

EASEMENT REFERENCE

The items shown on this survey of the 11.802 acre and the 8.483 acre tracts of land correspond to those items with the same numbers that are shown in SCHEDULE B-SECTION 3 of the FIRST AMERICAN TITLE INSURANCE COMPANY Commitment No. 730626

* Insufficient information to plot this item on the map

- Item 4 Deed Book 915, Page 513 Columbus Railway Power and Light Company, as described cannot be located by is described as being along the highway known as W. side Rome & Hilliards Road
- Item 13 Instrument No. 199902090033857, Triangle Properties, Inc. Access, Utility, and Maintenance Easement areas (Plotted)
- Item 14 Instrument No. 199906170154829, Ameritech Easement area of land (Plotted)
- Item 15 Instrument No. 199906170154831, Ohio Bell Telephone Company Easement area of land (Plotted)

CURVE	DELTA	RADIUS	CHORD	CHORD DIRECTION
C1	08°53'28"	470.00	72.86	S 79°27'46" W
C2	47°50'21"	530.00	378.48	S 58°59'20" W
C3	55°43'14"	470.00	439.28	S 65°55'46" W

FLUORIDE

The 11.802 and 8.483 acre tracts are within the limits of Flood Zone X as shown on the Flood Insurance Rate Map for Franklin County, Ohio, Map Number 3904X-02100, dated August 2, 1994

* Situated in the State of Ohio, County of Franklin, City of Columbus being in Virginia Military Survey, Nos. 7136 and 1484 and containing 11.802 acres of land, more or less, said 11.802 acres being out of that 12.591 acre tract of land described in Exhibit "A" in the deed to Triangle Properties, Inc., of record in Instrument No. 200009040155226, of record in the Recorder's Office, Franklin County, Ohio, said 11.802 acre area of land being more particularly described as follows:

Beginning at a 3/4-inch (10) iron pipe found at the northeasterly corner of said 12.591 acre tract, the same being the northeasterly corner of that 5.023 acre tract of land conveyed to the City of Columbus, Ohio as part of the Galloway Road Extension, of record in Instrument No. 199902250048165, said beginning point also being in the southerly line of the residue of that 61.50 acre tract of land described in Exhibit "A" in the Certificate of Transfer to Ruth Ann Hoffman, Larry E. Hoffman and Roy Lee Hoffman, of record in Official Record 05431H02, both being at record in the Recorder's Office, Franklin County, Ohio,

Thence S11°25'40"W with the westerly line of said 12.591 acre tract and with the westerly line of said 5.023 acre tract (Galloway Road Extension), a distance of 77.77 feet to a 3/4-inch (10) iron pipe set,

Thence S71°01'02"W a distance of 232.29 feet to a 3/4-inch (10) iron pipe set at a point of curvature

Thence westwardly, with the arc of a curve to the right having a radius of 470.00 feet, a central angle of 47°50'21" and a chord that bears S58°59'20"W, a chord distance of 378.48 feet to a 3/4-inch (10) iron pipe set at a point of reverse curvature,

Thence southwestwardly, with the arc of a curve to the left having a radius of 530.00 feet, a central angle of 55°43'14" and a chord that bears S65°55'46"W, a chord distance of 439.28 feet to a 3/4-inch (10) iron pipe set at a point of reverse curvature,

Thence S34°23'23"W a distance of 300.00 feet to a 3/4-inch (10) iron pipe set in the southerly line of said 12.591 acre tract,

Thence N6°12'37"W, with the southerly line of said 12.591 acre tract, a distance of 270.94 feet to a 3/4-inch (10) iron pipe set in the southwestmost corner of said 12.591 acre tract,

Thence N34°23'23"E, with the westerly line of said 12.591 acre tract, a distance of 647.82 feet to a 3/4-inch (10) iron pipe set in the northerly line of said 12.591 acre tract, the same being in the southerly line of that 16.480 acre tract of land designated as PARCEL I and described in Exhibit "A" in the deed to Marcus Pohlmann Properties I, LLC, of record in Instrument No. 2000020414759, Recorder's Office, Franklin County, Ohio,

Thence S85°53'31"E, with the northerly line of said 12.591 acre tract, with the southerly line of that 16.480 acre tract and with the southerly line of the residue of said 61.50 acre tract, crossing a 3/4-inch (10) iron pipe found at the southeasterly corner of said 16.480 acre tract of a distance of 254.47 feet, a total distance of 1266.47 feet to the point of beginning and containing 11.802 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 from actual field surveys conducted by Baum, Davidson & Merchant, Inc. in September and October of 1997 and in January of 2001.

All of the iron pipe survey markers noted in the foregoing description were in place in January of 2001.

The bearings given in this description correspond to the bearing of S86°14'38"E as given for the centerline of Feder Road and as shown on the Centerline Survey Plot for Interstate Route 70 Sec. 341 on file with the Ohio Department of Transportation.

** Situated in the State of Ohio, County of Franklin, City of Columbus being in Virginia Military Survey No. 1484 and containing 8.483 acres of land, more or less, said 8.483 acres being all of the residue of that 8.968 acre tract of land described in Exhibit "A" in the deed to Triangle Properties, Inc., of record in Instrument No. 199902250048165, Recorder's Office, Franklin County, Ohio, said 8.483 acre area of land being more particularly described as follows:

Beginning at a 3/4-inch (10) iron pipe found at an angle point in the westerly boundary of said 8.968 acre tract at the northeasterly corner of that 15.023 acre tract of land conveyed to the City of Columbus, Ohio as part of the Galloway Road Extension, of record in Instrument No. 199902250048165, the same being the southeasterly corner of the residue of that 61.50 acre residue tract of land described in Exhibit "A" in the Certificate of Transfer to Ruth Ann Hoffman, Larry E. Hoffman and Roy Lee Hoffman, of record in Official Record 05431H02, both being of record in the Recorder's Office, Franklin County, Ohio,

Thence N 13°25'25" E, with a westerly line of said 8.968 acre tract and with the westerly line of said 61.50 acre residue tract, a distance of 727.14 feet to a 3/4-inch (10) iron pipe found at the northerly corner of said 8.968 acre tract in a westerly right-of-way line of Hilliard-Rome Road, the same being in the southerly line of that 1.186 acre tract of land designated as PARCEL NO. 1005-WO and described in the deed to the State of Ohio, of record in Deed Book 2856,

Thence southwardly, with the right-of-way boundary of said Hilliard-Rome Road, with the boundary of said PARCEL NO. 105-WO and with the boundary of said 8.968 acre tract, the following four (4) courses and distances:

1. S 23°32'45" E, a distance of 117.46 feet to a 3/4-inch (10) iron pipe found,
2. S 14°10'40" E, a distance of 192.58 feet to a 3/4-inch (10) iron pipe found,
3. S 6°22'48" E, a distance of 193.49 feet to a 3/4-inch (10) iron pipe found,
4. S 14°10'41" E, a distance of 151.50 feet to a 3/4-inch (10) iron pipe found at the southwestmost corner of said PARCEL NO. 105-WO, the same being a corner of said 8.968 acre tract.

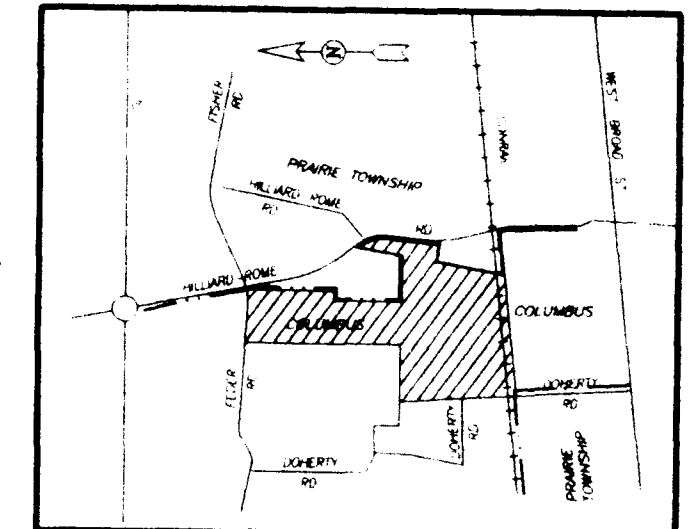
Thence N 85°31'38" E, with the southerly line of said PARCEL NO. 105-WO and with a northerly line of said 8.968 acre tract, a distance of 5.000 feet to a 3/4-inch (10) iron pipe found at the northeasterly corner of that 0.485 acre tract of land described in Exhibit "A" in the deed to the City of Columbus, Ohio as part of the Hilliard-Rome Road Dedication, of record in Instrument No. 119990225004836, Recorder's Office, Franklin County, Ohio,

Thence S 4°28'22" E, with the westerly right-of-way line of said Hilliard-Rome Road, with the easterly line of said 8.483 acre residue tract and with the westerly line of said 0.485 acre tract, the same being parallel with and 10.000 feet westerly from, as measured and right angles, the centerline of said Hilliard-Rome Road, a distance of 699.62 feet to a 3/4-inch (10) iron pipe found at the southwestmost corner of said 8.483 acre residue tract, the same being the southwestmost corner of said 0.485 acre tract, said iron pipe also being in the northerly line of that 2.000 acre tract of land described in Exhibit "A" in the deeds to Freda M. Boyer and David A. Hoffman, of record in Official Record 14805A17 and Official Record 24494D07, both being of record in the Recorder's Office, Franklin County, Ohio,

Thence N 76°58'01" W, with the southerly line of said 8.968 acre tract and with the northerly line of said 2.000 acre tract, a distance of 520.42 feet to a 3/4-inch (10) iron pipe found at the southwestmost corner of said 8.968 acre tract in the easterly line of said 5.023 acre tract (Galloway Road Extension), the same being the northwesterly corner of said 2.000 acre tract.

Thence N 13°25'40" E, with a westerly line of said 8.968 acre tract and with the easterly line of said 5.023 acre tract (Galloway Road Extension), a distance of 527.49 feet to the point of beginning and containing 8.483 acres of land, more or less.

The bearings show on this map correspond to the bearing of S 86°14'38" E as given for the centerline of Feder Road and as shown on the Centerline Survey Plot for Interstate Route 70 Sec. 341 on file with the Ohio Department of Transportation.



LOCATION MAP

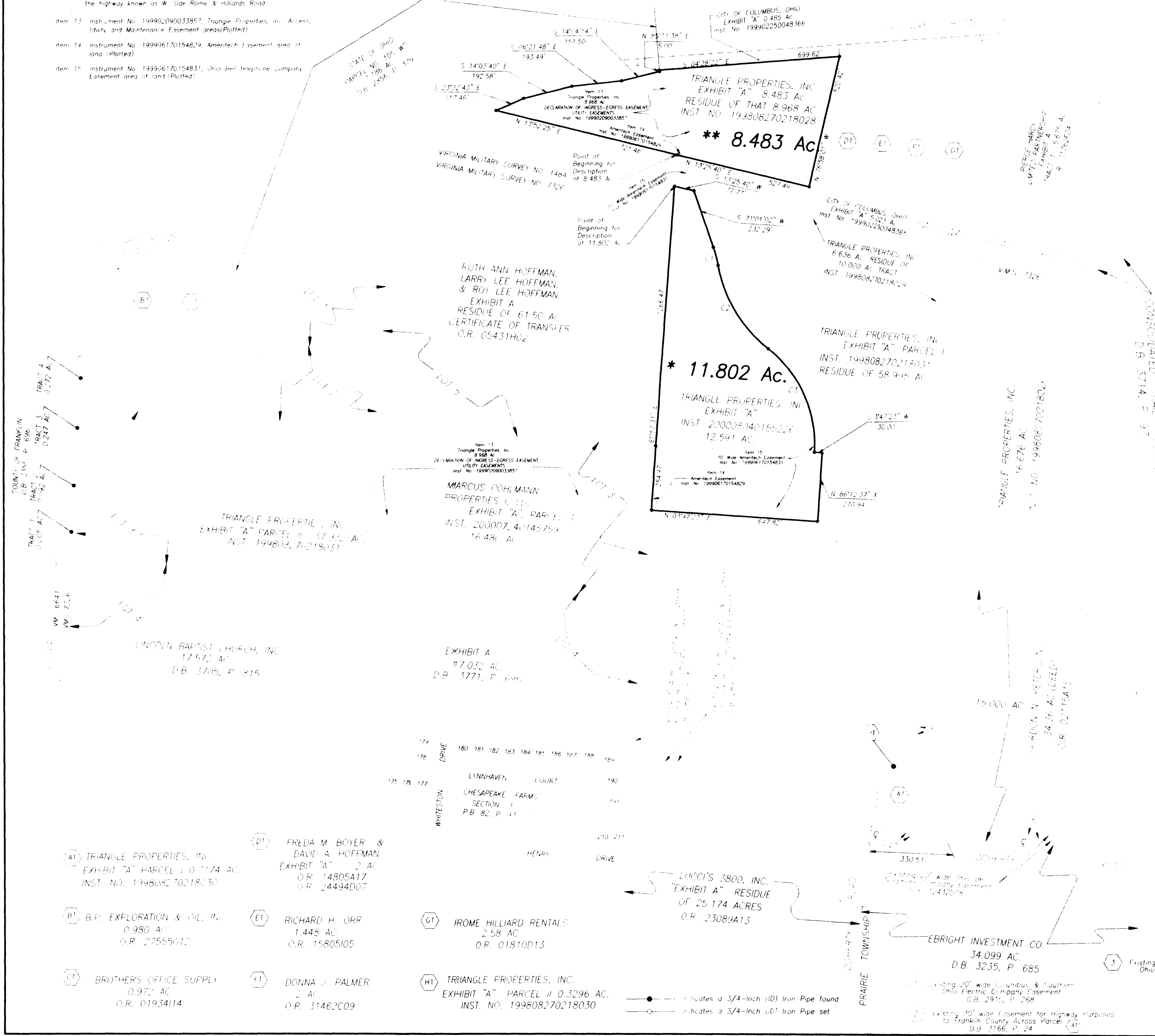
NO SCALE



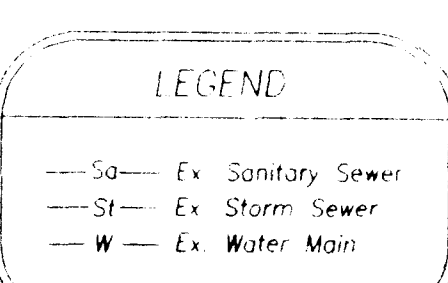
GRAPHIC SCALE

(IN FEET)

1 inch = 200 ft



CONSOLIDATED PARCEL INFORMATION



SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to KEYBANK NATIONAL ASSOCIATION and First American Title Insurance Company as of October, 1996 thru July, 2000 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 buildings, structures and other improvements on the property and all other 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, that there are no encroachments or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon, that the 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 said buildings, structures or other improvement or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises, and that the property does not lie within any flood hazard area shown on 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. This survey was made in accordance with the Minimum Standards and Requirements for Land Title Surveys jointly established by ALTA and ACSM in 1992 and which meets the accuracy requirements of an Urban Class, as defined therein and includes the following terms of Title A thereof: 1, 2, 3, 4, 6, 7, 8, 9, 10, and 11.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

Robert B. Stover
Professional Surveyor No. 7244

ROBERT B. STOVER
REGISTERED PROFESSIONAL SURVEYOR

ALTA TITLE SURVEY MAP OF ACREAGE PARCELS OF LAND LOCATED ON THE EASTERLY AND WESTERLY SIDES OF GALLOWAY ROAD EXTENSION, WEST OF HILLIARD-ROME ROAD AND SOUTH OF FEDER ROAD, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

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