

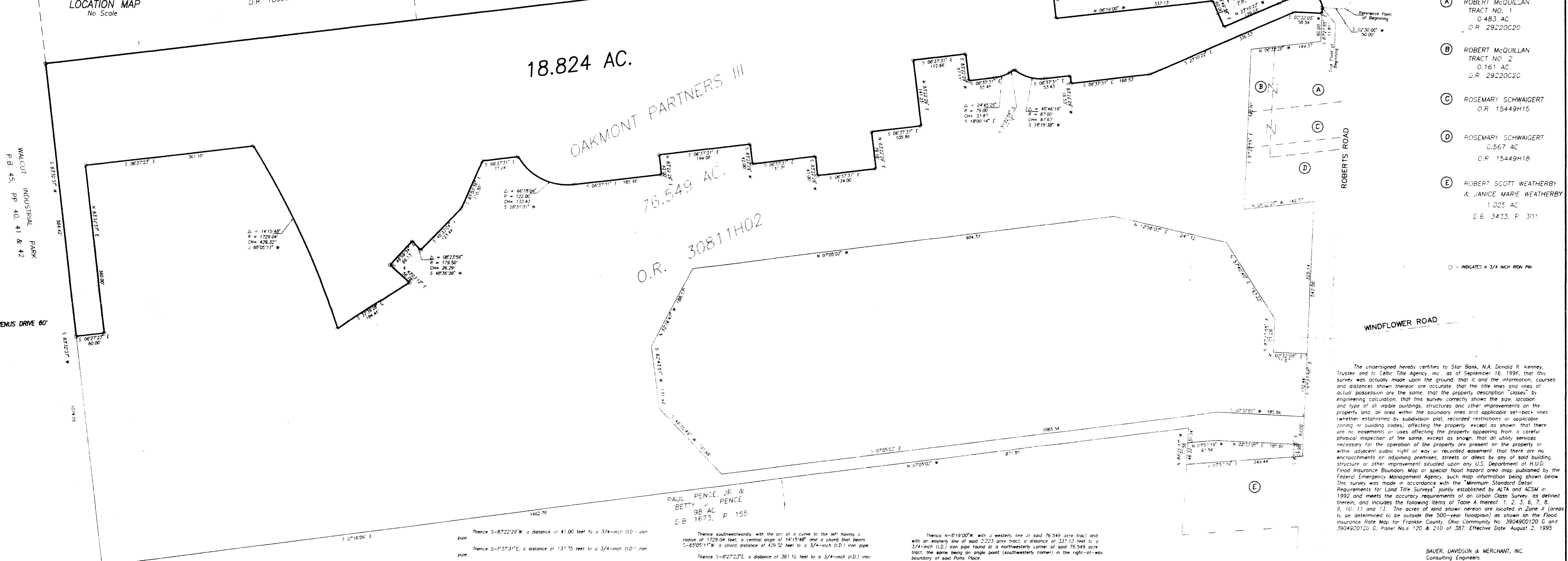
T & R DEVELOPMENT
III, INC.
EXHIBIT "A" 11,313 AC.
O.R. 18593B10

T & R DEVELOPMENT
HILLIARD-ROME
LIMITED PARTNERSHIP
EXHIBIT "A" 7,237 AC.
O.R. 18224J15

BAYSIDE COMMONS II LIMITED PARTNERSHIP
EXHIBIT "A" 11,029 AC.
O.R. 22186J04

FUMA LIMITED PARTNERSHIP
EXHIBIT "A" 2,223 AC.
O.R. 27373A15

Aluminum Cap set in Concrete
(Franklin County Monument No.
FCGS 6665)

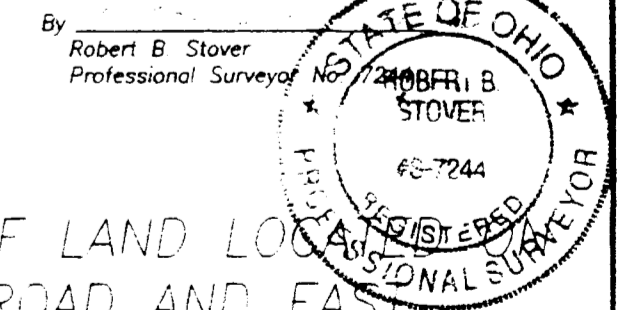


- (A) ROBERT McOULLAN TRACT NO. 1 0.483 AC. O.R. 29220C20
- (B) ROBERT McOULLAN TRACT NO. 2 0.161 AC. O.R. 29220C20
- (C) ROSEMARY SCHWAGERT O.R. 15449H15
- (D) ROSEMARY SCHWAGERT 0.567 AC. O.R. 15449H18
- (E) ROBERT SCOTT WEATHERBY & JANICE MARIE WEATHERBY 1.025 AC. D.B. 3433, P. 301

○ - INDICATES A 3/4 INCH IRON PIN

The undersigned hereby certifies to Star Bank, N.A. Donald R. Kenney, Trustee and to Celtic Title Agency, Inc., as of September 16, 1996, 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 visible buildings, structures and other improvements on the property and, all area within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property except as shown that there are no encroachments or uses affecting the property appearing from a careful physical inspection of the same, except as shown; 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 no encroachments on adjoining premises, streets or alleys by any of said building, structure or other improvement situated upon 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, such map information being shown below. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of an Urban Class Survey, as defined therein, and includes the following items of Table A thereof: 1, 2, 3, 6, 7, 8, 9, 10, 11 and 13. The acres of land shown hereon are located in Zone X (areas to be determined to be outside the 500-year floodplain) as shown on the Flood Insurance Rate Map for Franklin County, Ohio Community No. 39049C0120 C and 39049C0120 G, Panel No.s 120 & 210 of 387. Effective Date August 2, 1995.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers



BOUNDARY SURVEY OF 18.824 ACRES OF LAND LOCATED ON THE SOUTHERLY SIDE OF ROBERTS ROAD AND EAST OF POTTS PLACE, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

255 Green Meadows Drive S
P.O. Box 370
Powell, Ohio 43065
(614) 846-3393

ORDER NO. 1664-96

Situated in the state of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 6504 and 7029 and containing 18.824 acres of land, more or less, said 18.824 acres being out of that 76,549 acre tract of land described in Exhibit A in the deed to Oakmont Partners III, of record in Official Record 30811H02, Recorder's Office, Franklin County, Ohio, said 18.824 acres of land being more particularly described as follows:

Beginning, for reference, at a railroad spike found in the centerline of Roberts Road at a westerly corner of said 76,549 acre tract, the same being the northwesterly corner of the Dedication Plat of Potts Place and Easements, of record in Plat Book 81, Page 82, Recorder's Office, Franklin County, Ohio, said railroad spike being located S-87°30'00"E, a distance of 945.46 feet from, as measured along the centerline of said Roberts Road, an aluminum cap set in concrete at the centerline intersection of Hilliard-Rome Road and said Roberts Road (Franklin County Monument No. FCGS-6665), thence from said railroad spike:

S-2°30'00"W, with a westerly line of said 76,549 acre tract and with an easterly line of said Potts Place Dedication, a distance of 50.00 feet to a 3/4-inch (I.D.) iron pipe at the true point of beginning;

Thence, from said true point of beginning, S-87°25'55"E, parallel with and 50.00 feet southerly from, as measured at right angles, the centerline of said Roberts Road, a distance of 11.81 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-2°32'05"W, a distance of 58.54 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-2°10'22"E, a distance of 336.53 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-6°37'31"E, a distance of 168.53 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-87°22'29"W, a distance of 16.53 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-6°37'31"E, a distance of 53.43 feet to a 3/4-inch (I.D.) iron pipe at a point of curvature;

Thence southwesterly, with the arc of a curve to the right having a radius of 87.00 feet, a central angle of 24°45'25" and a chord that bears S-16°15'38"W, a chord distance of 67.67 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-31°22'56"E, a distance of 11.18 feet to a 3/4-inch (I.D.) iron pipe at a point of curvature;

Thence southwesterly, with the arc of a curve to the right having a radius of 79.00 feet, a central angle of 24°45'25" and a chord that bears S-19°00'14"E, a chord distance of 133.43 feet to a 3/4-inch (I.D.) iron pipe at a point of tangency;

Thence S-63°31'31"E, a distance of 55.45 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-87°22'29"W, a distance of 57.11 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-63°31'31"E, a distance of 112.66 feet to a 3/4-inch (I.D.) iron pipe;

Thence N-87°22'29"E, a distance of 141.23 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-63°31'31"E, a distance of 106.86 feet to a 3/4-inch (I.D.) iron pipe;

Thence N-87°22'29"E, a distance of 79.18 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-63°31'31"E, a distance of 124.00 feet to a 3/4-inch (I.D.) iron pipe at a point in a curve;

Thence S-87°22'29"W, a distance of 41.00 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-63°31'31"E, a distance of 137.75 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-87°22'29"W, a distance of 42.00 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-63°31'31"E, a distance of 194.08 feet to a 3/4-inch (I.D.) iron pipe;

Thence N-87°22'29"E, a distance of 42.00 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-63°31'31"E, a distance of 185.96 feet to a 3/4-inch (I.D.) iron pipe at a point of curvature;

Thence southwesterly, with the arc of a curve to the right having a radius of 122.00 feet, a central angle of 60°18'04" and a chord that bears S-28°31'31"W, a chord distance of 133.43 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-63°31'31"E, a distance of 77.24 to a 3/4-inch (I.D.) iron pipe;

Thence S-65°51'36"E, a distance of 110.16 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-45°33'04"E, a distance of 123.44 feet to a 3/4-inch (I.D.) iron pipe at a point in a curve;

Thence N-87°22'29"E, a distance of 141.23 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-63°31'31"E, a distance of 106.86 feet to a 3/4-inch (I.D.) iron pipe;

Thence N-87°22'29"E, a distance of 79.18 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-63°31'31"E, a distance of 124.00 feet to a 3/4-inch (I.D.) iron pipe at a point in a curve;

PAUL PENCE, JR. & BETTY J. PENCE
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Thence southwesterly, with the arc of a curve to the left having a radius of 1229.04 feet, a central angle of 14°15'48" and a chord that bears S-65°05'11"W, a chord distance of 429.32 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-62°22'31"E, a distance of 361.10 feet to a 3/4-inch (I.D.) iron pipe;

Thence N-83°32'37"E, a distance of 360.00 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-62°22'31"E, a distance of 60.00 feet to a 3/4-inch (I.D.) iron pipe in the southernmost line of said 76,549 acre tract, the same being in the northern line of said Walnut Industrial Park;

Thence S-83°32'37"E, with the southernmost line of said 76,549 acre tract and with the northern line of said Walnut Industrial Park, a distance of 584.42 feet to a 5/8-inch solid iron pin found at the southwesterly corner of said 76,549 acre tract, the same being the southeasterly corner of that 11,313 acre tract of land described in Exhibit "A" in the deed to T & R Development, Inc., of record in Official Record 18593B10, Recorder's Office, Franklin County, Ohio;

Thence S-63°31'31", with the westernmost line of said 76,549 acre tract with the eastern line of said 11,313 acre tract with the easterly line of that 7,237-acre tract of land described in the deed to Bayside Commons II Limited Partnership, of record in Official Record 22186J04, all being of record in the Recorder's Office, Franklin County, Ohio, a distance of 2152.51 feet to a 3/8-inch solid iron pin found at a northeasterly corner of said 11,029 acre tract, said iron pin also being the southwesterly corner of that 2,223 acre tract of land described in Exhibit "A" in the deed to Fuma Limited Partnership, of record in Official Record 27373A15, Recorder's Office, Franklin County, Ohio;

Thence N-83°35'39"E, with a northern line of said 76,549 acre tract and with the southern line of said 2,223 acre tract, a distance of 174.00 feet to a 3/4-inch (I.D.) iron pipe found at a corner of said 76,549 acre tract, the same being a southeasterly corner of said 2,223 acre tract;

Thence N-61°19'00"W, with a westerly line of said 76,549 acre tract and with an easterly line of said 2,223 acre tract, a distance of 337.13 feet to a 3/4-inch (I.D.) iron pipe found at a northwesterly corner of said 76,549 acre tract, the same being on angle point (southwesterly corner) in the right-of-way boundary of said Potts Place;

Thence northwesterly, with the westerly boundary of said 76,549 acre tract and with the right-of-way boundary of said Potts Place, the following four (4) courses and distances:

1.) N-66°49'38"E, a distance of 60.00 feet to a 3/4-inch (I.D.) iron pipe found;

2.) N-23°10'22"W, a distance of 129.03 feet to a 3/4-inch (I.D.) iron pipe found at a point of curvature;

3.) with the arc of a curve to the right having a radius of 210.00 feet, a central angle of 17°54'22" and a chord that bears N-14°13'11"W, a chord distance of 55.36 feet to a 3/4-inch (I.D.) iron pipe found at a point of compound curvature;

4.) with the arc of a curve to the right having a radius of 25.00 feet, a central angle of 9°45'59" and a chord that bears N-43°37'01"E, a chord distance of 37.67 feet to the true point of beginning and containing 18.824 acres of land, more or less.

Subject to all rights-of-way easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. in September of 1995 and in August 1996.

All of the survey markers noted in the foregoing description were in place in August of 1996.

The bearings given in the foregoing description are based upon the bearing of S-67°30'00"E, as shown along the centerline of said Roberts Road on the recorded plat of said Dedication Plat of Potts Place and Easements, of record in Plat Book 81, Page 82, Recorder's Office, Franklin County, Ohio.