

LEGAL DESCRIPTION:

PARCEL 1 - 33.184 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1473, being that 33.184 acre tract conveyed to HALLWICK ASSOCIATES, an Ohio General Partnership, of record in Official Record 15626 D14, Recorder's Office, Franklin County, Ohio, and said 33.184 acre parcel being more particularly bounded and described as follows:

Beginning at an iron pin found marking the northwesterly corner of said 33.184 acre tract and the northeasterly corner of a 25.661 acre tract conveyed to THE HUNTINGTON NATIONAL BANK of record in Official Record 17151 B09, said iron pin also being in the southerly right-of-way line of Hall Road (80 feet in width);

thence South 86°23'51" East, 988.25 feet along the southerly right-of-way line of Hall Road to an iron pin found, 40.00 feet southerly of the centerline of said Hall Road, as measured at right angles, said iron pin marking the northeasterly corner of said 33.184 acre tract and the northwesterly corner of a 1.00 acre tract conveyed to DIMICHE VELJANOVSKI of record in Official Record 31471 D10;

thence South 3°36'09" West, 242.00 feet along an easterly line of said 33.184 acre tract and the westerly line of said 1.00 acre tract to an iron pin found;

thence South 86°23'51" East, 319.08 feet along a northerly line of said 33.184 acre tract; the southerly line of said 1.00 acre tract, the southerly of a 0.667 acre tract conveyed to HALLWICK ASSOCIATES of record in Official Record 15626 D14 and the southerly line of a 1.333 acre tract conveyed to AERO INN, INC. of record in Official Record 30372 B09 to an iron pin found;

thence South 19°16'35" East, 162.80 feet along an easterly line of said 33.184 acre tract, the westerly line of said 1.333 acre tract and the westerly line of a 2.000 acre tract conveyed to HALLWICK ASSOCIATES of record in Official Record 15626 D14 to an iron pin found;

thence South 0°00'00" West, 216.63 feet along an easterly line of said 33.184 acre tract and westerly line of said 2.000 acre tract to an iron pin found;

thence North 90°00'00" East, 242.00 feet along a northerly line of said 33.184 acre tract and the southerly line of 2.000 acre tract to an iron pin found in the westerly right-of-way line of Norton Road (120 feet in width), said iron pin being 60.00 ft. westerly of the centerline of Norton Road, as measured at right angles;

thence South 0°00'00" West, 333.35 feet along the westerly right-of-way line of Norton Road and an easterly line of said 33.184 acre tract to an iron pin found at the southeasterly corner of said 33.184 acre tract, said iron pin being at the intersection of the westerly right-of-way line of Norton Road and the northerly right-of-way line of Westdale Park (60 feet in width);

thence South 90°00'00" West, 242.00 feet along the southerly line of said 33.184 acre tract and the northerly right-of-way line of said Westdale Drive to an iron pin found marking an angle point in the southerly line of said 33.184 acre tract, said iron pin also marking a northeasterly corner of an 8.000 acre tract conveyed to the CITY OF COLUMBUS of record in Official Record 18326 108 and the northwesterly corner of said Westdale Park;

thence North 86°47'32" West, 881.97 feet along the southerly line of said 33.184 acre tract and the northerly line of said 8.000 acre tract to an iron pin found marking the northwesterly corner of said 8.000 acre tract and a southeasterly corner of said 33.184 acre tract;

thence South 3°12'28" West, 356.96 feet along an easterly line of said 33.184 acre tract and the westerly line of said 8.000 acre tract to an iron pin found in the northerly line of LAUREL GREENE subdivision in Plat Book 48, Page 62, said iron pin marking a southeasterly corner of said 33.184 acre tract and the southwesterly corner of said 8.000 acre tract;

thence North 86°47'32" West, 478.26 feet along a southerly line of said 33.184 acre tract and the northerly line of said LAUREL GREENE subdivision to an iron pin found marking the southwesterly corner of said 33.184 acre tract and the southeasterly corner of said 25.661 acre tract;

thence North 1°31'25" East, 1308.06 feet along the westerly line of said 33.184 acre tract and the easterly line of said 25.661 acre tract to the POINT OF BEGINNING containing 33.184 acres, more or less.

PARCEL 2 - 0.667 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1473, being 0.667 acres out of that 2.000 acre tract conveyed to HALLWICK ASSOCIATES, an Ohio General Partnership, of record in Official Record 15626 D14, Recorder's Office, Franklin County, Ohio, and said 0.667 acre parcel being more particularly bounded and described as follows:

Beginning, for reference, at a Franklin County Monument Box No. 8872 at the intersection of the centerline of Hall Road with the original centerline of Norton Road, said intersection is shown on sheet 7 of 26, construction plans for Norton Road No. 4, Road No. 10, on file in the Franklin County Engineers Office;

thence North 85°40'18" West, 126.08 feet along the centerline of said Hall Road to a Franklin County Monument Box No. 7714 found;

thence South 3°58'16" West, 40.00 feet to an iron pin found in the southerly right-of-way line of Hall Road;

thence North 86°23'51" West, 102.23 feet along the southerly right-of-way line of Hall Road to an iron pin found marking the POINT OF BEGINNING;

thence South 3°36'09" West, 242.00 feet along the westerly line of a 1.333 acre tract conveyed to AERO INN, INC. of record in Official Record 30372 B09 to an iron pin found marking the southwesterly corner of said 1.333 acre tract, said iron pin being located in a northerly line of a 33.184 acre tract conveyed to HALLWICK ASSOCIATES of record in Official Record 15626 D14;

thence North 86°23'51" West, 120.00 feet along a northerly line of said 33.184 acre tract to an iron pin found marking the southwesterly corner of said original 2.000 acre tract and the southeasterly corner of a 1.000 acre tract of land conveyed to DIMICHE VELJANOVSKI of record in Official Record 31471 D10;

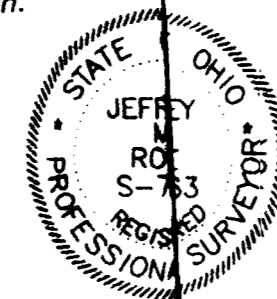
thence North 3°36'09" East, 242.00 feet along the easterly line of said 1.000 acre tract and the westerly line of said 2.000 acre original tract to an iron pin found in the southerly right-of-way line of said Hall Road, said iron pin marking the northeasterly corner of said 1.000 acre tract and the northwesterly corner of said 2.000 acre original;

thence South 86°23'51" East, 120.00 feet along the southerly right-of-way line of said Hall Road and the northerly of said 2.000 acre original tract to the POINT OF BEGINNING, containing 0.667 acres, more or less.

SURVEYOR'S CERTIFICATION:

The undersigned hereby certifies to BANC ONE CAPITOL FUNDING CORPORATION; the FEDERAL NATIONAL MORTGAGE ASSOCIATION, their successors and assigns; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; CARDINAL TITLE AGENCY, INC.; and HALLWICK LIMITED, as of 1/2 APRIL, 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 the lines of possession are the same; that the property description "loses" by surveying calculation; that 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 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 building, structure 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 ALTA/ACSM LAND TITLE SURVEYS," jointly established and adopted by ALTA and ACSM in 1992 and meets the accuracy requirements of a Urban Survey, as defined therein.

BY: Jeffrey M. Rowe
Jeffrey M. Rowe Professional Surveyor No. 7463



PARCEL 3 - 2.000 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1473, being that 2.000 acre tract conveyed to HALLWICK ASSOCIATES, an Ohio General Partnership, of record in Official Record 15626 D14, Recorder's Office, Franklin County, Ohio, and said 2.000 acre parcel being more particularly bounded and described as follows:

Beginning, for reference, at a Franklin County Monument Box No. 8872 at the intersection of the centerline of Hall Road with the original centerline of Norton Road, said intersection is shown on sheet 7 of 26, construction plans for Norton Road No. 4, Road No. 10, on file in the Franklin County Engineers Office;

thence North 85°40'18" West, 126.08 feet along the centerline of said Hall Road to a Franklin County Monument Box No. 7714 found;

thence South 3°58'16" West, 40.00 feet to an iron pin found in the southerly right-of-way line of Hall Road;

thence South 85°40'18" East, 77.82 feet along the southerly right-of-way line of Hall Road to an iron pin found at the intersection of the southerly right-of-way line of Hall Road with the westerly right-of-way line of Norton Road (120.00 feet in width);

thence South 19°16'35" East, 220.00 feet along the westerly right-of-way line of said Norton Road to an iron pin found marking the Point of Beginning;

thence South 19°16'35" East, 143.37 feet along the westerly right-of-way line of Norton Road to an iron pin found at an angle point in said westerly right-of-way and the easterly line of said 2.000 acre;

thence South 0°00'00" East, 257.73 feet continuing along the westerly right-of-way line of Norton Road and the easterly line of said 2.000 acre tract to an iron pin found marking the southeasterly corner of said 2.000 acre tract and a northeasterly corner of a 33.184 acre tract conveyed to HALLWICK ASSOCIATES of record in Official Record 15626 D14;

thence South 90°00'00" West, 242.00 feet along the southerly line of said 2.000 acre tract and a northerly line of said 33.184 acre tract to an iron pin found marking the southwesterly corner of said 2.000 acre tract and a northerly corner of said 33.184 acre tract;

thence North 0°00'00" East, 216.63 feet along the westerly line of said 2.000 acre tract and an easterly line of said 33.184 acre tract to an iron pin found marking an angle point in the westerly line of said 2.000 acre tract and an easterly line of said 33.184 acre tract;

thence North 19°16'35" West, 102.27 feet continuing along said easterly line and said westerly line to an iron pin found marking the northwesterly corner of said 2.000 acre tract and the southwesterly corner of a 1.333 acre tract conveyed to AERO INN, INC. of record in Official Record 30372 B09, said iron pin being in an easterly line of said 33.184 acres;

thence North 70°43'25" East, 242.00 feet along the northerly line of said 2.000 acre tract and the southerly line of said 1.333 acre tract to the Point of Beginning, containing 2.000 acres, more or less.

BASIS OF BEARING:

The basis of bearings used in this description is the same meridian as established along the centerline of Hall Road (South 86°23'51" East) by the Franklin County Engineers Office.

SETBACK LINES:

All setback lines were obtained from approved site plans for LAKES OF WESTDALE - Phase I and Phase II.

FLOOD PLAIN DESIGNATION:

The subject property is located in Flood Zone C - Areas of minimal flooding as shown on the Federal Emergency Management Agency F.I.R.M. Map, Community Panel No. 390167 0095 B, effective date July 5, 1983.

TITLE COMMITMENT:

Easements shown herein are as provided to us by OLD REPUBLIC NATIONAL TITLE INSURANCE and CARDINAL TITLE AGENCY, INC. commitment number CT 2579, effective date of February 13, 1996.

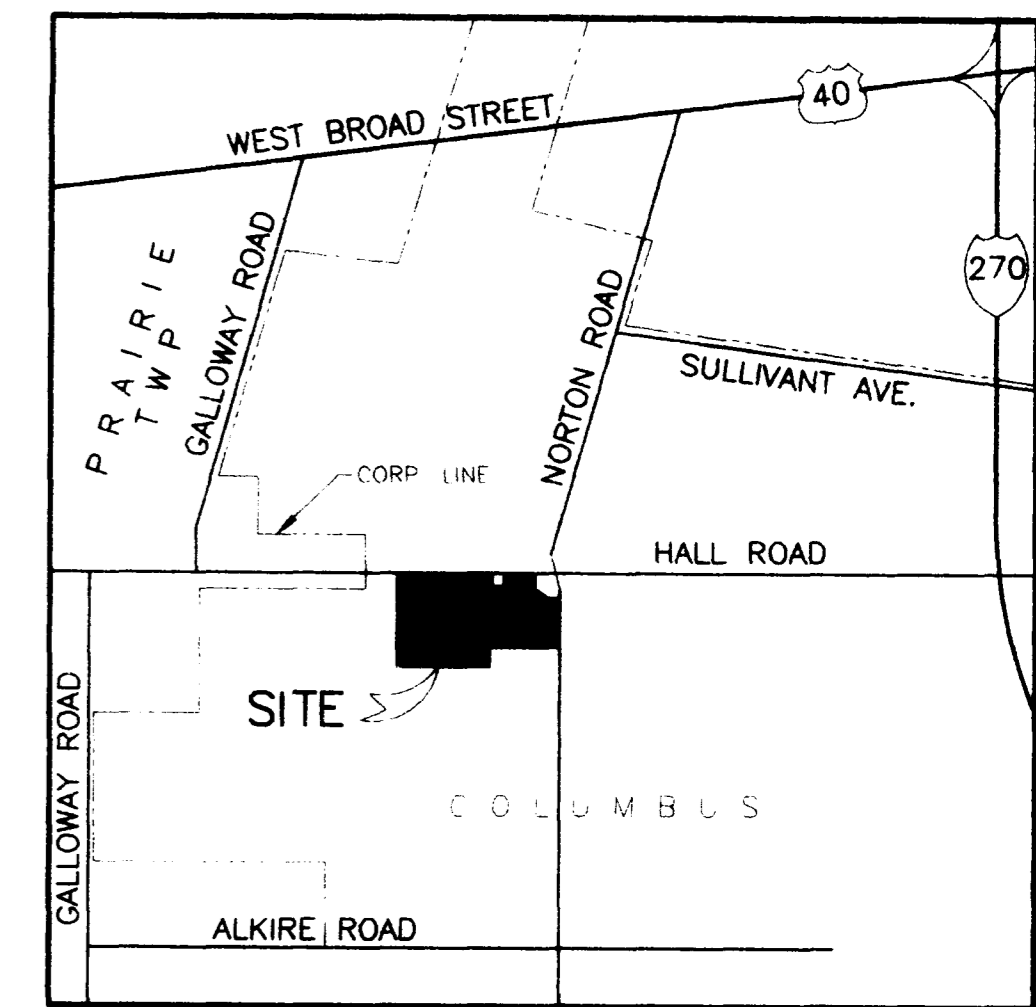
EASEMENTS:

The following easements, listed in the above referenced Title Commitment, DO APPLY to the subject property but could not be plotted.

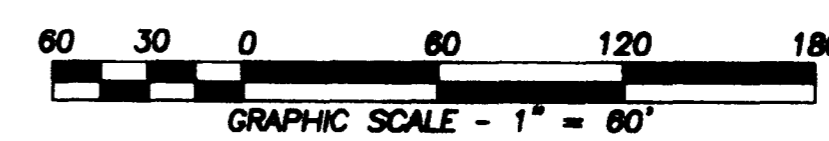
- 10' Blanket easement and Right-of-Way to Columbus Southern Ohio Power Company recorded in O.R. 16270 C11.
- 10' Blanket easement to Ohio Bell Telephone recorded in O.R. 16214 J11.
- Right of Entry Agreement between Hallwick Associates and Warner Cable Communications, Inc. recorded in O.R. 17354 D09.
- 10' Blanket Easement and Right-of-Way to Columbus Southern Power Company recorded in O.R. 25311 G18.
- 10' Blanket Easement to Ohio Bell Telephone Company recorded in O.R. 25951 C14.

LEGEND

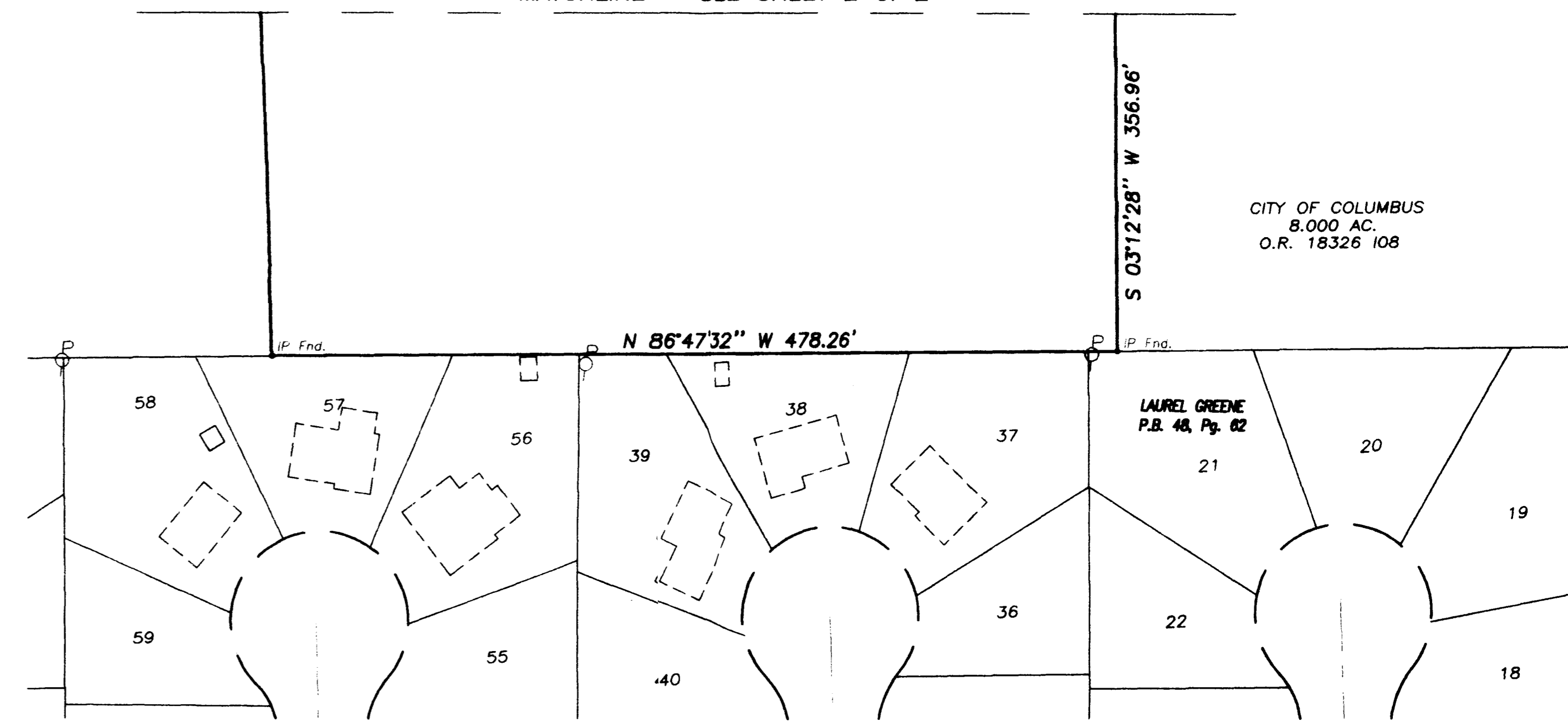
- ⊕ POWER TELEPHONE POLE
- ⊙ LIGHT POLE
- ⊥ SIGN
- MANHOLE
- CATCH BASIN
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- FENCE
- R/W RIGHT-OF-WAY
- ▲ RAILROAD SPIKE FOUND
- IRON PIN FOUND
- ⊠ MONUMENT BOX FOUND
- ⊖ PARKING SPACES
- ♿ HANDICAPPED PARKING



Vicinity Map
(Not to Scale)



MATCHLINE ~ SEE SHEET 2 of 2



Pomeroys Associates Inc.
Consulting Engineers & Surveyors

Lakes of Westdale
ALTA/ACSM SURVEY
Hall Road
City of Columbus, Ohio

Sheet 1 of 2
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