

SURVEY OF 4.535 ACRE PARCEL
2240 NORTH BANK DRIVE
UPPER ARLINGTON, OHIO

LEGAL DESCRIPTION
4.535 ACRE PARCEL
NORTH BANK DRIVE, UPPER ARLINGTON, OHIO

Situated in the State of Ohio, County of Franklin, City of Upper Arlington, being located in the First Quarter, Township 1, Range 19 West, United States Military Lands, and being part of Lot 2 of Arlington Centre Subdivision of record in Plat Book 45, Page 32, and being part of that 5.991 Acre Tract deeded to Riverside United Methodist Hospital by instrument in Official Record 14012 F-05, Recorders Office, Franklin County, Ohio, and being 4.535 acres of land more particularly described as follows:

Beginning at an iron pin found in the north right of way line of North Bank Drive as shown of record on the plat of North Bank Office Park recorded in Plat Book 58, Page 49, said point being the southeast corner of said 5.991 ac. tract and southwest corner of the Riverside Methodist Hospital 1.0013 ac. tract of record in D.B. 3589, Pg. 492;

thence along said north line of North Bank Drive N 86° 30' 13" W a distance of 114.00 feet to a point at the southeast corner of Reserve A of said North Bank Office Park;

thence along the east line of Res. A and east line of the N.W.E.S. Realty Partners 1.2787 ac. tract (O.R. 29366 G-09) N 03° 29' 47" E a distance of 250.00 feet to a point, passing a 3/4" iron pin found (ben) at 48.00 feet and being N 86° 30' 13" W 20.00 feet from a 3/4" iron pin found;

thence continuing along the boundary of said 1.2787 ac. tract the following three (3) courses:

- (1) N 86° 30' 13" W a distance of 267.70 feet to a 3/4" iron pin found (ben);
- (2) S 03° 29' 47" W a distance of 59.07 feet to a point;
- (3) S 43° 21' 01" W a distance of 162.29 feet to a 3/4" iron pin found in the north line of North Bank Drive;

thence along said North Bank Drive S 84° 21' 42" W a distance of 84.40 feet to the west end of said North Bank Drive;

thence along said west end of North Bank Drive S 05° 38' 18" E a distance of 5.00 feet to a point in the south line of said original 5.991 ac. tract;

thence along said south line, the north line of Lot 4 of North Bank Office Park, N 86° 30' 13" W a distance of 43.50 feet to the southwest corner of said 5.991 ac. tract and being in the east line of Reserve A of Slate Run Subdivision (P.B. 43, Pg. 116), point being S 86° 30' 13" E 0.39 feet from 3/4" iron pin found;

thence along said east line of Slate Run Subd., the west line of said 5.991 ac. tract, N 43° 21' 01" E a distance of 260.93 feet to a point at the southeast corner of H.E. Chapman's Subdivision (P.B. 27, Pg. 48), and being 0.11 feet south and 0.05 feet west from a 3/4" iron pin found;

thence along the east line of H.E. Chapman's Subd. the west line of said 5.991 ac. tract, N 03° 39' 52" E a distance of 475.79 feet to the northwest corner of said 5.991 ac. tract and being in the south line of the Hamilton Square Limited Partnership 4.00 ac. tract of record in O.R. 12721 B-10, and being S 53° 41' 41" W 0.80 feet from a 3/4" rebar found;

thence along the south line of said 4.00 ac. tract, the north line of said 5.991 ac. tract, S 62° 17' 40" E a distance of 420.08 feet to the northwest corner of the Compuserve, Inc. 0.397 ac. tract of record in O.R. 3664 G-13, and being S 86° 42' 01" W 0.35 feet from a 3/4" pinch top iron pin found;

thence along the west line of said 0.397 ac. tract, the east line of said 5.991 ac. tract, S 03° 29' 47" W a distance of 301.83 feet to an interior angle point;

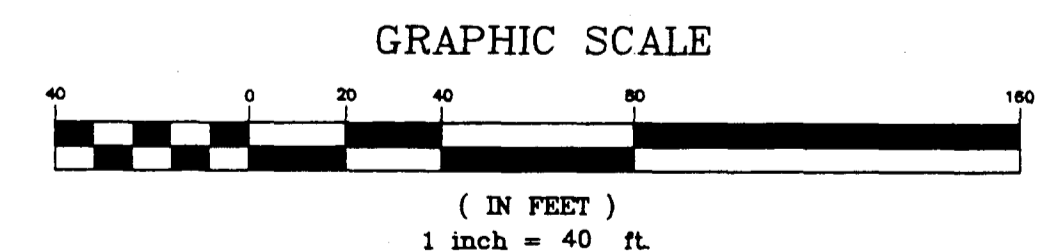
thence along the south line of said 0.397 ac. tract, a north line of said 5.991 ac. tract, S 86° 30' 13" E a distance of 60.00 feet to the northwest corner of aforesaid Riverside Methodist Hosp. 1.0013 ac. tract;

thence along the west line of said 1.0013 ac. tract, the east line of said 5.991 ac. tract, S 03° 29' 47" W a distance of 250.00 feet to the place of beginning.

containing 4.535 acres of land, more or less, and subject to easements, rights of way and conditions of record.

This description prepared by Hughes Engineering, Columbus, Ohio, from a survey of said land by Douglas R. Hock, Ohio Surveyor No. 7661, dated April 26, 1995. The basis of bearings used is the centerline of North Bank Drive bearing N 86° 30' 13" W as shown on P.B. 58, Pg. 49.

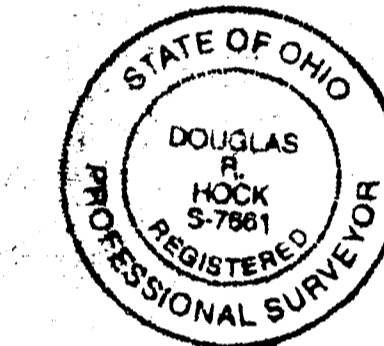
Rev. November 8, 1996



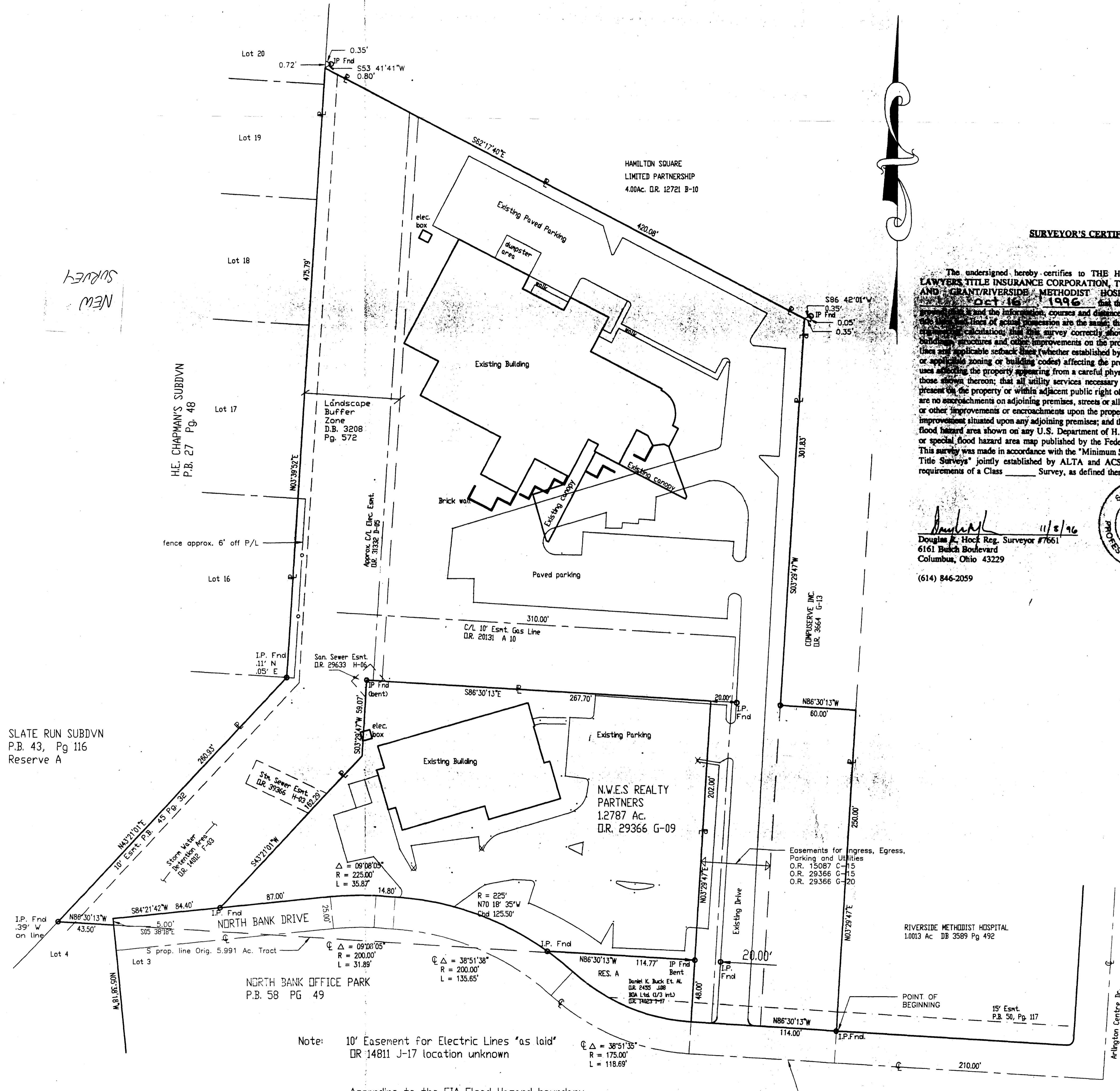
SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to THE HUNTINGTON NATIONAL BANK, LAWYERS TITLE INSURANCE CORPORATION, TRANSOHIO TITLE AGENCY, INC. AND GRANT/RIVERSIDE METHODIST HOSPITALS CORPORATION as of ~~October 16, 1996~~ that this survey was actually made upon the premises and that the information, courses and distances shown thereon are accurate; that the lines of actual possession are the same; that the property description "closed" by this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable setback lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of a Class _____ Survey, as defined therein.

Douglas R. Hock 11/8/96
Douglas R. Hock Reg. Surveyor #7661
6161 Busch Boulevard
Columbus, Ohio 43229



(614) 846-2059



Note: 10' Easement for Electric Lines "as laid" DR 14811 J-17 location unknown

According to the FIA Flood Hazard boundary maps the site herin described is not located in flood hazard area FEMA Map No. 3901780002B Zone C City of Upper Arlington, Ohio

NEW SURVEY

SLATE RUN SUBDVN
P.B. 43, Pg 116
Reserve A

H.E. CHAPMAN'S SUBDIVN
P.B. 27 Pg. 48

GRANT/RIVERSIDE METHODIST HOSPITALS
NORTH BANK DRIVE UPPER ARLINGTON OHIO

Prepared by:
HUGHES ENGINEERING
6161 BUSCH BLVD
COLUMBUS, OHIO