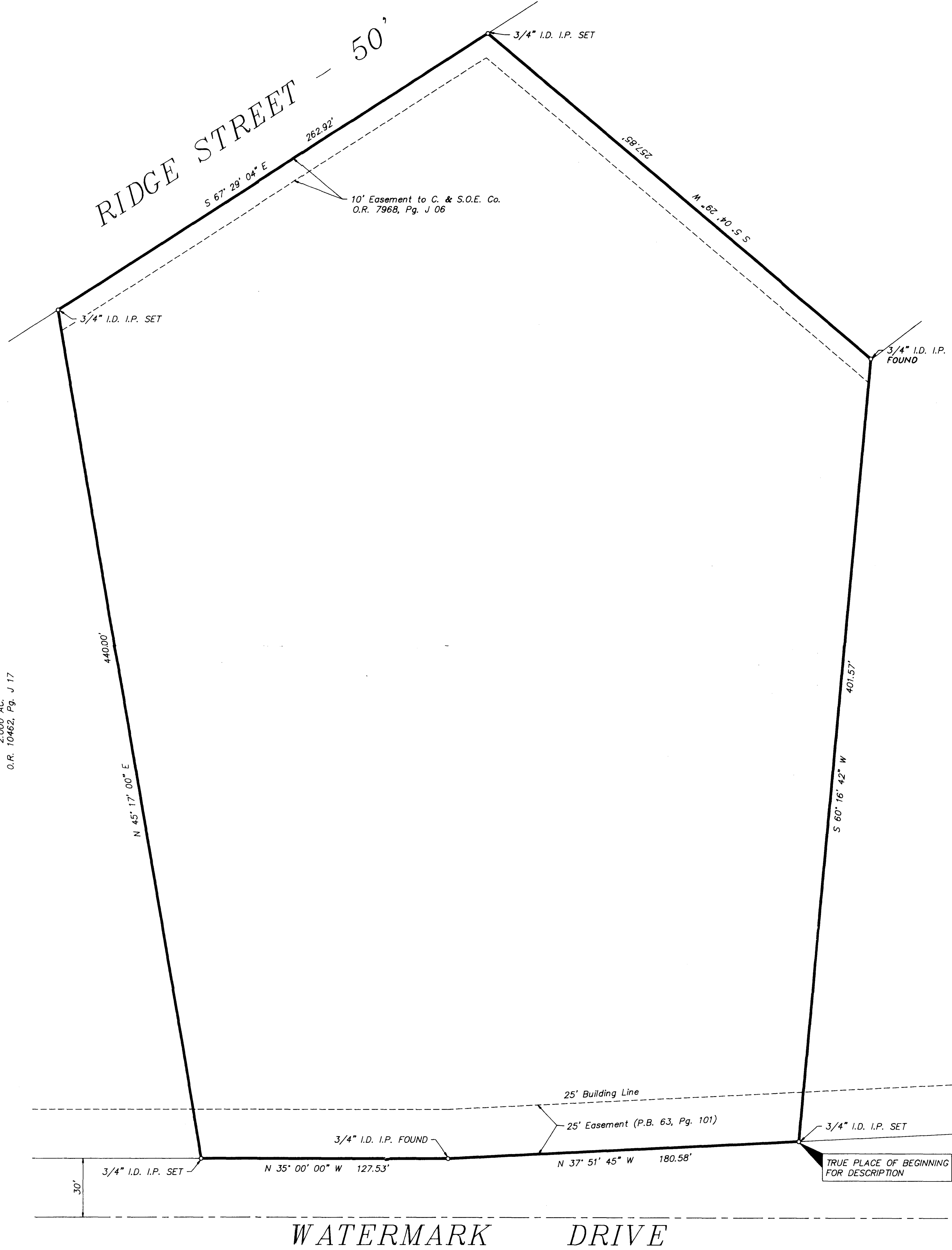


OHIO CIVIL SERVICE EMPLOYEES ASSOCIATION
2,000 AC.
O.R. 10462, Pg. J 17



Situated in the State of Ohio, County of Franklin, City of Columbus: Being a portion of Reserve "A" in The Watermark, as shown of record in Plat Book 63, Page 101, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a 3/4-inch I.D. iron pipe found at the intersection of the north line of Watermark Drive (90 feet wide) with a west line of Grandview Avenue and at the southeast corner of said Reserve "A";

thence N 82° 19' 11" W along the north line of Watermark Drive and along a south line of said Reserve "A" a distance of 209.11 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;

thence northwesterly along a curved north line of Watermark Drive, along a curved south line of said Reserve "A" and with a curve to the right, data of which is: Radius = 220.00 feet and delta = 47° 19' 11", a chord distance of 176.57 feet bearing N 58° 39' 36" W to a 3/4-inch I.D. iron pipe set;

thence N 37° 51' 45" W along the north line of Watermark Drive (variable width) and along a portion of a south line of said Reserve "A" a distance of 119.79 feet to a 3/4-inch I.D. iron pipe set at the true place of beginning of the tract herein intended to be described;

thence continuing N 37° 51' 45" W along the north line of Watermark Drive and along a portion of a south line of said Reserve "A" a distance of 180.58 feet to a 3/4-inch I.D. iron pipe found at an angle point in the north line of Watermark Drive and at a corner of said Reserve "A";

thence N 35° 00' 00" W along the north line of Watermark Drive and along a portion of a south line of said Reserve "A" a distance of 127.53 feet to a 3/4-inch I.D. iron pipe set at the southeast corner of a 2,000 acre tract of land conveyed to Ohio Civil Service Employees Association by deed of record in Official Record 10462, Page J 17, Recorder's Office, Franklin County, Ohio, said deed having been corrected in Official Record , Page , Recorder's Office, Franklin County, Ohio;

thence N 45° 17' 00" E along the corrected west line of said 2,000 acre tract and crossing said Reserve "A" a distance of 440.00 feet to a 3/4-inch I.D. iron pipe set in the south line of Ridge Street (50 feet wide), in a north line of said Reserve "A" and at the corrected northeast corner of said 2,000 acre tract;

thence S 67° 29' 04" E along the south line of Ridge Street and along a portion of a north line of said Reserve "A" a corrected distance of 262.92 feet to a 3/4-inch I.D. iron pipe set at a northeast corner of said Reserve "A";

thence S 5° 04' 29" W along a west line of said Reserve "A" a distance of 257.85 feet to a 3/4-inch I.D. iron pipe found at a corner of said Reserve "A";

thence S 60° 16' 42" W crossing said Reserve "A" a distance of 401.57 feet to the true place of beginning;

containing 4.230 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed in December, 1987. Basis of bearings is the plat of The Watermark (Plat Book 63, Page 101).

CERTIFICATION

I hereby certify to BancOhio National Bank, 1650 Watermark Co. and Commonwealth Land Title Insurance Co. that the survey prepared by me entitled "Mortgage Loan Survey, 1650 Watermark Drive, Columbus, Ohio" was actually made upon the ground and that the information, courses and distances shown thereon are correct, that the title lines and lines of actual possession are the same, that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property, 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 thereon. This survey is made in accordance with the "Minimum Standard Detail Requirements for LTA/ACSM Land Title Surveys" in 1986.

In my opinion, the following easements do not apply to subject premises.
DeeBook 1809, Pg. 458
DeeBook 1869, Pg. 521
Official Record 7875, Pg. H 15

There are no easements expressed or delineated in the following:
Official Record 7901, Pg. E 19
Official Record 9644, Pg. B 13
Official Record 10642, Pg. J 08

The 100-year flood plain elevation for the site, established by City of Columbus Development Dept., is 11.0. The finished floor elevation of the proposed office building is 734.0.

By Ted L. Robinson 12-22-87 Date
Ted L. Robinson - Ohio Surveyor No. 5361

C.F. BIRD & R.J. BULL, INC. ENGINEERS / SURVEYORS <small>2515 GLENVIEW BLVD. WORTHINGTON, OHIO</small>	
1650 WATERMARK CO.	
MORTGAGE LOAN SURVEY 1650 WATERMARK DRIVE COLUMBUS, OHIO	
4.230 AC. IN RESERVE "A" THE WATERMARK (P.B. 63, PG. 101)	
SCALE: 1" = 30'	JOB NO. 87-309
DWN: H.E.B. CKD: D.J.B. DATE: 12/22/87	1