFICATION**

The undersigned hereby certifies to The Provident Bank, The Cardinal Title Agency Inc., and to Pizzuti Equities, Inc., its successors and/or assigns as their interests may appear, as of November 14, 1997 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 of actual possession are the same; that the property description "closed" by engineering calculation that this survey correctly shows the location of the building, on the property and that it is within the boundary lines and applicable setback lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes affecting the property; that there are no easements or uses affecting the property appearing from careful physical inspection of the same, other than those shown hereon; that to the best of my knowledge all utility services for the operation of the property are present on the property or within adjacent public right-of-way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated on adjoining premises. The survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and by ACSM in 1992

RONALD J. YARANO  
REGISTERED SURVEYOR NUMBER 7169



VICINITY MAP  
N.T.S.



**P.O.B. 17.384 ACRE PARCEL**

**P.O.B. PHASE 1 PARCEL**

PART OF LOT 9  
P.B. 57 PG. 36  
ORIGINAL PLAT  
BOOK 55 PAGES 8 AND 9

M. THOMAS LARDNER ET AL  
14.968 ACRES  
O.R. 23859 102

PART OF LOT 9  
P.B. 57 PG. 36  
ORIGINAL PLAT  
BOOK 55 PAGES 8 AND 9

495 METRO PLACE SOUTH  
DEVELOPMENT COMPANY  
17.384 ACRES  
O.R. 33117 106

PHASE 1 PARCEL  
6.168 ACRES

CURRENT ZONING IS  
OLR  
OFFICE, LABORATORY, RESEARCH

CURRENT ZONING IS  
PUD  
PLANNED UNIT DEVELOPMENT

ASHLAND OIL AND REFINING COMPANY  
LOT 2

BLAZER PLAZA  
P.B. 62 PAGES 11 - 14

ASHLAND OIL AND REFINING COMPANY  
LOT 2

**NOTES**

- 1) ALL EASEMENTS AND SETBACKS ARE PER THE TITLE BINDER PROVIDED BY LAWYERS TITLE INSURANCE CORPORATION DATED NOV. 14 1997 WITH CASE NO. CT 3182
- 2) THE EASEMENT LISTED IN O.R. 2929 E08, TO COLUMBIA GAS OF OHIO, DOES APPLY, AND IS SHOWN ON THIS SURVEY
- 3) THE EASEMENT LISTED IN O.R. 6261 G01, TO COLUMBIA GAS OF OHIO, DOES APPLY, AND IS SHOWN ON THIS SURVEY
- 4) THE EASEMENT LISTED IN O.R. 34952 B11, TO OHIO BELL TELEPHONE DOES APPLY AND IS SHOWN ON THIS SURVEY, HOWEVER THE EXHIBIT ALSO SHOWS THE TELEPHONE EASEMENT TO BE INSIDE THE GAS LINE EASEMENT LISTED IN O.R. 6261 G01
- 5) ALL SETBACKS SHOWN ARE PER THE DECLARATION OF PROTECTIVE COVENANTS AS SHOWN IN DEED BOOK 3719 PAGE 656
- 6) THE PROPERTY IS SUBJECT TO RESTRICTIONS AND COVENANTS AS LISTED IN DEED BOOK 3719 PAGE 656, O.R. 19502 E14 AND IN O.R. 20836 H10
- 7) OUPS REFERENCE NUMBER IS 1201-042-052
- 8) THERE IS NO EASEMENT FOR THE METRO COMM FIBER OPTIC LINE ALONG THE SOUTH RIGHT-OF-WAY LINE OF METRO PLACE SOUTH
- 4) THE PROPERTY IS IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBERS 39149C0109 G AND 39049C0107 G DATED AUGUST 2, 1995

**UTILITY COMPANIES**

- COLUMBUS SOUTHERN POWER COMPANY  
215 NORTH FRONT STREET  
COLUMBUS, OHIO 43215
- AMERITECH CORPORATE HEADQUARTERS  
30 SOUTH WACKEE DRIVE  
CHICAGO, ILLINOIS 312-750-5000
- COLUMBIA GAS  
101 WEST TOWN STREET  
COLUMBUS, OHIO 43215
- WARNER CABLE COMPANY  
1266 DUBLIN ROAD  
COLUMBUS, OHIO 43215
- CITY OF COLUMBUS  
WATER DIVISION  
910 DUBLIN ROAD  
COLUMBUS, OHIO 43215
- CITY OF COLUMBUS  
SEWERAGE AND DRAINAGE DIVISION  
910 DUBLIN ROAD  
COLUMBUS, OHIO 43215
- AT&T  
1-800-992-6641
- SPRINT  
CUSTOMER SERVICE: 1-800-877-4746
- BUCKEYE WATER SERVICE  
1154 HILL ROAD NORTH  
COLUMBUS, OHIO 43147
- LC INTERNATIONAL  
4650 LAKEHURST COURT  
COLUMBUS, OHIO 43017
- MCI  
1-800-888-8000

**FOUNDATION SURVEY**

495 METRO PLACE SOUTH  
DEVELOPMENT COMPANY  
O.R. 33117 107  
545 METRO PLACE SOUTH  
CITY OF DUBLIN, COUNTY OF FRANKLIN,  
STATE OF OHIO

Scale: 1" = 60'  
Project: CO 14224  
Date: NOV. 1997  
LJB LOCKWOOD, JONES AND BEALS INC.  
COLUMBUS OFFICE  
4202 Victoria Court 894-777-0708 COLUMBUS, OHIO 43224  
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