PARCEL I

Situated in the State of Ohio, County of Franklin and in the City of Columbus and bounded and described as follows:

Being a part of a 5.719 acre tract and a 5.167 acre tract in a Quarter Township 2, Township 1, Range 18, United States Military Lands, and being more particularly described as follows:

Beginning for reference, at an iron pipe found in the west line of Olentangy River Roadm marking the southwest corner of a 0.798 acre parcel presently owned by William J. Bishop as shown in Deed Book 3077 Page 109, Recorder's Office, Franklin County, Ohio;

Thence North 34° 54' 00" West 170.00 feet, in the east right-of-way line of the Olentangy River Road, to a railroad spike marking the northwest corner of said 0.798 acre tract and the principal place of beginning of the tract herein to be conveyed;

Thence continuing North 34° 54' 00" West 250.00 feet, in the aforesaid right-of-way line, to a railroad spike, said line passes a railroad spike at 131.16 feet marking the line between the above mentioned 5.067 tract;

Thence South 89° 56' 00" East 906.41 feet, parallel to the south line of said 5.719 acre tract to the center of the Olentangy River, passing a railroad spike at 441.34 feet and at 754.34 feet iron pipe set for reference;

Thence South 13° 25' 00" East 99.97 feet, in the center of the said Olentangy River, to a point;

Thence South 13° 22' 28" East 255.93 feet, in the center of the Olentangy River to a point;

Thence North 89° 47' 00" West 548.52 feet, in the South line of said 5.067 acre tract, to an iron pipe marking the southeast corner of said 0.798 acre tract, said line passes at 109.90 feet an iron pipe set for reference;

Thence North 0° 13' 00" East 140.00 feet, in the east line of said 0.798 acre tract, to an iron pipe;

Thence North 89° 57' 48" West 297.80 feet to the principal place of beginning. Containing 5.729 acres more or less.

PARCEL II

All Building, Structures and Other Improvements situated on the premises described in Parcel I;

Excepting therefrom the following described real estate:

Beginning, for reference, at a point marked by a railroad spike in the east right-of-way line of the Olentangy River Road; said point being North 89° 58' 00" East 85.31 feet from the original northwest corner of said M. S. Willett's 5.719 acre tract;

Thence South 34° 54' 00" East 183.01 feet, in the east line of the Olentangy River Road, to a railroad spike marking the Principal Place of Beginning of herein described 0.017 Acres;

Thence South, 89° 56' 00" East 100.00 feet to a point;

Thence South 80° 43' 50" West 30.89 feet to a point in the east right-of-way line of said Olentangy River Road;

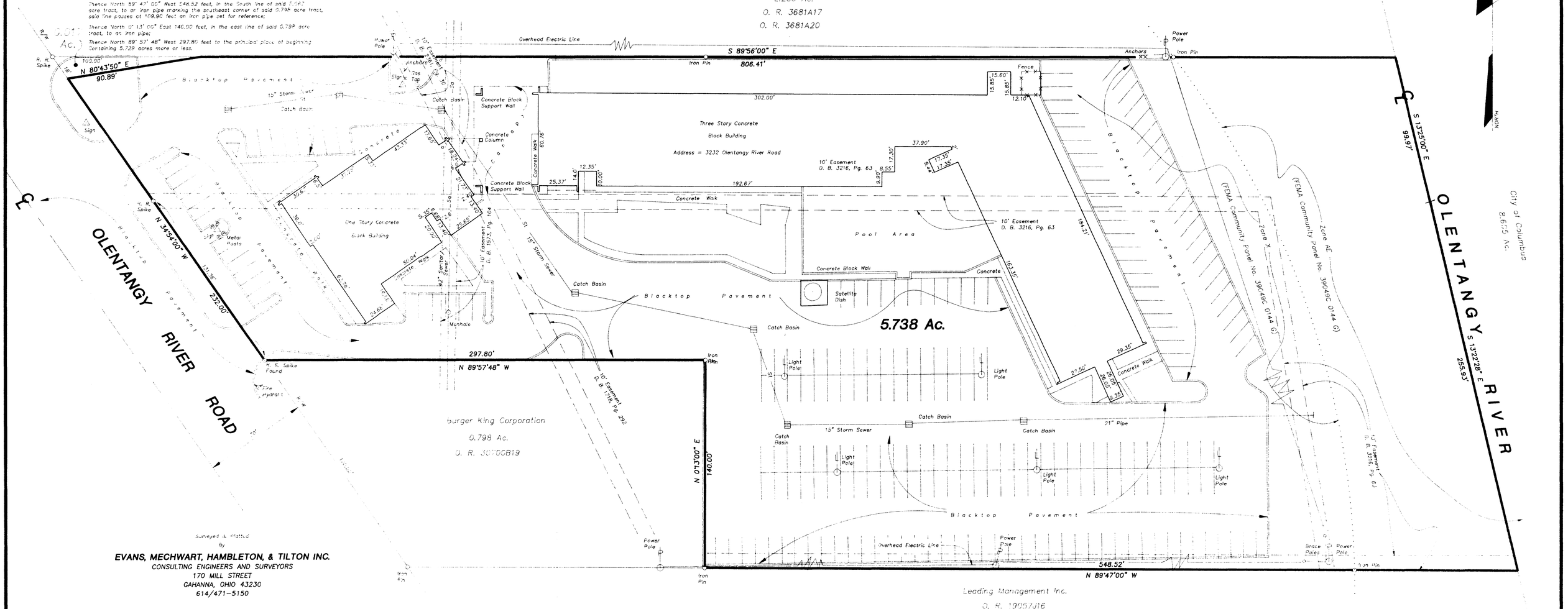
The North 34° 54' 00" West 18.00 feet, in the east right-of-way line of said Olentangy River Road, to the principal place of beginning, containing 0.017 acres, more or less.

# SURVEY OF ACREAGE PARCEL

## Located In Quarter Township 2, Township 1, Range 18,

### United States Military Lands

**City Of Columbus, Franklin County, Ohio**




Surveyed & Plotted By

**EVANS, MECHWART, HAMBLETON, & TILTON INC.**
CONSULTING ENGINEERS AND SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
614/471-5150

The undersigned hereby certifies to: [illegible] TITLE INSURANCE COMPANY, THE MONEY STORE, AND THEIR PROCESSORS AND THEIR ASSIGNS, and as of August 12, 1996, that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property meets the "closure" by engineering calculation; that the survey correctly shows the size, location and type of buildings, structures and other improvements on the property and all are within the boundary lines and applicable set back lines affecting the property, except as shown hereon; that there are no encroachments or uses affecting the property appearing from a careful physical inspection of the same, other than those shown hereon; 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 easements; 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, except as shown hereon. This survey was made in accordance with current "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992.

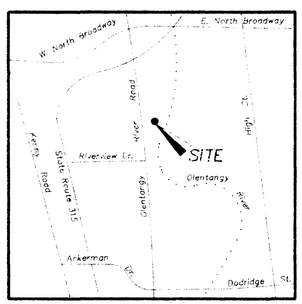
By Thomas D. Sibbalds
Thomas D. Sibbalds
Registered Surveyor No. 5908

SCALE 1" = 30'

JANUARY 24, 1991
Revised August 12, 1996

30' 24' 18' 12' 6' 0' 30' 60'
GRAPHIC SCALE 1" = 30'

STATE OF OHIO
THOMAS D. SIBBALDS
5908
REGISTERED PROFESSIONAL SURVEYOR




LOCATION MAP
No Scale

NOTES:

The bearings shown hereon are based on the same meridian as the right-of-way line of Olentangy River Road (N 34° 54' 00" W) of record in Official Record 17690I14.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (Dated August 2, 1995), the property surveyed and shown hereon lies within Zones X (area of minimal flooding) and Zone AE (100 Year Flood Boundary): Community Panel No. 39049C 0144 G, as shown hereon.

Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 1718, Page 56, has been superceded by Deed Book 2361, Page 30, as shown hereon.

Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 3100, Page 30, does not apply to subject tract.

Easement granted to Ohio Bell Telephone Company of record in Deed Book 1732, Page 286, does not apply to subject tract.

Blanket Easement granted to Ohio Fuel & Gas Company of record in Deed Book 1830, Page 251, and assigned to Columbia Gas of Ohio of record in Deed Book 2548, Page 90.

Blanket Easement granted to Ohio Fuel & Gas Company of record in Deed Book 1834, Page 513, and assigned to Columbia Gas of Ohio of record in Deed Book 2548, Page 90.

BUCKINN.DWG 853-96 19-62-25-92-T-317-F-3