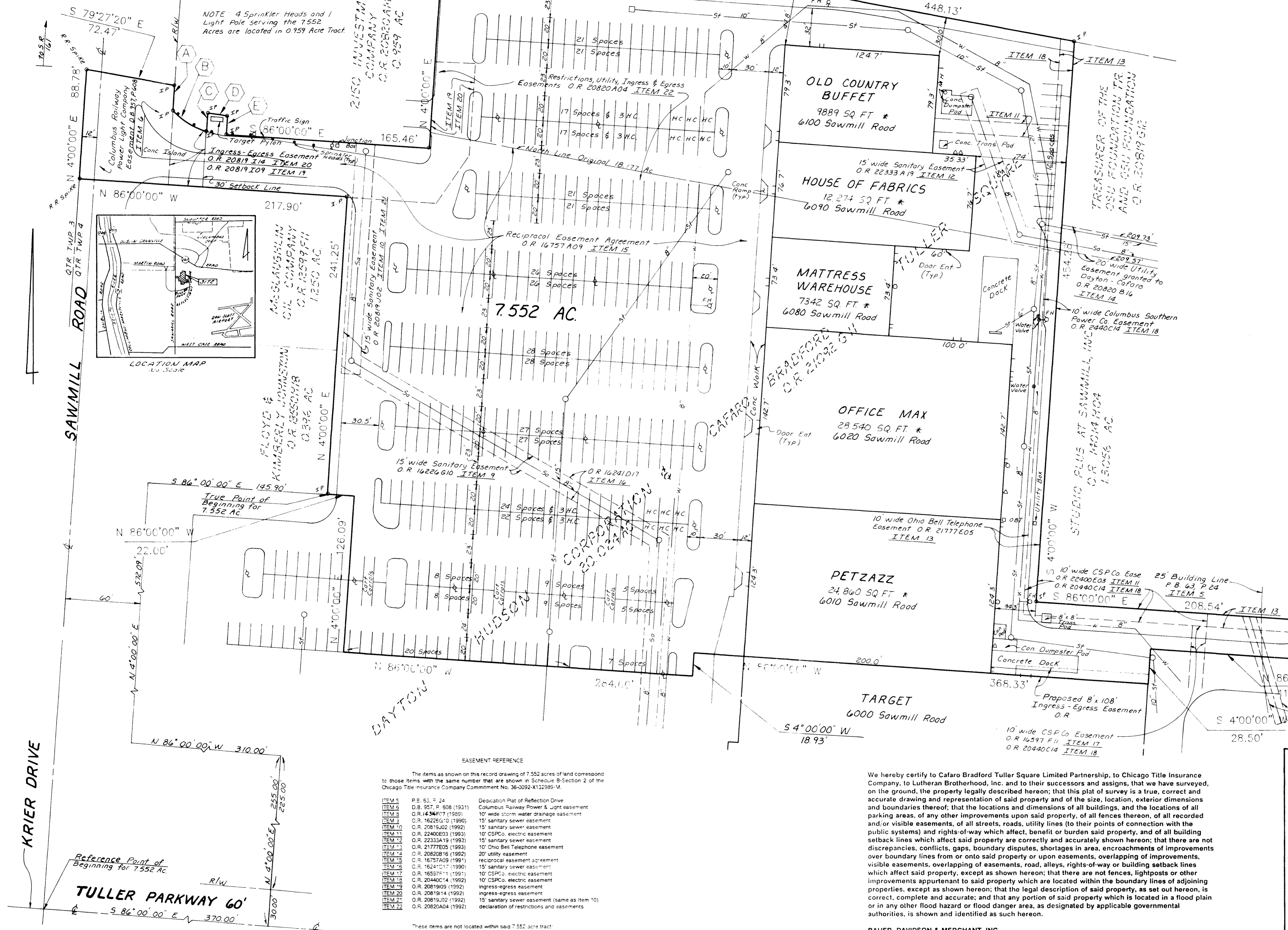


(A) S 4°00'00" W 2045'
 (B) Δ = 31°20'07"
 R = 59.50
 T = 16.69
 Ch = 31.14
 S 57°50'50" E
 (C) N 4°00'00" E 1501'
 (D) S 81°59'10" E 16.24'
 (E) S 4°00'00" W 15.21'
 (F) N 4°00'00" E 18.98'



DESCRIPTION OF 7.552 ACRES - SAWMILL ROAD
 Situated in the City of Columbus, Franklin County, Ohio, being in Quarter Township 4, Township 2, Range 19, United States Military Lands, being a part of a 20.024 acre tract owned by Dayton Hudson Corporation & Cafaro Bradford Tuller Square as recorded in Official Record 21082 G11, of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at the intersection of Sawmill Road and Tuller Parkway, thence along the centerline of Tuller Parkway, South 86 degrees 00 minutes 00 seconds East, 370.00 feet to a point, thence North 04 degrees 00 minutes 00 seconds East, 30.00 feet to a point in the northerly right-of-way line of Tuller Parkway, thence along a westerly line of said 20.024 acre tract, and the easterly line of a 1.597 acre tract owned by Tuller Square Partnership, as recorded in Official Record 24707 A06, of the Recorder's Office, Franklin County, Ohio, North 04 degrees 00 minutes 00 seconds East, 225.00 feet to a point, thence along a southerly line of said 20.024 acre tract, and the northerly line of said 1.597 acre tract, North 86 degrees 00 minutes 00 seconds West, 310.00 feet to a point, thence along a westerly line of said 20.024 acre tract, and the easterly right-of-way line of Sawmill Road, North 04 degrees 00 minutes 00 seconds East, 572.09 feet to a point, thence along a northerly line of said 20.024 acre tract, and the southerly line of a 0.399 acre tract of land owned by Floyd & Kimberly Johnston, as recorded in Official Record 13550 H18, of the Recorder's Office, Franklin County, Ohio, South 86 degrees 00 minutes 00 seconds East, 145.90 feet to a point, said point being the true place of beginning of the herein described tract of land.

Thence along a westerly line of said 20.024 acre tract, and the easterly lines of said 0.399 acre tract, and a 1.250 acre tract owned by McLaughlin Oil Company, as recorded in Official Record 12599 F11, of the Recorder's Office, Franklin County, Ohio, North 04 degrees 00 minutes 00 seconds East, 241.25 feet to a point.

Thence along a southerly line of said 20.024 acre tract, and the northerly line of said 1.250 acre tract, North 86 degrees 00 minutes 00 seconds West, 217.90 feet to a point on the westerly line of the Quarter Township 4.

Thence along a westerly line of said 20.024 acre tract, and the westerly line of the Quarter Township 4, North 04 degrees 00 minutes 00 seconds East, 88.78 feet to a point.

Thence along a northerly line of said 20.024 acre tract, South 79 degrees 27 minutes 20 seconds East, 72.47 feet to a point on the easterly right-of-way line of Sawmill Road.

Thence along an easterly line of said 20.024 acre tract, and the easterly right-of-way line of Sawmill Road, South 04 degrees 00 minutes 00 seconds West, 20.45 feet to a point of curvature.

Thence in a southeasterly direction, along an easterly line of said 20.024 acre tract, and a southerly line of a 0.959 acre tract, and land owned by 2150 Investment Company, as recorded in Official Record 20620 A14, of the Recorder's Office, Franklin County, Ohio, and along a curve to the left, an arc distance of 32.54, said arc having a radius of 59.50 feet and a chord bearing South 57 degrees 50 minutes 50 seconds East a distance of 32.14 feet to a point.

Thence along a westerly line of said 20.024 acre tract, and an easterly line of said 0.959 acre tract, North 04 degrees 00 minutes 00 seconds East, 15.01 feet to a point.

Thence along a northerly line of said 20.024 acre tract, and a southerly line of said 0.959 acre tract, South 81 degrees 59 minutes 10 seconds East, 16.24 feet to a point.

Thence along an easterly line of said 20.024 acre tract, and a westerly line of said 0.959 acre tract, South 04 degrees 00 minutes 00 seconds East, 15.21 feet to a point.

Thence along a northerly line of said 20.024 acre tract, and a southerly line of said 0.959 acre tract, North 86 degrees 00 minutes 00 seconds East, 165.46 feet to a point.

Thence along a westerly line of said 20.024 acre tract, and an easterly line of said 0.959 acre tract, North 04 degrees 00 minutes 00 seconds East, 154.37 feet to a point.

Thence along a northerly line of said 20.024 acre tract, and a southerly line of said 0.959 acre tract, South 86 degrees 00 minutes 00 seconds East, 70.00 feet to a point.

Thence along a westerly line of said 20.024 acre tract, and an easterly line of said 0.959 acre tract, North 04 degrees 00 minutes 00 seconds East, 19.98 feet to a point.

Thence along a northerly line of said 20.024 acre tract, and a southerly line of a 20.005 acre tract of land owned by Bernard R. Ruben, as recorded in Official Record 21082 H18, of the Recorder's Office, Franklin County, Ohio, South 79 degrees 27 minutes 20 seconds East, 448.13 feet to a point.

Thence along an easterly line of said 20.024 acre tract, and along the westerly lines of lands owned by Treasurer of the OSU Foundation, Inc. & OSU Foundation, as recorded in Official Record 20619 G12, of the Recorder's Office, Franklin County, Ohio, and the Recorder's Office, Franklin County, Ohio, and a 1.3056 acre tract owned by Studio Plus at Sawmill, Inc., as recorded in Official Record 10414 H04, of the Recorder's Office, Franklin County, Ohio, South 04 degrees 00 minutes 00 seconds West, 454.28 feet to a point.

Thence along a northerly line of said 20.024 acre tract, and a southerly line of said 1.3056 acre tract, South 86 degrees 00 minutes 00 seconds East, 208.54 feet to a point on an easterly line of said 20.024 acre tract, and the westerly right-of-way line of Reflections Drive.

Thence in a southeasterly direction, along an easterly line of said 20.024 acre tract, and the westerly right-of-way line of Reflections Drive, and along a curve to the left, an arc distance of 31.83, said arc having a radius of 455.00 feet and a chord bearing South 01 degrees 03 minutes 46 seconds East a distance of 31.82 feet to a point.

Thence crossing said 20.024 acre tract the following courses and distances:
 North 86 degrees 00 minutes 00 seconds West, 115.31 feet to a point.
 South 04 degrees 00 minutes 00 seconds West, 26.50 feet to a point.
 North 86 degrees 00 minutes 00 seconds West, 368.33 feet to a point.
 South 04 degrees 00 minutes 00 seconds West, 18.93 feet to a point.
 North 86 degrees 00 minutes 00 seconds West, 284.00 feet to a point.
 North 04 degrees 00 minutes 00 seconds East, 126.09 feet to a point.
 North 86 degrees 00 minutes 00 seconds West, 22.00 feet to the point of beginning, containing 7.552 acres more or less. Subject to all rights of way, easements and restrictions, if any, of previous record.

The bearings given in the foregoing description are based on the bearing North 04 degrees 00 minutes 00 seconds East for the centerline of Sawmill Road as the same is shown on the plat of DEDICATION OF TULLER PARKWAY AND EASEMENTS, of record in Plat Book 62, Page 6, Recorder's Office, Franklin County, Ohio.

Δ = 3°58'59"
 R = 455.00'
 T = 15.82'
 Ch = 31.62'
 S 1°03'46" E

REFLECTIONS DRIVE 60'
 P.B. 63, P. 24

10' wide Storm Water Drainage Easement
 O.R. 14316 F07 ITEM B

LEGEND
 —○— Storm Sewer
 —○— Sanitary Sewer
 —W— Water Line
 ⊕ Light Pole
 ⊙ Gas Meter
 ⊕ Electric Meter
 ⊙ Sprinkler Head
 ⊙ 1/4" (G.D.) Iron Pipe
 ⊙ RR Spike

RECORD DRAWING
 OF
7.552 ACRES
COLUMBUS, OHIO

BAUER, DAVIDSON & MERCHANT, INC.
 Consulting Engineers
 255 Green Meadows Drive S.
 P.O. Box 370
 Powell, Ohio 43065
 (614) 846-3393
 Order No. 4376-93
 SCALE: 1" = 40'

EASEMENT REFERENCE

The items as shown on this record drawing of 7.552 acres of land corresponds to those items with the same number that are shown in Schedule B-Section 2 of the Chicago Title Insurance Company Commitment No. 36-3282-X123285-M.

ITEM 1	P.B. 62, P. 24	Dedication Plat of Reflections Drive
ITEM 2	D.B. 957, P. 608 (1931)	Columbus Railway Power & Light easement
ITEM 3	O.R. 14316 F07 (1995)	10' wide storm water drainage easement
ITEM 4	O.R. 16226 G10 (1990)	15' sanitary sewer easement
ITEM 5	O.R. 20815 A02 (1992)	10' CSPCo, electric easement
ITEM 6	O.R. 22400 E03 (1992)	10' CSPCo, electric easement
ITEM 7	O.R. 23333 A19 (1992)	15' sanitary sewer easement
ITEM 8	O.R. 20819 I09 (1993)	10' Ohio Bell Telephone easement
ITEM 9	O.R. 20820 B16 (1992)	20' utility easement
ITEM 10	O.R. 16757 A09 (1991)	reciprocal easement agreement
ITEM 11	O.R. 16241 D17 (1990)	15' sanitary sewer easement
ITEM 12	O.R. 16557 F11 (1991)	10' CSPCo, electric easement
ITEM 13	O.R. 20440 C14 (1992)	10' CSPCo, electric easement
ITEM 14	O.R. 20819 I09 (1993)	ingress-egress easement
ITEM 15	O.R. 20819 I14 (1992)	ingress-egress easement
ITEM 16	O.R. 20815 J02 (1992)	15' sanitary sewer easement (same as Item 10)
ITEM 17	O.R. 20820 A04 (1992)	declaration of restrictions and easements

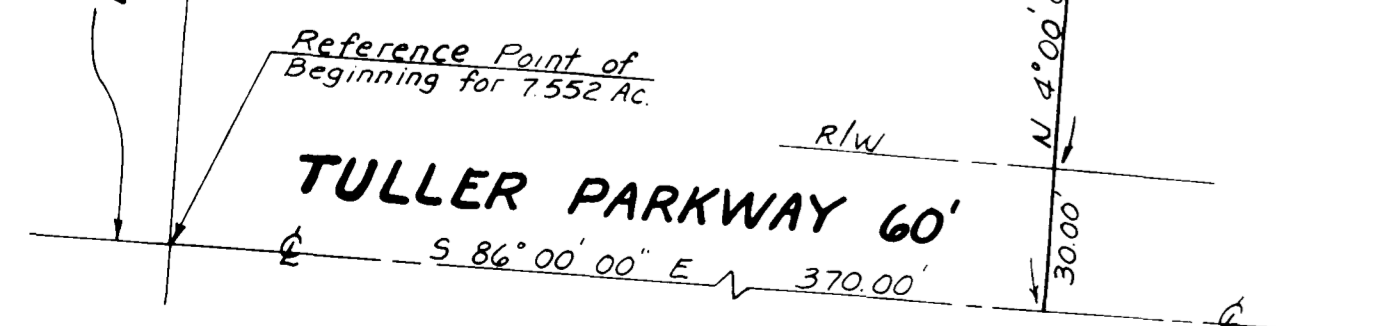
These items are not located within said 7.552 acre tract:

ITEM 18	P.B. 62, P. 8	dedication of Tuller Parkway and easements
ITEM 19	O.R. 06001 F02 (1986)	storm water drainage easement

We hereby certify to Cafaro Bradford Tuller Square Limited Partnership, to Chicago Title Insurance Company, to Lutheran Brotherhood, Inc. and to their successors and assigns, that we have surveyed, on the ground, the property legally described herein; that this plat of survey is a true, correct and accurate drawing and representation of said property and of the size, location, exterior dimensions and boundaries thereof; that the locations and dimensions of all buildings, and the locations of all parking areas, of any other improvements upon said property, of all fences thereon, of all recorded and/or visible easements, of all streets, roads, utility lines (to their points of connection with the public systems) and rights-of-way which affect, benefit or burden said property, and of all building setback lines which affect said property are correctly and accurately shown hereon; that there are not discrepancies, conflicts, gaps, boundary disputes, shortages in area, encroachments of improvements over boundary lines from or onto said property or upon easements, overlapping of improvements, visible easements, overlapping of easements, road, alleys, rights-of-way or building setback lines which affect said property, except as shown hereon; that there are not fences, lightposts or other improvements appurtenant to said property which are located within the boundary lines of adjoining properties, except as shown hereon; that the legal description of said property, as set out hereon, is correct, complete and accurate; and that any portion of said property which is located in a flood plain or in any other flood hazard or flood danger area, as designated by applicable governmental authorities, is shown and identified as such hereon.

BAUER, DAVIDSON & MERCHANT, INC.
 Consulting Engineers
 By: *Gatis Erenpreiss*
 Gatis Erenpreiss
 Professional Surveyor No. 5572

Dated this *16th* day
 of *February*, 19*94*.



Reference Point of Beginning for 7.552 Ac.
 TULLER PARKWAY 60'
 S 86°00'00" E 370.00'
 N 4°00'00" E 255.00'
 N 4°00'00" E 225.00'