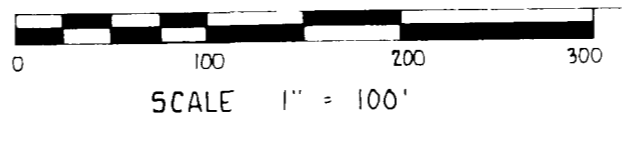


20.567 ACRES  
895,890 SQ. FT.



JMB / FEDERATED REALTY ASSOCIATES, LTD  
165.495 ACRES (ORIGINAL)  
O.R.V. 5550, PG. 6-08

- NOTES:**
- 1) RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS AGREEMENT... O.R.V. 5550, PG. H-02
  - 2) EASEMENT, COST SHARING AND RESTRICTIVE COVENANT AGREEMENT... O.R.V. 7762, PG. E-06
  - 3) 20.567 ACRE TRACT HEREON DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA ACCORDING TO FEMA MAPS FOR COMMUNITY 39010 (CITY OF COLUMBUS), PANEL NUMBER 0010

Bearings hereon conform to those of the referenced plat DEDICATION OF FEDERATED BOULEVARD, of record in Plat Book 64, Page 19 and 20, Recorder's Office, Franklin County, Ohio.

22.254 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 19, United States Military Lands, being 20.567 acres out of that original 165.495 acre tract of land as described in a deed to JMB/Federated Realty Associates, Ltd., of record in official Records Volume 5550, Page 6-08 (all references herein being to the records located in the Recorder's Office, Franklin County, Ohio), said 20.567 acres being more particularly described as follows:

Beginning at a point of curvature in the easterly right-of-way line of Sawmill Road as delineated upon the plat "DEDICATION OF FEDERATED BOULEVARD", of record in Plat Book 64, Pages 19 and 20, said point of curvature being designated as 90 feet right of station 73 + 11.93;

Thence with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 89° 49' 54", the chord of which bears North 48° 09' 44" East, a chord distance of 70.61 feet to the point of tangency in the southerly right-of-way line of Federated Boulevard;

Thence along said right-of-way line the following five courses:

1. South 86° 55' 19" East, a distance of 587.75 feet to a point of curvature;
2. With the arc of a curve to the right, having a radius of 525.00 feet, a central angle of 20° 21' 51", the chord of which bears South 76° 44' 24" East, a chord distance of 185.62 feet to a point of reverse curvature;
3. With the arc of a curve to the left, having a radius of 835.00 feet, a central angle of 20° 13' 40", the chord of which bears South 76° 40' 18" East, a chord distance of 293.26 feet to the point of tangency;
4. South 86° 47' 08" East, a distance of 100.30 feet to a point of curvature;
5. With the arc of a curve to the right, having a radius of 765.00 feet, a central angle of 2° 51' 45", the chord of which bears South 85° 21' 16" East, a chord distance of 38.22 feet to a point;

Thence through the aforementioned original 165.495 acre tract the following four courses:

1. South 3° 04' 41" West, a distance of 662.58 feet to a point;
2. With the arc of a non-tangent curve to the left, having a radius of 1,231.00 feet, a central angle of 26° 25' 27", the chord of which bears North 85° 28' 42" West, a chord distance of 562.71 feet to the point of tangency;
3. South 81° 18' 31" West, a distance of 125.00 feet to a point of curvature;
4. With the arc of a curve to the right, having a radius of 769.0 feet, a central angle of 11° 46' 07", the chord of which bears South 87° 11' 38" West, a chord distance of 157.68 feet to the point of tangency in the northerly right-of-way line of the Sawmill Place Boulevard as delineated upon the plat "DEDICATION OF SAWMILL PLACE BOULEVARD AND BENT TREE BOULEVARD", of record in Plat Book 65, Page 62;

Thence along said northerly right-of-way line the following three courses:

1. North 86° 55' 19" West, a distance of 93.73 feet to a point;
2. North 80° 38' 41" West, a distance of 100.60 feet to a point;
3. North 86° 55' 19" West, a distance of 164.00 feet to a point of curvature;

Thence with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 90° 10' 06", the chord of which bears North 41° 50' 16" West, a chord distance of 70.81 feet to the point of tangency in the aforementioned easterly right-of-way line of Sawmill Road;

Thence North 3° 14' 47" East, along said right-of-way line, a distance of 665.34 feet to the place of beginning and containing 20.567 acres of land.

I hereby certify to Citicorp Real Estate, Inc.; Sawmill Place Plaza Associates, an Ohio general partnership; Fircher, Nichols & Meeks; Sonnenschein, Carlin, Nath and Rosenthal; Connor Land Title Agency, Inc. and Ticor Title Insurance Company that this survey prepared by me entitled "Sawmill Place Plaza" was actually made upon the ground and that it and the information, courses and distances shown hereon are correct; that the title lines and lines of actual possession are the same and that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted hereon. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1962.

REVISIONS		DATE	BY	DESCRIPTION
				7-01-0
M-E BUILDING CONSULTANTS, INC. CIVIL ENGINEERING DIVISION 10115 EAST BROAD STREET COLUMBUS, OHIO 43205				
SAWMILL PLACE PLAZA		SAWMILL PLACE PLAZA ASSOCIATES		
DESIGNED	DMT			
SCALE	HORIZ. 1" = 100' VERT.			
JOB	86205C			
DATE	MARCH, 1987			
SHEET NO.				
		REGISTERED SURVEYOR	NO.	DATE
		<i>Robert S. ...</i>	6872	3-17-87