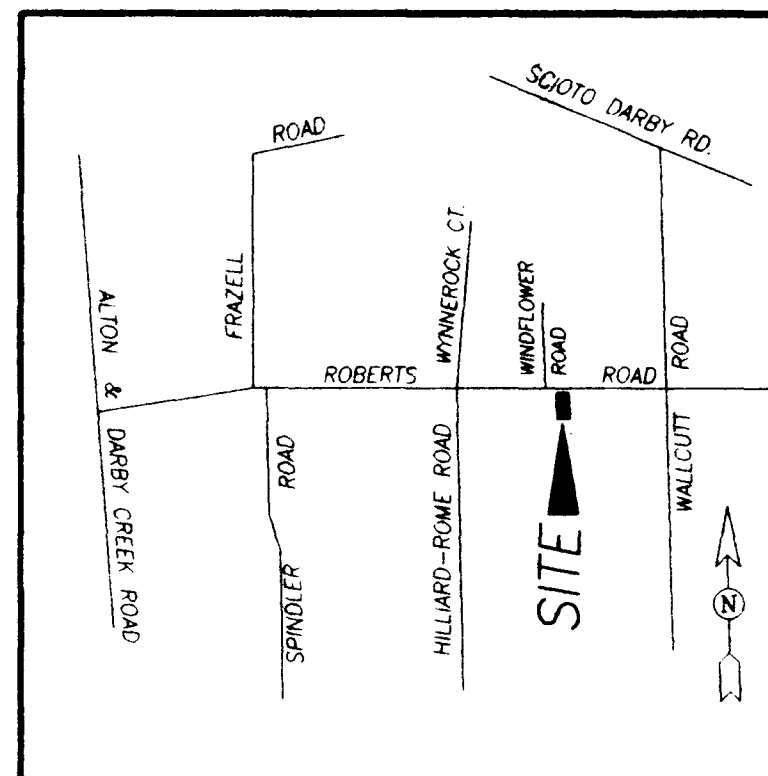
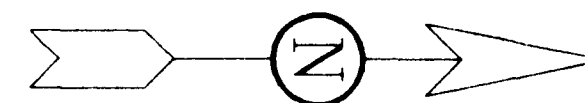


GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.



LOCATION MAP

No Scale

Situated in the state of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 16049 and being a 0.217 acre area of land, more or less, said 0.217 acre area 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 0.217 acre area of land being more particularly described as follows:

Beginning, for reference, at a railroad spike found in the centerline of Roberts Road at a northwesterly corner of said 76.549 acre tract, the same being the northeasterly 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-87°27'55"E, with the centerline of said Roberts Road, a distance of 929.42 feet to a point, thence S-2°32'05"W, 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°27'55"E, parallel with and 50.00 feet southerly from, as measured at right angles, the centerline of said Roberts Road, a distance of 24.98 feet to a 3/4-inch (I.D.) iron pipe in an easterly line of said 76.549 acre tract, the same being in the westerly line of that 1.026 acre tract of land described in Exhibit A in the Fiduciary Deed to Robert Scott Weatherby and Janice Marie Weatherby, of record in Official Record 30782A17, Recorder's Office, Franklin County, Ohio;

Thence S-3°57'19"E, with an easterly line of said 76.549 acre tract and with the westerly line of said 1.026 acre tract, a distance of 249.44 feet to a pinch top iron pin found at a corner of said 76.549 acre tract, the same being the southwest corner of said 1.026 acre tract.

Thence N-86°25'37"W, a distance of 46.22 feet to a 3/4-inch (I.D.) iron pipe;

Thence N-3°57'19"W, a distance of 61.54 feet to a 3/4-inch (I.D.) iron pipe;

Thence N-2°32'05"E, a distance of 185.86 feet to the true point of beginning and being a 0.217 acre area 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.

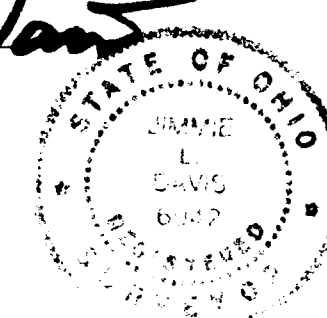
All of the survey markers noted in the foregoing description were in place in August of 1996.

The bearings given in the foregoing description are based upon the bearing of S-87°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.

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 accurately shows the size, location and type of all visible 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 building codes) affecting the property, except as shown; that there are no easements 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 G and 39049C0120 G, Panel No.s 120 & 210 of 387, Effective Date, August 2, 1995.

BAUER, DAVIDSON & MERCHANT, INC.  
Consulting Engineers

*Janice L. Davis*  
Janice L. Davis  
Professional Surveyor No. 6942



BOUNDARY SURVEY OF A 0.217 ACRE AREA 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 PARCEL VII

**BAUER, DAVIDSON & MERCHANT, INC.**  
Consulting Engineers

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

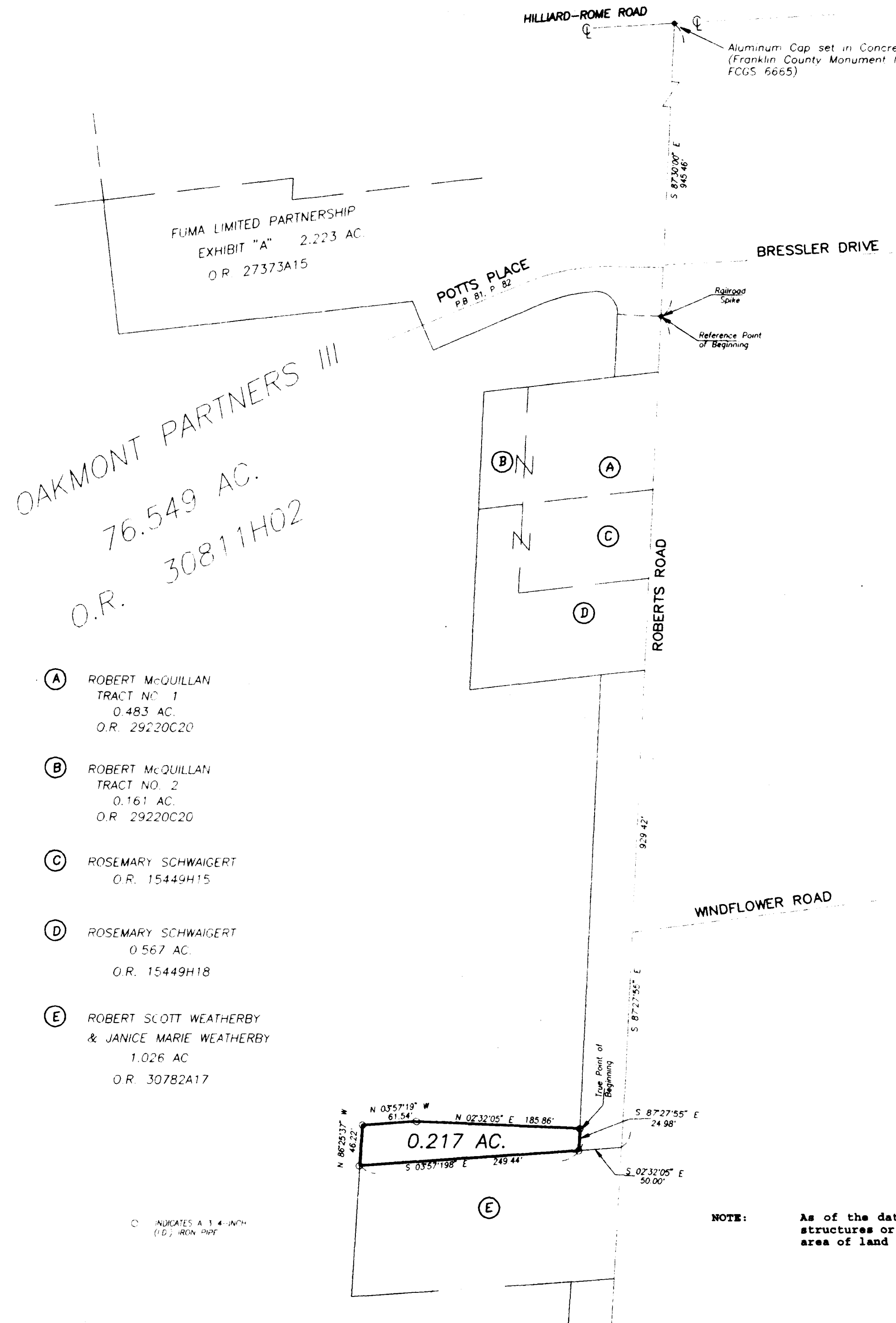
ORDER NO. 1664-96

Rev. November 1, 1995  
OCTOBER 24, 1996

ID #10

DWG\166496\ SPLIT-E

18667300



**NOTE:** As of the date of this survey there are no visible improvements, structures or buildings located within the limits of the 0.217 acre area of land shown hereon.

FUMA LIMITED PARTNERSHIP  
EXHIBIT "A" 2.223 AC.  
O.R. 27373A15

OAKMONT PARTNERS III  
76.549 AC.  
O.R. 30811H02

- (A) ROBERT McQUILLAN  
TRACT NO. 1  
0.483 AC.  
O.R. 29220C20
- (B) ROBERT McQUILLAN  
TRACT NO. 2  
0.161 AC.  
O.R. 29220C20
- (C) ROSEMARY SCHWAIGERT  
O.R. 15449H15
- (D) ROSEMARY SCHWAIGERT  
0.567 AC.  
O.R. 15449H18
- (E) ROBERT SCOTT WEATHERBY  
& JANICE MARIE WEATHERBY  
1.026 AC  
O.R. 30782A17

⊙ INDICATES A 3/4-INCH (I.D.) IRON PIPE