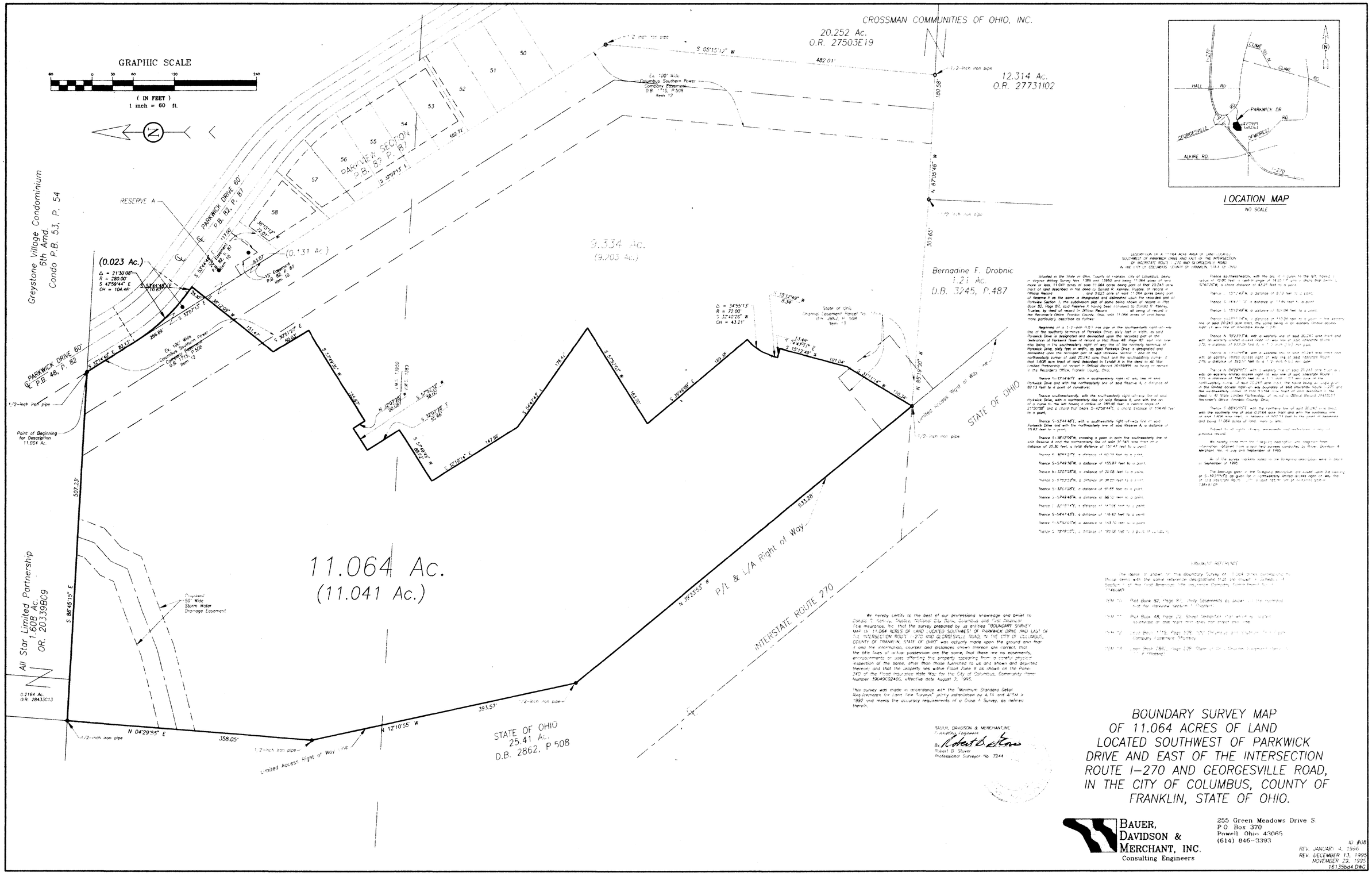
020C



DESCRIPTION OF A 11.064 ACRE AREA OF LAND LOCATED SOUTHWEST OF PARKWICK DRIVE AND EAST OF THE INTERSECTION OF INTERSTATE ROUTE I-270 AND GEORGESVILLE ROAD IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 1389 and 1950 and being 11.064 acres of land more or less, 11.041 acres of said 11.064 acres being part of that 20.243 acre tract of land described in the deed to Donald W. Kenney, Trustee, of record in Official Record [illegible] and 0.023 acre of said 11.064 acres being part of Reserve A as the same is designated and delineated upon the recorded plat of Parkwick Section 3, the subdivision plat of same being shown of record in Plat Book 82, Page 87, said Reserve A having been conveyed to Donald W. Kenney, Trustee, by deed of record in Official Record [illegible], all being of record in the Recorder's Office, Franklin County, Ohio, said 11.064 acres of land being more particularly described as follows:

Beginning at a 1/2-inch iron pipe in the southwesterly right of way line of the southerly terminus of Parkwick Drive, sixty feet in width, as said Parkwick Drive is designated and delineated upon the recorded plat of the dedication of Parkwick Drive of record in Plat Book 48, Page 82, said iron pipe also being in the southwesterly right of way line of the northerly terminus of Parkwick Drive, sixty feet in width, as said Parkwick Drive is designated and delineated upon the recorded plat of said Parkwick Section 3 and at the northeasterly corner of said 20.243 acre tract and the southeasterly corner of that 1.608 acre tract of land described in Exhibit A in the deed to All Star Limited Partnership, of record in Official Record [illegible], being of record in the Recorder's Office, Franklin County, Ohio;

Thence S-57°14'40"E, with a southeasterly right of way line of said Parkwick Drive and with the northeasterly line of said Reserve A, a distance of 82.13 feet to a point of curvature;

Thence southeasterly, with the southwesterly right of way line of said Parkwick Drive, with a northeasterly line of said Reserve A, and with the arc of a curve to the left having a radius of 280.00 feet, a central angle of 21°30'08", and a chord that bears S-47°59'44"E, a chord distance of 104.46 feet to a point;

Thence S-37°45'48"E, with a southwesterly right of way line of said Parkwick Drive and with the northeasterly line of said Reserve A, a distance of 19.67 feet to a point;

Thence S-08°12'56"W, crossing a point in both the southeasterly line of said Reserve A and the northwesterly line of said 20.243 acre tract, at a distance of 25.30 feet, a total distance of 151.47 feet to a point;

Thence S-87°43'27"E, a distance of 50.75 feet to a point;

Thence S-57°49'16"W, a distance of 155.87 feet to a point;

Thence N-37°07'28"W, a distance of 20.08 feet to a point;

Thence S-57°49'16"W, a distance of 98.00 feet to a point;

Thence S-37°07'28"E, a distance of 59.88 feet to a point;

Thence S-57°49'16"W, a distance of 86.00 feet to a point;

Thence N-37°07'28"W, a distance of 14.08 feet to a point;

Thence S-54°47'43"E, a distance of 18.42 feet to a point;

Thence N-57°32'07"W, a distance of 143.70 feet to a point;

Thence S-[illegible], a distance of [illegible] feet to a point;

Thence southwesterly, with the arc of a curve to the left having a radius of 22.00 feet, a central angle of 14°25'17", and a chord that bears S-[illegible]W, a chord distance of 5.27 feet to a point;

Thence S-15°12'49"W, a distance of 5.13 feet to a point;

Thence N-74°47'11"W, a distance of 11.00 feet to a point;

Thence S-15°12'49"W, a distance of 11.00 feet to a point;

Thence N-74°47'11"W, a distance of 11.00 feet to a point;

Thence S-15°12'49"W, a distance of 101.04 feet to a point;

Thence southwesterly, with the arc of a curve to the left having a radius of 20.243 feet, a central angle of 11°33'[illegible], and a chord that bears S-[illegible], a chord distance of [illegible] feet to a point;

Thence S-[illegible], with the northerly line of said 20.243 acre tract and the southerly line of said 0.2164 acre tract and with the southerly line of said 1.608 acre tract, a distance of 197.75 feet to the point of beginning and being 11.064 acres of land, more or less.

Subject to all rights, easements and restrictions of record, if any, pertaining thereto.

We hereby state that the [illegible] information was obtained from Columbus, Ohio and from field surveys conducted by Bauer, Davidson & Merchant, Inc. in July and September of 1995.

All of the survey markers noted in the foregoing description were in place as of September of 1995.

The bearings given in the foregoing description are based upon the bearing of S-10°31'55"E, as given for the northwesterly limited access right of way line of the Interstate Route [illegible] in the deed of [illegible] 13844, Off.

EASEMENT REFERENCE

The items as shown on this Boundary Survey of [illegible] are the same as those items with the same reference designations that are shown in Schedule B Section 2 of the First American Title Insurance Company, Commitment No. [illegible]

ITEM [illegible] Plat Book 82, Page 87, Utility Easements as shown. [illegible] not for interior section 3 (Plaintiff).

ITEM [illegible] Plat Book 48, Page 82, Street Dedication. [illegible] easements or the road and does not affect the site.

ITEM [illegible] [illegible] Page [illegible] Drainage Easement (Plaintiff).

ITEM [illegible] [illegible] Page 236, Page [illegible] Easement (Plaintiff) [illegible] (Plaintiff).

We hereby certify to the best of our professional knowledge and belief to Donald W. Kenney, Trustee, National City Bank, Columbus and First American Title Insurance, Inc. that the survey prepared by us entitled "BOUNDARY SURVEY MAP OF 11.064 ACRES OF LAND LOCATED SOUTHWEST OF PARKWICK DRIVE AND EAST OF THE INTERSECTION ROUTE I-270 AND GEORGESVILLE ROAD, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO" was actually made upon the ground and that the line information, courses and distances shown thereon are correct, that the site lines of actual possession are the same, that there are no easements, encroachments or uses affecting the property, appearing from a careful physical inspection of the same, other than those furnished to us and shown and depicted thereon; and that the property lies within Flood Zone X as shown on the Flood Insurance Rate Map for the City of Columbus, Community Panel Number 190449C0240G, effective date August 2, 1995.

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 a Class A Survey, as defined therein.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
By: Robert B. Stover
Robert B. Stover
Professional Surveyor No. 7244

BOUNDARY SURVEY MAP OF 11.064 ACRES OF LAND LOCATED SOUTHWEST OF PARKWICK DRIVE AND EAST OF THE INTERSECTION ROUTE I-270 AND GEORGESVILLE ROAD, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO.

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ID #08
REV. JANUARY 4, 1996
REV. DECEMBER 13, 1995
NOVEMBER 29, 1995
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