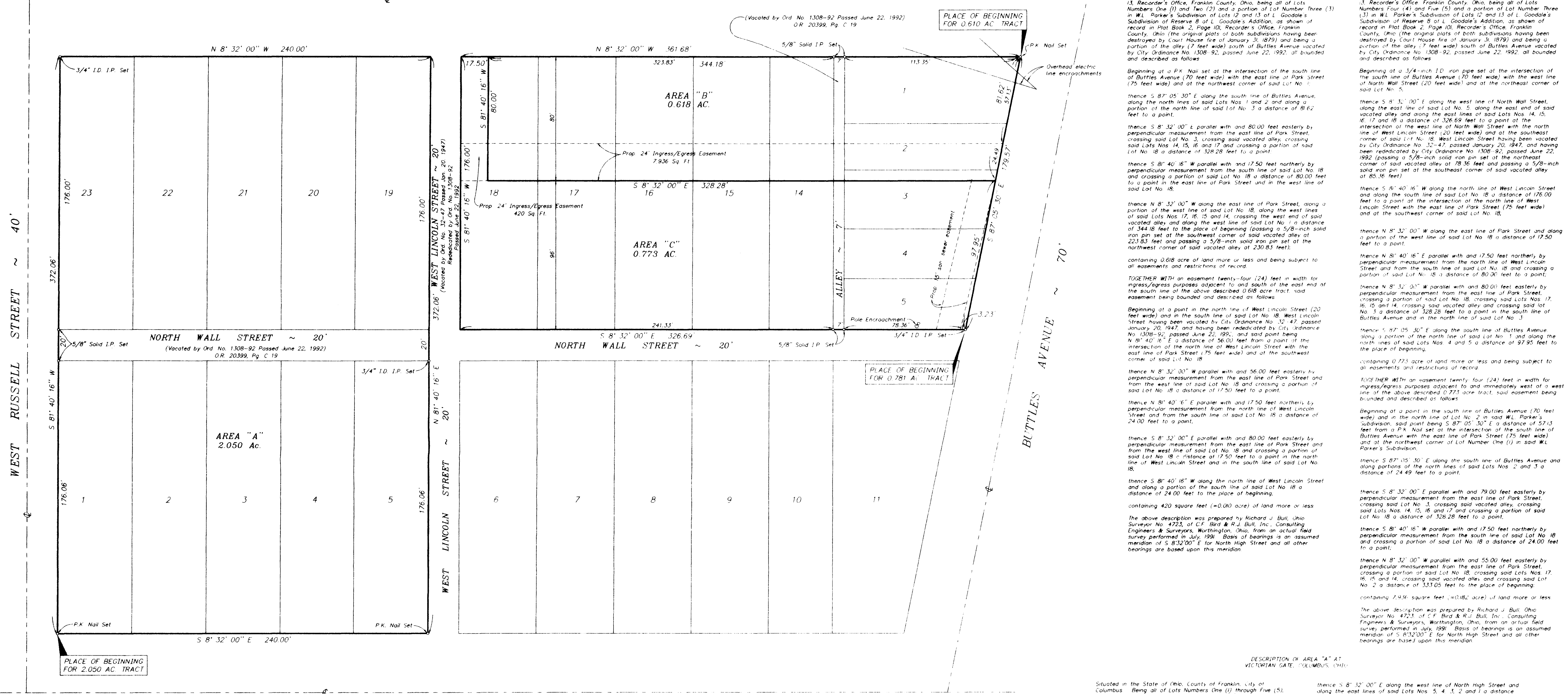


PARK STREET ~ 75'

DESCRIPTION OF AREA "B" AT VICTORIAN GATE, COLUMBUS, OHIO

DESCRIPTION OF AREA "C" AT VICTORIAN GATE, COLUMBUS, OHIO



Situated in the State of Ohio, County of Franklin, City of Columbus. Being portions of Lots Numbers Fourteen (14) through Eighteen (18), inclusive, in L. Goodale's Subdivision of Reserve B of L. Goodale's Addition, as shown of record in Plat Book 2, Page 13, Recorder's Office, Franklin County, Ohio, being all of Lots Numbers One (1) and Two (2) and a portion of Lot Number Three (3) in W.L. Parker's Subdivision of Lots 12 and 13 of L. Goodale's Subdivision of Reserve B of L. Goodale's Addition, as shown of record in Plat Book 2, Page 101, Recorder's Office, Franklin County, Ohio (the original plats of both subdivisions having been destroyed by Court House fire of January 31, 1879) and being a portion of the alley (7 feet wide) south of Buttles Avenue vacated by City Ordinance No. 1308-92, passed June 22, 1992, as bounded and described as follows:

Beginning at a P.K. Nail set at the intersection of the south line of Buttles Avenue (70 feet wide) with the east line of Park Street (75 feet wide) and at the northwest corner of said Lot No. 1;

thence S 87° 05' 30" E along the south line of Buttles Avenue, along the north lines of said Lots Nos. 1 and 2 and along a portion of the north line of said Lot No. 3 a distance of 81.62 feet to a point;

thence S 8° 32' 00" E parallel with and 80.00 feet easterly by perpendicular measurement from the east line of Park Street, crossing said Lot No. 3, crossing said vacated alley, crossing said Lots Nos. 14, 15, 16 and 17 and crossing a portion of said Lot No. 18 a distance of 328.28 feet to a point;

thence S 81° 40' 16" W parallel with and 17.50 feet northerly by perpendicular measurement from the south line of said Lot No. 18 and crossing a portion of said Lot No. 18 a distance of 80.00 feet to a point in the east line of Park Street and in the west line of said Lot No. 18;

thence N 8° 32' 00" W along the east line of Park Street, along a portion of the west line of said Lot No. 18, along the west line of said Lots Nos. 17, 16, 15 and 14, crossing the west end of said vacated alley and along the west line of said Lot No. 1 a distance of 344.18 feet to the place of beginning (passing a 5/8-inch solid iron pin set at the southwest corner of said vacated alley at 223.83 feet and passing a 5/8-inch solid iron pin set at the northwest corner of said vacated alley at 230.83 feet);

containing 0.618 acre of land more or less and being subject to all easements and restrictions of record;

TOGETHER WITH an easement twenty-four (24) feet in width for ingress/egress purposes adjacent to and south of the east end of the south line of the above described 0.618 acre tract, said easement being bounded and described as follows:

Beginning at a point in the north line of West Lincoln Street (20 feet wide) and in the south line of said Lot No. 18, West Lincoln Street having been vacated by City Ordinance No. 32-47, passed January 20, 1947, and having been rededicated by City Ordinance No. 1308-92, passed June 22, 1992, and said point being N 81° 40' 16" E a distance of 36.00 feet from a point of the intersection of the north line of West Lincoln Street with the east line of Park Street (75 feet wide) and at the southwest corner of said Lot No. 18;

thence N 8° 32' 00" W parallel with and 58.00 feet easterly by perpendicular measurement from the east line of Park Street and from the west line of said Lot No. 18 and crossing a portion of said Lot No. 18 a distance of 17.50 feet to a point;

thence N 81° 40' 16" E parallel with and 17.50 feet northerly by perpendicular measurement from the north line of West Lincoln Street and from the south line of said Lot No. 18 a distance of 24.00 feet to a point;

thence S 8° 32' 00" E parallel with and 80.00 feet easterly by perpendicular measurement from the east line of Park Street and from the west line of said Lot No. 18 and crossing a portion of said Lot No. 18 a distance of 17.50 feet to a point in the north line of West Lincoln Street and in the south line of said Lot No. 18;

thence S 81° 40' 16" W along the north line of West Lincoln Street and along a portion of the south line of said Lot No. 18 a distance of 24.00 feet to the place of beginning;

containing 420 square feet (=0.00 acre) of land more or less

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed in July, 1991. Basis of bearings is an assumed meridian of S 8°32'00" E for North High Street and all other bearings are based upon this meridian.

Situated in the State of Ohio, County of Franklin, City of Columbus. Being portions of Lots Numbers Fourteen (14) through Eighteen (18), inclusive, in L. Goodale's Subdivision of Reserve B of L. Goodale's Addition, as shown of record in Plat Book 2, Page 13, Recorder's Office, Franklin County, Ohio, being all of Lots Numbers Four (4) and Five (5) and a portion of Lot Number Three (3) in W.L. Parker's Subdivision of Lots 12 and 13 of L. Goodale's Subdivision of Reserve B of L. Goodale's Addition, as shown of record in Plat Book 2, Page 101, Recorder's Office, Franklin County, Ohio (the original plats of both subdivisions having been destroyed by Court House fire of January 31, 1879) and being a portion of the alley (7 feet wide) south of Buttles Avenue vacated by City Ordinance No. 1308-92, passed June 22, 1992, as bounded and described as follows:

Beginning at a 3/4-inch I.D. iron pipe set at the intersection of the south line of Buttles Avenue (70 feet wide) with the west line of North Wall Street (20 feet wide) and at the northeast corner of said Lot No. 5;

thence S 8° 32' 00" E along the west line of North Wall Street, along the east line of said Lot No. 5, along the east end of said vacated alley and along the east lines of said Lots Nos. 14, 15, 16, 17 and 18 a distance of 326.65 feet to a point at the intersection of the west line of North Wall Street with the north line of West Lincoln Street (20 feet wide) and at the southeast corner of said Lot No. 18, West Lincoln Street having been vacated by City Ordinance No. 32-47, passed January 20, 1947, and having been rededicated by City Ordinance No. 1308-92, passed June 22, 1992 (passing a 5/8-inch solid iron pin set at the northeast corner of said vacated alley at 78.36 feet and passing a 5/8-inch solid iron pin set at the southeast corner of said vacated alley at 85.16 feet);

thence S 81° 40' 16" W along the north line of West Lincoln Street and along the south line of said Lot No. 18 a distance of 176.00 feet to a point of the intersection of the north line of West Lincoln Street with the east line of Park Street (75 feet wide) and at the southwest corner of said Lot No. 18;

thence N 8° 32' 00" W along the east line of Park Street and along a portion of the west line of said Lot No. 18 a distance of 17.50 feet to a point;

thence N 81° 40' 16" E parallel with and 17.50 feet northerly by perpendicular measurement from the north line of West Lincoln Street and from the south line of said Lot No. 18 and crossing a portion of said Lot No. 18 a distance of 80.00 feet to a point;

thence N 8° 32' 00" W parallel with and 80.00 feet easterly by perpendicular measurement from the east line of Park Street, crossing a portion of said Lot No. 18, crossing said Lots Nos. 17, 16, 15 and 14, crossing said vacated alley and crossing said Lot No. 3 a distance of 328.28 feet to a point in the south line of Buttles Avenue and in the north line of said Lot No. 3;

thence S 87° 05' 30" E along the south line of Buttles Avenue, along a portion of the north line of said Lot No. 18 and along the north lines of said Lots Nos. 4 and 5 a distance of 97.95 feet to the place of beginning;

containing 0.773 acre of land more or less and being subject to all easements and restrictions of record;

TOGETHER WITH an easement twenty-four (24) feet in width for ingress/egress purposes adjacent to and immediately west of a west line of the above described 0.773 acre tract, said easement being bounded and described as follows:

Beginning at a point in the south line of Buttles Avenue (70 feet wide) and in the north line of Lot No. 2 in said W.L. Parker's Subdivision, said point being S 87° 05' 30" E a distance of 57.13 feet from a P.K. Nail set at the intersection of the south line of Buttles Avenue with the east line of Park Street (75 feet wide) and at the northwest corner of Lot Number One (1) in said W.L. Parker's Subdivision;

thence S 87° 05' 30" E along the south line of Buttles Avenue and along portions of the north lines of said Lots Nos. 2 and 3 a distance of 24.49 feet to a point;

thence S 8° 32' 00" E parallel with and 79.00 feet easterly by perpendicular measurement from the east line of Park Street, crossing said Lot No. 3, crossing said vacated alley, crossing said Lots Nos. 14, 15, 16 and 17 and crossing a portion of said Lot No. 18 a distance of 328.28 feet to a point;

thence S 81° 40' 16" W parallel with and 17.50 feet northerly by perpendicular measurement from the south line of said Lot No. 18 and crossing a portion of said Lot No. 18 a distance of 24.00 feet to a point;

thence N 8° 32' 00" W parallel with and 55.00 feet easterly by perpendicular measurement from the east line of Park Street, crossing a portion of said Lot No. 18, crossing said Lots Nos. 17, 16, 15 and 14, crossing said vacated alley, and crossing said Lot No. 2 a distance of 333.05 feet to the place of beginning;

containing 2.050 square feet (=0.00 acre) of land more or less

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed in July, 1991. Basis of bearings is an assumed meridian of S 8°32'00" E for North High Street and all other bearings are based upon this meridian.

Situated in the State of Ohio, County of Franklin, City of Columbus. Being all of Lots Numbers One (1) through Five (5), inclusive, and all of Lots Numbers Nineteen (19) through Twenty-Three (23), inclusive, in L. Goodale's Subdivision of Reserve B of L. Goodale's Addition, as shown of record in Plat Book 2, Page 13, Recorder's Office, Franklin County, Ohio (the original plat having been destroyed by Court House fire of January 31, 1879), and all of North Wall Street (20 feet wide) vacated by City Ordinance No. 1308-92, passed June 22, 1992, as bounded and described as follows:

Beginning at a P.K. Nail set at the intersection of the west line of North High Street (76 feet wide) with the north line of West Russell Street (40 feet wide) and at the southeast corner of said Lot No. 1;

thence S 81° 40' 16" W along the north line of West Russell Street, along the south line of said Lot No. 1, along the south end of said vacated North Wall Street and along the south line of said Lot No. 23 a distance of 372.06 feet to a 3/4-inch I.D. iron pipe set at the intersection of the north line of West Russell Street with the east line of Park Street (75 feet wide) and at the southwest corner of said Lot No. 23 (passing a 5/8-inch solid iron pin set at the southwest corner of said Lot No. 1 and at the southeast corner of said vacated North Wall Street at 176.06 feet and passing a 5/8-inch solid iron pin set at the southeast corner of said Lot No. 23 and at the southwest corner of said vacated North Wall Street at 196.06 feet);

thence N 8° 32' 00" W along the east line of Park Street and along the west lines of said Lots Nos. 23, 22, 21, 20 and 19 a distance of 240.00 feet to a point at the intersection of the east line of Park Street with the south line of West Lincoln Street (20 feet wide) and at the northwest corner of said Lot No. 19, West Lincoln Street having been vacated by City Ordinance No. 32-47, passed January 20, 1947, and having been rededicated by City Ordinance No. 1308-92, passed June 22, 1992;

thence N 81° 40' 16" E along the south line of West Lincoln Street, along the north line of said Lot No. 19, along the north end of said vacated North Wall Street and along the north line of said Lot No. 5 a distance of 372.16 feet to a P.K. Nail set at the intersection of the south line of West Lincoln Street with the west line of North High Street and at the northeast corner of said Lot No. 5 (passing a point at the southeast corner of said rededicated West Lincoln Street, at the northeast corner of said vacated North Wall Street and at the northeast corner of said Lot No. 19 at 176.00 feet and passing a 3/4-inch I.D. iron pipe set at the northeast corner of said vacated North Wall Street and at the northeast corner of said Lot No. 5 at 196.00 feet);

thence N 8° 32' 00" E along the west line of North High Street and along the east lines of said Lots Nos. 5, 4, 3, 2 and 1 a distance of 240.00 feet to the place of beginning;

containing 2.050 acres of land more or less and being subject to all easements and restrictions of record;

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed in July, 1991. Basis of bearings is an assumed meridian of S 8°32'00" E for North High Street and all other bearings are based upon this meridian.

Situated in the State of Ohio, County of Franklin, City of Columbus. Being all of Lots Numbers One (1) through Five (5), inclusive, and all of Lots Numbers Nineteen (19) through Twenty-Three (23), inclusive, in L. Goodale's Subdivision of Reserve B of L. Goodale's Addition, as shown of record in Plat Book 2, Page 13, Recorder's Office, Franklin County, Ohio (the original plat having been destroyed by Court House fire of January 31, 1879), and all of North Wall Street (20 feet wide) vacated by City Ordinance No. 1308-92, passed June 22, 1992, as bounded and described as follows:

Beginning at a P.K. Nail set at the intersection of the west line of North High Street (76 feet wide) with the north line of West Russell Street (40 feet wide) and at the southeast corner of said Lot No. 1;

thence S 81° 40' 16" W along the north line of West Russell Street, along the south line of said Lot No. 1, along the south end of said vacated North Wall Street and along the south line of said Lot No. 23 a distance of 372.06 feet to a 3/4-inch I.D. iron pipe set at the intersection of the north line of West Russell Street with the east line of Park Street (75 feet wide) and at the southwest corner of said Lot No. 23 (passing a 5/8-inch solid iron pin set at the southwest corner of said Lot No. 1 and at the southeast corner of said vacated North Wall Street at 176.06 feet and passing a 5/8-inch solid iron pin set at the southeast corner of said Lot No. 23 and at the southwest corner of said vacated North Wall Street at 196.06 feet);

thence N 8° 32' 00" W along the east line of Park Street and along the west lines of said Lots Nos. 23, 22, 21, 20 and 19 a distance of 240.00 feet to a point at the intersection of the east line of Park Street with the south line of West Lincoln Street (20 feet wide) and at the northwest corner of said Lot No. 19, West Lincoln Street having been vacated by City Ordinance No. 32-47, passed January 20, 1947, and having been rededicated by City Ordinance No. 1308-92, passed June 22, 1992;

thence N 81° 40' 16" E along the south line of West Lincoln Street, along the north line of said Lot No. 19, along the north end of said vacated North Wall Street and along the north line of said Lot No. 5 a distance of 372.16 feet to a P.K. Nail set at the intersection of the south line of West Lincoln Street with the west line of North High Street and at the northeast corner of said Lot No. 5 (passing a point at the southeast corner of said rededicated West Lincoln Street, at the northeast corner of said vacated North Wall Street and at the northeast corner of said Lot No. 19 at 176.00 feet and passing a 3/4-inch I.D. iron pipe set at the northeast corner of said vacated North Wall Street and at the northeast corner of said Lot No. 5 at 196.00 feet);

thence N 8° 32' 00" E along the west line of North High Street and along the east lines of said Lots Nos. 5, 4, 3, 2 and 1 a distance of 240.00 feet to the place of beginning;

containing 2.050 acres of land more or less and being subject to all easements and restrictions of record;

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed in July, 1991. Basis of bearings is an assumed meridian of S 8°32'00" E for North High Street and all other bearings are based upon this meridian.

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2815 N. DUBLIN-GRANVILLE RD.
WORTHINGTON, OHIO

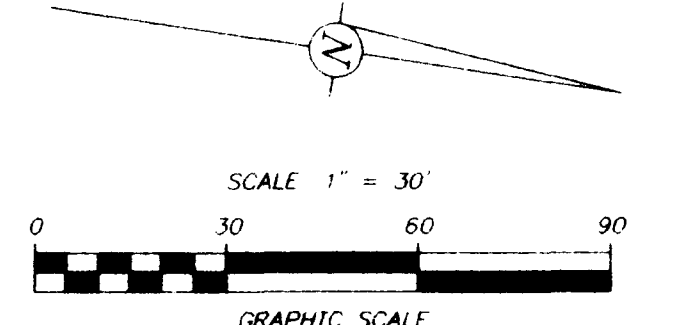
UCT-HALLMARK LIMITED PARTNERSHIP

MORTGAGE LOAN SURVEY
ON NORTH HIGH STREET
COLUMBUS, OHIO

TOTAL AREA = 3.441 AC
SCALE 1" = 30'
JOB NO. 91-118

REV. MAY 31, 1995
REV. APRIL 13, 1991
REV. APRIL 5, 1991

Note:
Lots 1 through 5 at S.E. corner of Park Street and Buttles Avenue are in W.L. Parker's Subdivision of Lots 12 and 13 of L. Goodale's Subdivision of Reserve B of L. Goodale's Addition (P.B. 2, Pg. 101).
All other lots are in L. Goodale's Subdivision of Reserve B of L. Goodale's Addition (P.B. 2, Pg. 13).



COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. BTA-3961
DATED MARCH 17, 1993, AT 8:00 A.M.

To Bank One, Columbus, MA, UCT Hallmark Limited Partnership, Benchmark Title Agency, and Commonwealth Land Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1988 and meets the accuracy requirements of a Class "A" survey, as defined therein, and includes the following items of Table 3 thereof: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12 and 13. Property is in Zone C (areas of minimal flooding) on Flood Insurance Rate Map, Panel 65 of 105, City of Columbus, Community-Panel No. 39070.0065 B (Effective Date July 5, 1993).

In my opinion, the terms and conditions in MR 7, Pg. 119, no longer apply to said premises.

Richard J. Bull
Richard J. Bull
Ohio Surveyor No. 4723

