



Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Township 3, Township 2 North, Range 13 West, United States Military Lands, and being all or portions of the following eight (8) tracts of land conveyed to Jall Investments:

- 1) a portion of an original 1.09 acre tract conveyed as Parcel 2 by deed of record in Official Record 7137, Page D 16, Recorder's Office, Franklin County, Ohio;
- 2) a portion of an original 1.0 acre tract conveyed as Parcel 1 by deed of record in Official Record 1317, Page D 14, Recorder's Office, Franklin County, Ohio;
- 3) a portion of an original 1.72 acre tract conveyed by deed of record in Official Record 7487, Page G 20, Recorder's Office, Franklin County, Ohio;
- 4) a portion of an original 1.764 acre tract conveyed by deed of record in Official Record 7137, Page D 20, Recorder's Office, Franklin County, Ohio;
- 5) all of a 1.834 acre tract conveyed by deed of record in Official Record 7559, Page D 04, Recorder's Office, Franklin County, Ohio;
- 6) all of a 1.866 acre tract conveyed by deed of record in Official Record 7551, Page D 15, Recorder's Office, Franklin County, Ohio;
- 7) all of a 1.927 acre tract conveyed as Parcel 1 by deed of record in Official Record 8713, Page H 08, Recorder's Office, Franklin County, Ohio; and
- 8) all of a 1.927 acre tract conveyed as Parcel 2 by deed of record in Official Record 8713, Page H 08, Recorder's Office, Franklin County, Ohio

and bounded and described as follows:
Beginning at a point at the intersection of the curved centerline of West Dublin-Granville Road (50 feet wide) with a west line extended northerly to Hobbs Drive (50 feet wide), said point also being in the north line of said original 1.09 acre tract:

thence S 25° 51' 22" W along a west line extended northerly and along a west line of Hobbs Drive a distance of 91.69 feet to a point of curvature of a curve connecting the west line of Hobbs Drive with the curved south line of West Dublin-Granville Road and at a corner of a 1.330 acre tract of land conveyed out of said original 1.09 acre tract, said original 1.0 acre tract, said original 1.72 acre tract and said original 1.764 acre tract to Golden Bear Home and Sports Centers, Inc. by deed of record in Official Record 10227, Page G 18, Recorder's Office, Franklin County, Ohio;

thence northwesterly along said connecting curve, along the curved northerly line of said 1.330 acre tract and with a curve to the left, data of which is: radius = 35.00 feet and delta = 91° 39' 40", a chord distance of 30.21 feet bearing N 19° 58' 01" W to a point of compound curvature;

thence westerly along the curved south line of West Dublin-Granville Road, consecutive with and 50.00 feet northerly by radial measurement from the curved centerline of West Dublin-Granville Road and from the curved north line of said original 1.09 acre tract, said original 1.0 acre tract and said original 1.72 acre tract, along the curved north line of said 1.330 acre tract and with a curve to the left, data of which is: radius = 1,890.50 feet and sub-chord = 5' 34" 56" a sub-chord distance of 184.12 feet bearing N 68° 35' 19" W to a point at the northeast corner of said 1.330 acre tract;

thence S 20° 44' 33" W along the west line of said 1.330 acre tract a distance of 333.87 feet to a point at the southwest corner of said 1.330 acre tract;

thence S 49° 15' 27" E along a south line of said 1.330 acre tract a distance of 122.81 feet to a point of curvature;

thence westerly along the curved south line of said 1.330 acre tract and with a curve to the left, data of which is: radius = 182.50 feet and delta = 8° 15' 00", a chord distance of 26.28 feet bearing S 73° 27' 37" E to the point of tangency;

thence S 77° 30' 23" E along a south line of said 1.330 acre tract a distance of 87.19 feet to a point in a west line of Hobbs Drive and at the southeast corner of said 1.330 acre tract;

thence S 12° 29' 33" W along a west line of Hobbs Drive a distance of 163.73 feet to a point at the intersection of the west line of Hobbs Drive with the south line of Stoneridge Lane (50 feet wide) and to the south line of said original 1.72 acre tract;

thence N 87° 37' 13" W along a south line of proposed Stoneridge Lane (50 feet wide), along a portion of the south line of said original 1.72 acre tract and along the south line of said original 1.764 acre tract, said 1.834 acre tract, said 1.866 acre tract and said 1.927 acre tract, a distance of 989.02 feet to a point at the southeast corner of said 1.927 acre tract and at the southeast corner of a 0.933 acre tract of land conveyed as Parcel 1 to Jall Investments by deed of record in Official Record 1890, Page B 08, Recorder's Office, Franklin County, Ohio;

thence N 5° 11' 09" E along the west line of said 1.927 acre tract, along the west line of said 0.933 acre tract and along the west line of a 1.00 acre tract of land conveyed to Jall Investments Properties by deed of record in Official Record 5890, Page B 12, Recorder's Office, Franklin County, Ohio, a distance of 845.55 feet to a point in the curved centerline of West Dublin-Granville Road, at the northeast corner of said 1.927 acre tract and at the northeast corner of said 1.00 acre tract (bearing a point in the south right-of-way line of West Dublin-Granville Road and 789.51 feet);

thence easterly along the curved centerline of West Dublin-Granville Road, consecutive with and 50.00 feet northerly by radial measurement from the curved centerline of West Dublin-Granville Road and from the curved north line of said original 1.09 acre tract, said 1.0 acre tract, said 1.72 acre tract and said original 1.09 acre tract, along a portion of the curved north line of said original 1.09 acre tract and with a curve to the right, data of which is: radius = 1,890.50 feet and sub-chord = 22' 09' 30", a sub-chord distance of 748.10 feet bearing S 75° 46' 07" E to the place of beginning;

containing 10.530 acres of land more or less and being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4721, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey in July, 1987, of a larger tract of which the above described 10.530 acre tract is a part. Basis of bearings is the plat of Dublin Village Center (Plat Book 55, Page 3 and 8).

Notes:
1. Easement in Deed Book 1225, Page 29, is vague and cannot be defined.
2. Easement in Miscellaneous Record 28, Page 408, is within R/V of West Dublin-Granville Rd.

TITLE REPORT REFERENCE
Commitment No. 47285-201

I hereby certify to Chase Bank of Ohio and TransOhio Title Agency, Inc., that the survey prepared by me entitled "Mortgage Loan Survey on West Dublin-Granville Road at Hobbs Drive, Dublin, Ohio", was actually made upon the ground and that the title lines and lines of actual possession are the same. That the size, location and type of buildings and visible improvements are as shown and all are within the boundary lines of the property, and that there are no encroachments, encroachments of use affecting this property, appearing from a careful physical inspection of the same other than those shown and depicted thereon. This survey is made in accordance with the "Minimum Standards for Accuracy for ALTA/ACSM Land Title Surveys" in 1986, and meets the accuracy requirements of a Class A Survey, as defined therein.

The term certify as used in this statement is understood to be the professional opinion of the Surveyor which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, the Surveyor does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the Owner, Lender, or Owner's Contractor or others, which is used as a basis to formulate the Surveyor's opinion.

The site lies within Zone C (Areas of minimal flooding) as per Flood Insurance Rate Map of the Federal Emergency Management Agency, Village of Dublin, Ohio, Panel 7 of 8, Community-Panel No. 38063-0007 C (Effective Date: September 1, 1983).

In my opinion, the following easements do not apply:
Deed Book 1854, Page 540
Deed Book 1885, Page 517
Deed Book 1885, Page 751
Official Record 11709, Page 18

Richard J. Bull, Ohio Surveyor No. 4721

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2875 W. DUBLIN-GRANVILLE RD.
WORTHINGTON, OHIO

JALL INVESTMENTS

MORTGAGE LOAN SURVEY
ON WEST DUBLIN-GRANVILLE ROAD
AT HOBBS DRIVE
DUBLIN, OHIO

10.530 AC. IN QTR. TWP. 3, T.2N., R.19, W., U.S.M.L.
SCALE: 1"=40'
DWN: CAW / CKD: RJB DATE: 3-15-89

JOB NO. 87-150