

6.159 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 2, Range 18, United States Military Lands and being 5.185 acres of an original 12.698 acre tract as conveyed to Sanctuary Associates, by deed of record in O.R.V.8380013 and being a 0.970 acre tract as conveyed to Sanctuary Associates by deed of record in O.R.V. 20588G04, records of the Recorder's Office, Franklin County, Ohio, and being more particularly as follows:

Beginning for reference at the point of centerline intersection of Lazelle Road East (being 80.00 feet in width) and Dillmont Drive (being 60.00 feet in width) as delineated upon the plat of Lazelle Road, Lazelle Road East, North High Street and Dillmont Drive Dedication and Easements as shown of record in Plat Book 64, page 6;

The following two (2) courses and distances along the said centerline of Dillmont Drive;

1. Thence South 24°02'05" East, a distance of 173.00 feet to a point of curvature;
2. Thence with a curve to the right having a radius of 340.00 feet, a central angle of 63°57'24" the chord to which bears South 07°56'37" West, a chord distance of 360.13 feet to a point;

Thence South 50°04'41" East, a distance of 30.00 feet radially from said curve to an iron pin set in easterly right-of-way line of Dillmont Drive and being the northwesterly corner of the said 0.970 acre tract said pin also being the true point of beginning for this description;

Thence the following six (6) courses and distances partly with northerly line of said 0.970 acre tract and partly across said original 12.698 acre tract:

1. Thence South 50°04'41" East, a distance of 84.27 feet, to an iron pin set;
2. Thence South 86°36'39" East, a distance of 141.85 feet, to an iron pin set;

3. Thence South 34°38'26" East, a distance of 131.98 feet, to an iron pin set;
4. Thence South 03°15'09" West, a distance of 62.37 feet, to an iron pin set;
5. Thence South 16°44'51" East, a distance of 40.00 feet, to an iron pin set;

6. Thence South 03°15'09" West, a distance of 142.65 feet, to an iron pin set in the southerly line of the said 12.698 acre tract;

Thence North 86°54'02" West, a distance of 921.85 feet, along the southerly line of said 12.698 acre tract to an iron pin found at the southeasterly corner of a 2.854 acre tract as conveyed to Cooker Restaurant Corporation of record in ORV19581J17;

Thence North 03°05'58" East, a distance of 250.00 feet with the westerly line of said 2.854 acre tract to a point in the southerly right-of-way line of Dillmont Drive;

Thence the following two (2) courses and distance along the southerly right-of-way line of Dillmont Drive:

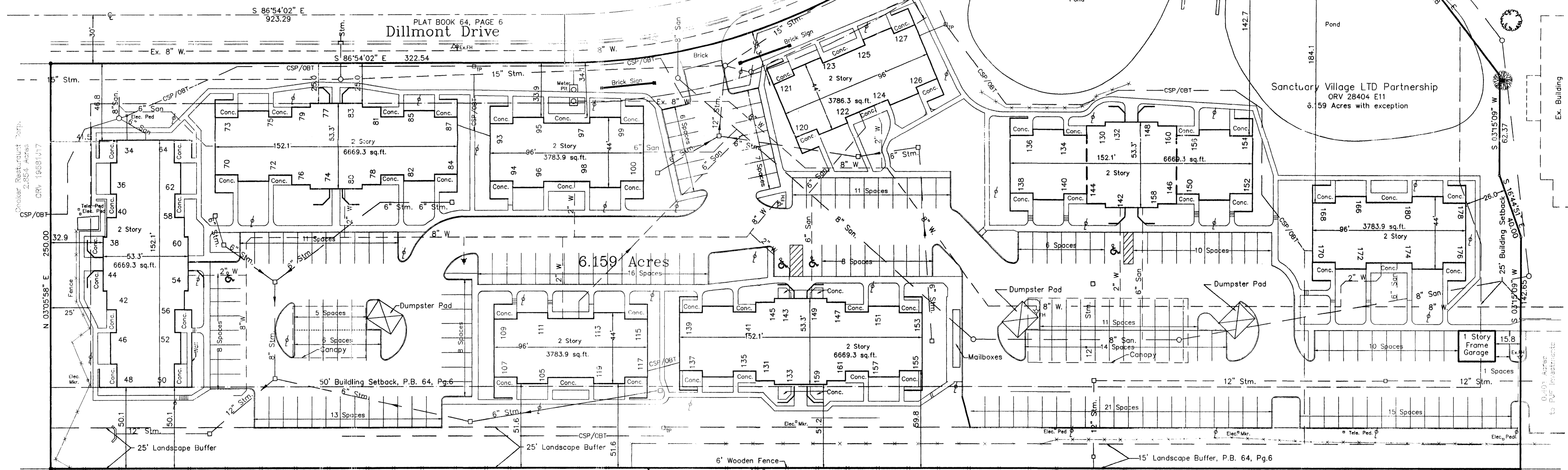
1. Thence South 86°54'02" East, a distance of 322.54 feet, to an iron pin set of curvature;
2. Thence along a curve to the left having a radius of 370.00 feet, a central angle of 53°10'39" the chord to which bears North 66°30'38" East, a chord distance of 331.21 feet, to the point of true beginning containing 6.159 acres, more or less;

This description was prepared by Civil Engineering Associates, Inc., Columbus, Ohio from an actual field survey and existing records. The basis of bearings is South 86°54'02" East from Dillmont Drive as shown of record in Plat Book 64, page 6. A plat of this description is attached hereto and made a part thereof.

LEGEND	
	Flag Pole
	Power Pole
	Telephone Pole
	Signal Pole
	Guy Wire
	Light Pole
	Water Valve
	Gas Valve
	Electric Transformer
	Telephone Pedestal
	Sprinkler
	Fire Hydrant
	Cable Pedestal
	Stirrup
	Coniferous Tree
	Deciduous Tree
	Iron Pin
	Right of Way Line
	RR Spk. Fnd.
	RR Spk. Set
	LP Fnd.
	LP Set
	Fence
	Flowerrow
	Sign
	Mail Box
	Water Line
	Gas Line
	Storm Line
	Sanitary Line
	Underground Electric
	Overhead Electric
	Underground Telephone
	Overhead Telephone
	Cable TV
	Centerline
	Right of Way Line

Subject to Blanket Easement to Ohio Bell Telephone in O.R. 23750 D01 and 10' wide Columbus Southern Power Easement along centerline cable as installed O.R. 23395 B13.

Subject Premises is zoned L-ARLD.



I hereby certify to Metropolitan Life Insurance Company, a New York corporation, Cardinal Title Agency, Inc. and Lawyers Title Insurance Corporation, as of the date hereof, as follows:

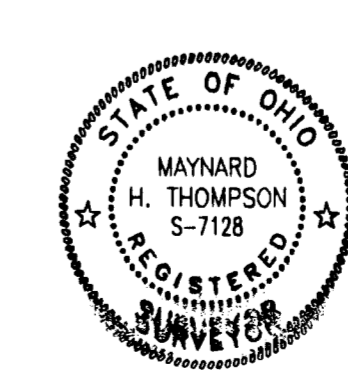
- the survey was made on the ground and correctly and accurately shows:
 - the boundary lines (which close by engineering calculation), dimensions and the area of the land indicated on the survey and each parcel thereof;
 - the lot and block number shown on any plat, parcel map or field map to which reference is made in the legal description of the subject property, together with the filing data of such plat or map;
 - the location, size, type and dimensions of all buildings, other improvements (including all visible items) and parking areas on the subject property, at the ground surface level and the distance therefrom to the nearest facing exterior property lines of the subject property;
 - the location and dimensions of all alleys, streets, roads, rights-of-way, set-back and yard lines, easements and other matters of record affecting the subject property as shown in Title Commitment Number C12489.

Windows Condominium Condo P.B. 9 Pg. 79

- except as shown on the survey based upon a careful physical inspection of the property and a review of the matters of record, there are no visible:
 - party walls, or violations of building restrictions or set-back lines, or encroachments or overhangs of any improvements upon any easement, right-of-way or adjacent land or encroachment of improvements located on adjacent land onto the subject property;
 - all driveways or curb cuts along any street upon which the land abuts;
 - all courses and distances, including without limitation, the location of the point of beginning if the land is described by metes and bounds;
 - the scale, the "NORTH" direction, the point of beginning, the width of the street(s) abutting the subject property and the distance to the nearest intersecting street and the point of reference from which the subject property is measured;
 - the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage.

(ii) easements, rights-of-way, conflicts, officially designated 100 year flood plains or flood prone areas, springs, streams, creeks, rivers, ponds or lakes, cemeteries or burial grounds.

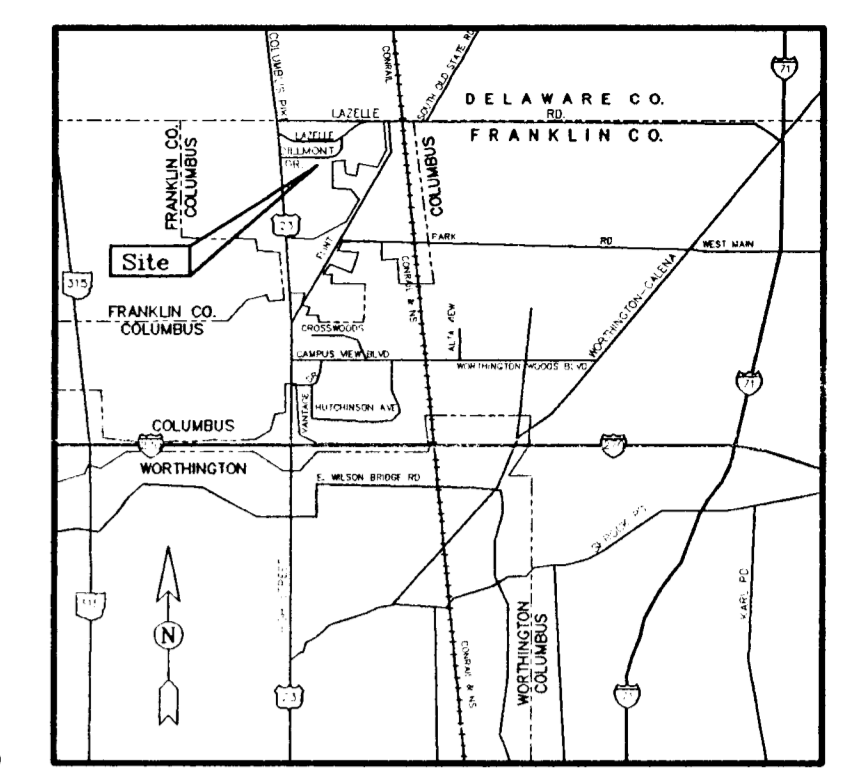
- that all streets abutting the subject property and all means of ingress to and egress from the subject property have been completed, dedicated and accepted for public maintenance and used by the applicable governmental entity having jurisdiction over the same.
- the survey shows all visible utilities located in abutting public streets and the connections of such utilities for the subject property, and shows the point of entry and location of any utilities which pass through or are located on adjoining private land.
- the subject property is not situated within a "Special Flood Hazard Area" or "Special Hazard Area" as defined by the Federal Emergency Management Agency in 44 C.F.R. 59.1, nor is it shown on any Flood Hazard Boundary Map and/or Flood Insurance Rate Map (recognized by the Federal Insurance Administrator), or the state or local equivalents of the foregoing maps the survey lies in Zone X as per Community Panel Number 390167 0045 G dated August 2, 1995.
- To the best of my knowledge as a Registered Surveyor in the State of Ohio; There are no apparent violations of zoning ordinances, restrictions, or other rules and regulations with reference to the location of buildings and improvements on the subject property per COC Zoning File 284-138.



Signature: *Maynard H. Thompson*
 Date: 11/14/95
 Maynard H. Thompson, P.E.
 Registered Land Surveyor
 No. 7128

CEA CIVIL ENGINEERING ASSOCIATES
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 Tel. 614.433.9015 Fax 614.433.9513

I further certify that the survey and the map or plat on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" adopted by the American Land Title Association and American Congress on Surveying and Mapping in 1992 and meets the accuracy requirements of an Urban Survey (as defined therein) and includes all of the items set forth on Table "A" thereof.



Location Map Not to Scale