

BASIS OF BEARINGS: A bearing of N 81° 49' 01" W was used for the centerline of Hard Road and all other bearings calculated from this meridian.

I hereby state to Banc Ohio Company, Richard J. Conie, and Embassy Title Agency, Inc., that as of the date and time shown hereon, the survey prepared by me was actually made upon the ground pursuant to the description contained thereon and to the best of my knowledge, information and belief that it and the information, courses and distances shown thereon are correct; that the size, location and type of buildings, structures or other improvements are shown; and that except as shown there are no visible easements, including but not limited to pipelines for the transmission of gas and/or oil, or rights-of-way on, over or under said property or any other easements or rights-of-way of which the undersigned has been advised and no encroachments on said premises by buildings, structures or other improvements situated on adjoining premises.

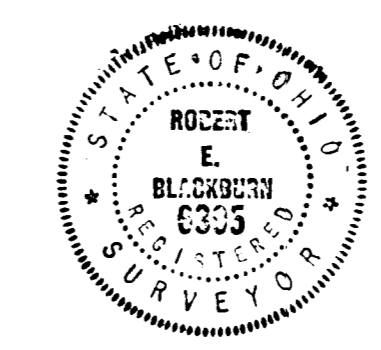
This survey has been made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by A.L.T.A. and A.C.S.M. in September of 1986.

I also state that as of the date and time shown below, no construction has commenced on said property.

Dated this 16 day of April, 1990, at 2:40 o'clock P.M.

C.F. BIRD & R.J. BULL, INC.

by *Robert E. Blackburn*
Registered Surveyor #6305



Situated in the State of Ohio, County of Franklin, City of Columbus and being part of Farm Lot 5, Section 2, Township 2, Range 18, United States Military Lands and containing 3.530 acres of land more or less being all of that tract of land as described in a deed to Gordon C. Taylor, M.D. of record in Official Record 1925, Page C-12 (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio) said 3.530 acres being more particularly described as follows:

Beginning for reference at a railroad spike found in the old centerline intersection of Olentangy and Worthington Pike with Hard Road;

thence N 81° 49' 01" W with the centerline of said Hard Road a distance of 416.44 feet to a P.K. Nail found, the true point of beginning;

thence from said true point of beginning N 81° 49' 01" W continuing with the centerline of said Hard Road, a distance of 273.04 feet to a P.K. Nail found, a southwesterly corner of a 1.873 acre tract of land as described in a deed to Donald P. and Geraldine Miller of record in Deed Book 2809, Page 154;

thence N 8° 00' 31" E with the easterly line of said 1.873 acre tract a distance of 601.72 feet to an iron pin found at the northeasterly corner of said 1.873 acre tract, also being in a southerly line of Northbridge Hamlet of record in Plat Book 40, Page 34;

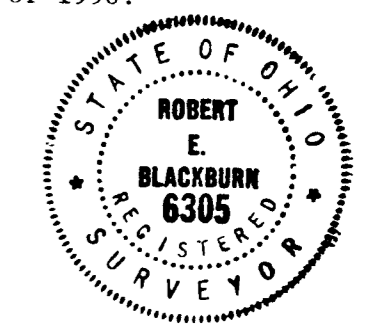
thence S 82° 00' 41" E with the southerly line of said Northbridge Hamlet a distance of 237.70 feet to an iron pin found, a northwesterly corner of a 0.566 acre tract of land as described in a deed to A. Elizabeth Collet, of record in Deed Book 1270, Page 473;

thence S 4° 39' 11" W with a westerly line of said 0.566 acre tract a westerly line of a 1.403 acre tract of land as described in a deed to Charles J. and Elizabeth Collet of record in Deed Book 2046, Page 528 and also a westerly line of a 1.7527 acre tract of land as described in a deed to Thomas J. and Zelma May Thatcher of record in Deed Book 1540, Page 518, a distance of 603.67 feet to the true point of beginning and containing 3.530 acres of land, more or less.

Subject to all restrictions, easements and rights-of-way of previous record.

The above description was prepared by C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors from information obtained from an actual field survey of the premises in March of 1990.

by *Robert E. Blackburn*
Ohio Registered Surveyor No. 6305



The site lies within Zone C (areas determined not to be in the 100 year flood plain) as per flood insurance rate map of the Federal Emergency Management Agency, Franklin County, Ohio, Panel 30 of 220, Community-Panel Number 390167-00308, effective date: July 5 1983.

C.F. BIRD & R.J. BULL, INC. ENGINEERS / SURVEYORS 3875 W. DUBLIN-GRANVILLE RD. WORTHINGTON, OHIO	
GORDON C. TAYLOR O.R. 1925, PG. C-12	
BOUNDARY SURVEY 3.530 ACRE TRACT EAST OF LINWORTH RD. NORTH SIDE OF HARD RD. COLUMBUS, OHIO	
3.530 Ac., Section 2, Township 2, Range 18, U.S.M.L.	
SCALE: 1" = 40'	JOB NO. 1
DWN: KAH	CKD: REB
DATE: 1-3-90	89-243