

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 544, and containing 5.375 acres of land more or less, 0.878 acres of said 5.375 acres being out of that 13.837 (Exhibit "B") acre tract of land as described in a deed to RUSCILLI INVESTMENT CO., of record in Deed Book 3376, Page 358, (all references to Deed Books in this description are of record in the Recorder's Office, Franklin County, Ohio) 4.497 acres of said 5.375 acre tract being out of that 68.535 acre tract of land as described in a deed to CHARLES A. CONRAD, of record in Deed Book 3390, Page 153, said 5.375 acre tract of land being more particularly described as follows:

Beginning for REFERENCE at an iron pin at the northeasterly corner of said 68.535 acre tract, a southeasterly corner of said 13.837 acre tract and a point in the westerly line of a 18.509 acre tract, as described in a deed to Arlington II, of record in Deed Book 3543, Page 382; thence S 33 degrees 49' 32" E, with the easterly line of said 68.535 acre tract, the westerly line of said 18.509 acre tract, a distance of 226.81 feet to an iron pin at the southwesterly corner of said 18.509 acre tract, the northwesterly corner of that 56.241 acres (original) of land, as described in a deed to Karl Jaeger, of record in Deed Book 1885, Page 523, THE TRUE POINT OF BEGINNING;

Thence from said TRUE POINT OF BEGINNING, S 33 degrees 49' 32" E, with the easterly line of said 68.535 acre tract, the westerly line of said 56.241 acre tract, a distance of 114.54 feet to an iron pin;

Thence S 56 degrees 10' 28" W, a distance of 600.00 feet to an iron pin;

Thence N 33 degrees 49' 32" W, a distance of 84.00 feet to an iron pin at a point of curvature;

Thence northeasterly, with the arc of a curve to the right, having a radius of 545.00 feet, a central angle of 35 degrees 49' 25", the chord of which bears N 15 degrees 54' 50" W, a chord distance of 335.23 feet to an iron pin at the point of tangency;

Thence N 1 degree 59' 53" E, a distance of 225.86 feet to an iron pin;

Thence N 86 degrees 00' 00" E, a distance of 53.44 feet to a point;

Thence S 73 degrees 00' 00" E, a distance of 260.00 feet to a point;

Thence S 65 degrees 12' 52" E, a distance of 258.46 feet to a point;

thence S 74 degrees 20' 30" E, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, and containing 5.375 acres of land, more or less.

This description was prepared by HOCKADEN and ASSOCIATES, INC., Consulting Engineers, Columbus, Ohio, Registered Surveyor No. 5943, based on a survey of the premises.

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 544, and being 4.284 acres of land, more or less, being out of that 68.535 acre tract of land as described in a deed to Ruscelli Investment Company, of record in Deed Book 3647, Page 799, (all references to Deed Book in this description are of record in the Recorder's Office, Franklin County, Ohio), said 0.41322 acre tract of land being more particularly described as follows:

Beginning at an iron pin at the southwesterly corner of a 5.375 acre tract (described in a deed to Scientific Columbus, Inc., of record in Deed Book 3651, Page 128);

Thence N 56 degrees 10' 28" E, with the southerly line of said 5.375 acre tract, a distance of 600.00 feet to an iron pin in the easterly line of said 5.375 acre tract;

Thence, through said 68.535 acre tract, the following three (3) courses:

- 1) S 33 degrees 49' 32" E, a distance of 30.00 feet to an iron pin;
2) S 56 degrees 10' 28" W, a distance of 600.00 feet to an iron pin;
3) N 33 degrees 49' 32" W, a distance of 30.00 feet to the place of beginning, containing 0.41322 acres, more or less.

This description was prepared by HOCKADEN and ASSOCIATES, INC., Consulting Engineers, Columbus, Ohio, Registered Surveyor No. 5943, based on a survey of the premises.

OFFICIAL RECORD 779, PAGE D 12

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 544, and being 4.284 acres of land, more or less, out of that 68.535 acre tract of land described in a deed to Ruscelli Investment Company, of record in Deed Book 3651, Page 110, (all references to Deed Books and Plat Books are of record in the Recorder's Office, Franklin County, Ohio), and said 4.284 acre tract of land being more particularly described as follows:

Beginning at the southwesterly corner of that 0.41322 acre tract of land described in a deed to Scientific Columbus, Inc., of record in Deed Book 3708, Page 635;

Thence S 33 degrees 49' 32" E, with the westerly line of a 37.714 acre tract of land described in a deed to ARLINGATE II of record in Deed Book 3763, Page 643, and the easterly line of said 68.535 acre tract, a distance of 311.00 feet to an iron pin;

Thence S 56 degrees 10' 28" W, a distance of 600.00 feet to an iron pin in the easterly right-of-way line of Arlingate Lane (60') of record in Plat Book 53, Page 76;

Thence N 33 degrees 49' 32" W, with said easterly right-of-way line, a distance of 311.00 feet to an iron pin at the southwesterly corner of said 0.41322 acre tract;

Thence N 56 degrees 10' 28" E, with the southerly line of said 0.41322 acre tract, a distance of 600.00 feet to the place of beginning and containing 4.284 acres of land, more or less.

This description was prepared by HOCKADEN and ASSOCIATES, INC., Consulting Engineers, Registered Surveyor No. 5414, based on a survey of the premises.

CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. CC1616 - FILE NO. 9603011-CCT
EFFECTIVE DATE: MARCH 22, 1996 AT 7:00

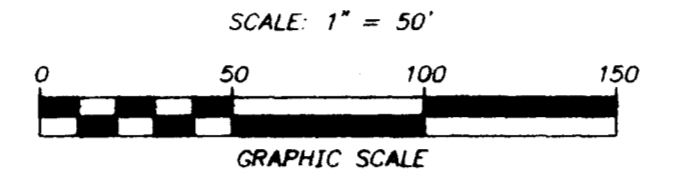
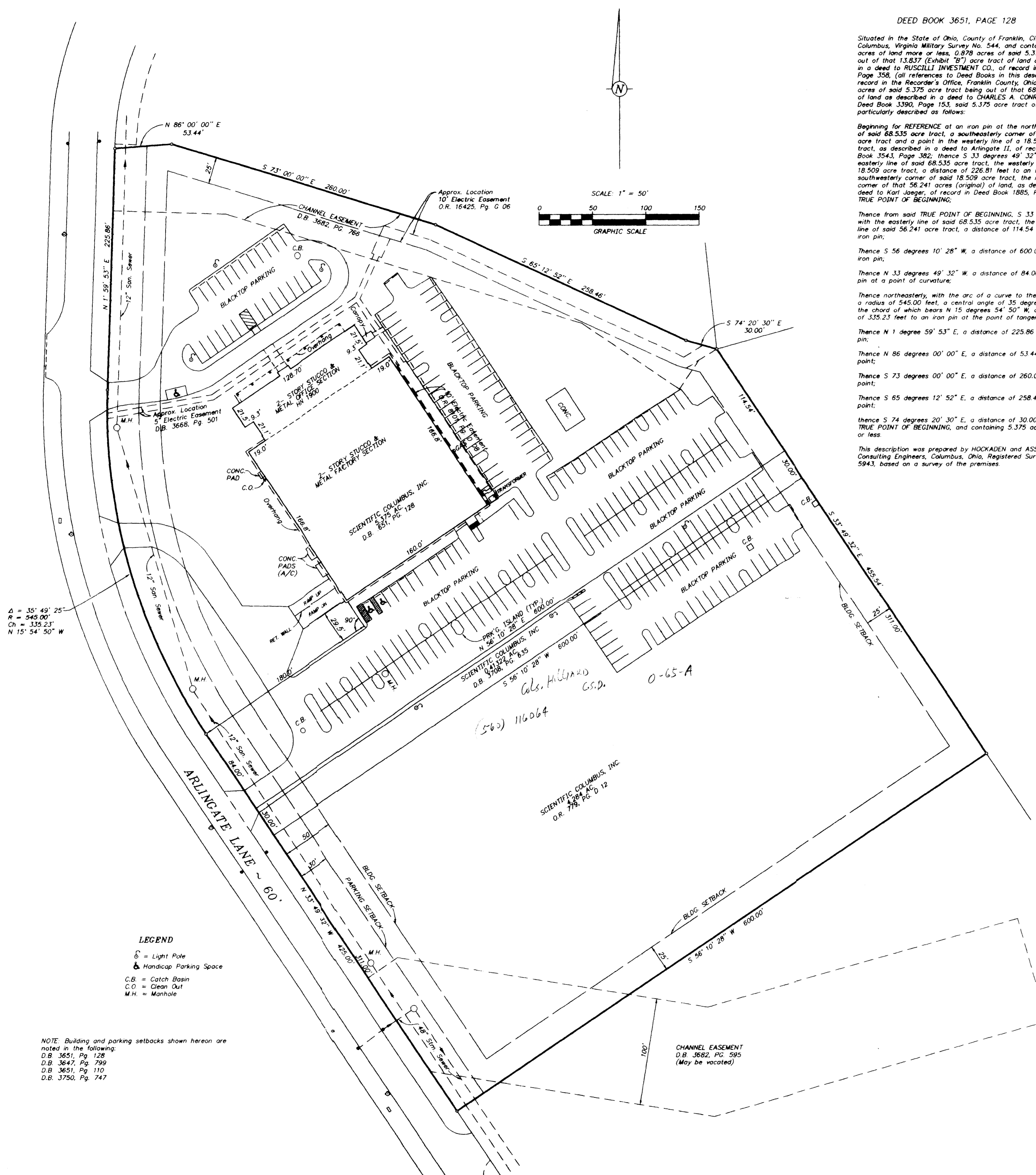
To Roxane Laboratories, Inc., Chicago Title Insurance Company, and Central City Title Agency, Inc.

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1, 3, 4, 6, 7, 8, 9, 10, 11 and 13 of Table A, thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification of an "Urban" survey.

The site lies within Zone C (areas of minimal flooding) on Flood Insurance Rate Map, Panel 60 of 105, City of Columbus, Ohio, Community-Panel No. 390170 0060 B (Effective Date: January 16, 1987).

In my opinion the following easements do not apply:
D.B. 3682, Pg. 598
D.B. 3592, Pg. 440
D.B. 3376, Pg. 358
D.B. 2571, Pg. 335
D.B. 1912, Pg. 521

Ted L. Robinson
Ted L. Robinson - Ohio Surveyor No. 5361



Delta = 35' 49" 25"
R = 545.00'
Ch = 335.23'
N 15' 54" 50" W

LEGEND
S = Light Pole
Handicap Parking Space
C.B. = Catch Basin
C.O. = Clean Out
M.H. = Manhole

NOTE: Building and parking setbacks shown hereon are noted in the following:
D.B. 3651, Pg. 128
D.B. 3647, Pg. 799
D.B. 3651, Pg. 110
D.B. 3750, Pg. 747

Professional information block for C.F. Bird & R.J. Bull, Inc. including company name, address, survey details, scale, and date.