

DESCRIPTION OF A NORTHWESTERLY PORTION OF LOT 3 OF MASON OFFICE PARK LOCATED NORTHEAST OF STATE ROUTE 315 AND NORTHWEST OF MASON PLACE, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Section 2, Township 2, Range 18, United States Military Lands, containing 0.745 acre of land, more or less, said 0.745 acre being part of Lot 3 of MASON OFFICE PARK, as said Lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 64, Page 27, Recorder's Office, Franklin County, Ohio, said 0.745 acre of land being more particularly described as follows:

Beginning at a 3/4-inch (I.D.) iron pipe at a southerly corner of said Lot 3 in a southwesterly boundary line of said MASON OFFICE PARK, said reference point also being at the intersection of the northeasterly right-of-way line of State Route 315 with the northwesterly right-of-way line of Mason Place,

Thence N-24°43'20"W, with a southwesterly line of said Lot 3, the same being a southwesterly boundary line of said MASON OFFICE PARK and with the northeasterly right-of-way line of said State Route 315, a distance of 135.14 feet to a 3/4-inch (I.D.) iron pipe at the southernmost corner of a 0.937 acre tract of land conveyed to Perry-Robinson General Partnership by deed of record in official Record 11025E16, Recorder's Office, Franklin County, Ohio,

Thence N-62°40'09"E, with the southerly line of said 0.937 acre tract, a distance of 237.94 feet to a 3/4-inch (I.D.) iron pipe at the southeasterly corner of said 0.937 acre tract, said iron pipe also being in both, the northwesterly extension of the southwesterly line of Rivers Edge Drive (50 feet in width) and in the westerly line of a 40-foot wide ingress-egress easement of record in Official Record 11025E19, Recorder's Office, Franklin County, Ohio,

Thence S-27°19'51"E, with the northwesterly extension of both, the southwesterly line of Rivers Edge Drive and a northwesterly line of said Lot 3, a distance of 115.00 feet to a 3/4-inch (I.D.) iron pipe at a point of curvature,

Thence, southwesterly, with both, the boundary line of said Lot 3 and the westerly line of said Rivers Edge Drive, the same being the arc of a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00" and a chord that bears S-17°40'09"W, a chord distance of 28.28 feet to a 3/4-inch (I.D.) iron pipe at a point of tangency, said iron pipe also being in the northwesterly right-of-way line of said Mason Place (50 feet in width),

Thence S-62°40'09"W, with the northwesterly right-of-way line of said Mason Place, said right-of-way line also being a southwesterly line of said Lot 3, a distance of 224.09 feet to the point of beginning and containing 0.745 acre of land, more or less.

The bearings given in the foregoing description correspond to the bearings shown on the recorded plat of MASON OFFICE PARK, of record in Plat Book 64, page 27, Recorder's Office, Franklin County, Ohio.

SURVEYOR'S CERTIFICATION

We hereby state to FIRST AMERICAN TITLE INSURANCE COMPANY, PERRY-KRIER-OVERALL GENERAL PARTNERSHIP and their respective successors and assigns, that this survey was made upon the ground and that, to the best of our knowledge and professional ability, 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 size, location and use of buildings and visible improvements are as shown and all are within the boundary lines of the property; that there is no physical evidence of easements, encroachments or uses affecting this property, other than those furnished to us and shown and depicted thereon; and that the parcel described hereon is located in Zone X (area of minimal flooding) as shown on the Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Panel 135 of 87, Map Number 39049C0135, Effective Date August 2, 1995.

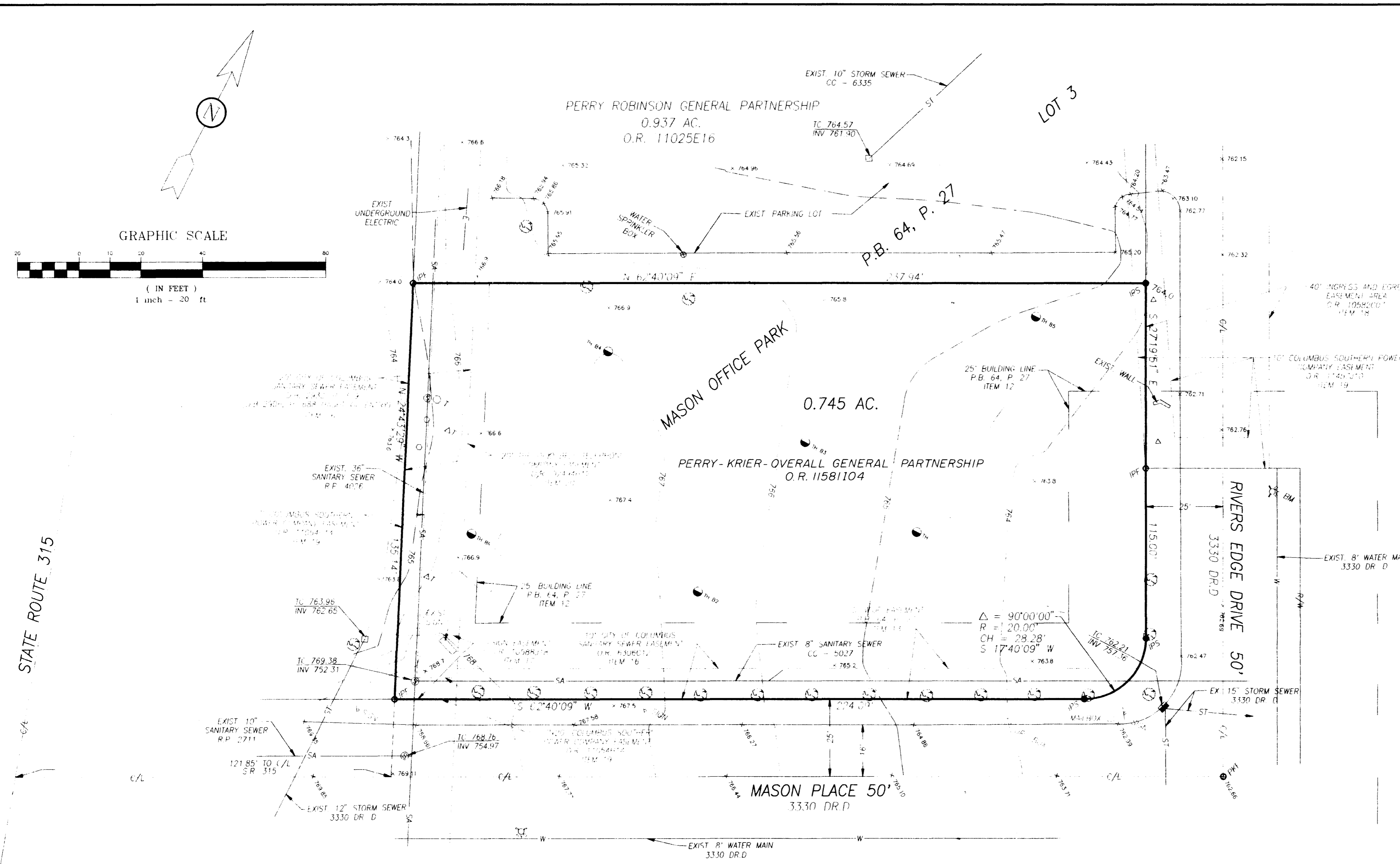
This survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Class "A" Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992.

The bearings shown on the above map are based on the bearing N-62°40'09"E for the centerline of Mason Place as shown on the recorded plat of Mason Office Park, of record in Plat Book 64, Page 27, Recorder's Office, Franklin County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
By: *[Signature]* Date: Dec. 11, 1995
Galt, Entrepreneur
Professional Surveyor No. 5572

ALTA SURVEY
OF
0.745 ACRE AREA OF LAND, BEING PART OF LOT NO. 3 OF MASON OFFICE PARK LOCATED AT THE NORTHWEST CORNER OF MASON PLACE AND RIVERS EDGE DRIVE AND EAST OF S.R. 315 IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
255 Green Meadows Drive S.
P.O. Box 370
Powell, Ohio 43065
(614) 846-3393



EASEMENT REFERENCE

- The items as shown on this ALTA Survey of 0.745 acre tract of land correspond to those items with the same number that are shown in Schedule B - Section II of the First American Title Insurance Company Commitment no. 2735G11-T.
- *Insufficient information to plot this item on the map.
 - *ITEM 11 O.R. 06281A14 (1985) Restrictions as to a 13.756 acre tract (Now part of Mason Office Park)
 - *ITEM 12 P.B. 67, P. 27 Building setback lines as shown on the recorded plat of Mason Office Park
 - *ITEM 13 P.B. 67, P. 27 General Utility easement as shown on the recorded plat of Mason Office Park
 - *ITEM 14 D.B. 2266, P. 231 (1960) "Blanket" Easement granted to Columbus and Southern Ohio Electric Company
 - *ITEM 14 O.R. J6883D07 (1966) 10' wide Columbus and Southern Ohio Electric Company Easement "centerline of easement being the underground cable and/or poles as installed"
 - *ITEM 15 D.B. 2522, P. 623 (1964) 8' wide easement granted to Columbus Gas of Ohio, Inc. (adjacent to east right-of-way of S.R. 315)
 - *ITEM 16 D.B. 2306, P. 688 (1968) 20' wide right of entry easement granted to the City of Columbus
 - *ITEM 16 D.B. 2420, P. 379 (1968) 20' wide sanitary sewer easement granted to the City of Columbus
 - *ITEM 16 O.R. 06306C12 (1985) 10' wide sanitary sewer easement granted to the City of Columbus
 - *ITEM 17 O.R. 10588J18 (1987) 20' x 20' sign easement granted to the Mason Office Park Association
 - *ITEM 18 O.R. 10582U07 (1987) 40' wide ingress and egress easement area granted to Roger C. Perry & Co. (appurtenant easement)
 - *ITEM 19 O.R. 11054H14 (1988) Two 7' wide electric easements granted to Columbus Southern Power Company
 - *ITEM 19 O.R. 11457J10 (1988) 10' wide electric easement granted to Columbus Southern Power Company
 - *ITEM 20 O.R. 02494H12 (1988) 20' wide telephone easement granted to The Ohio Bell Telephone Company
- THE FOLLOWING EASEMENTS EITHER DO NOT AFFECT OR ARE NOT LOCATED WITHIN SAID 0.745 ACRE TRACT:
- *ITEM 15 O.R. 14840H15 (1990) 10' wide gas pipeline right-of-way granted to Columbus Gas of Ohio, Inc.
 - *ITEM 15 O.R. 14840H18 (1990) 10' wide gas pipeline right-of-way granted to Columbus Gas of Ohio, Inc.
 - *ITEM 19 O.R. 12900A19 (1988) 10' wide electric easement granted to Columbus Southern Power Company
 - *ITEM 19 O.R. 12088I07 (1988) 10' wide electric easement granted to Columbus Southern Power Company
 - *ITEM 20 O.R. 11574A10 (1988) 20' wide telephone easement granted to Ohio Bell Telephone Company
 - *ITEM 20 O.R. 12494H09 (1988) 20' wide telephone easement granted to Ohio Bell Telephone Company
 - *ITEM 21 O.R. 11947J06 (1988) 10' wide sanitary sewer granted Perry-Robinson General Partnership

LEGEND

- ⊙ --- 6" MAPLE TREE
- △ --- ELECTRIC MARKER
- --- TELEPHONE MANHOLE
- --- TELEPHONE PEDestal
- △ --- TELEPHONE MARKER
- ⊙ --- TEST HOLE
- IPS ● --- 3/4-INCH (I.D.) IRON PIPE (SET)
- IPF ○ --- 1/4-INCH (I.D.) IRON PIPE (FOUND)