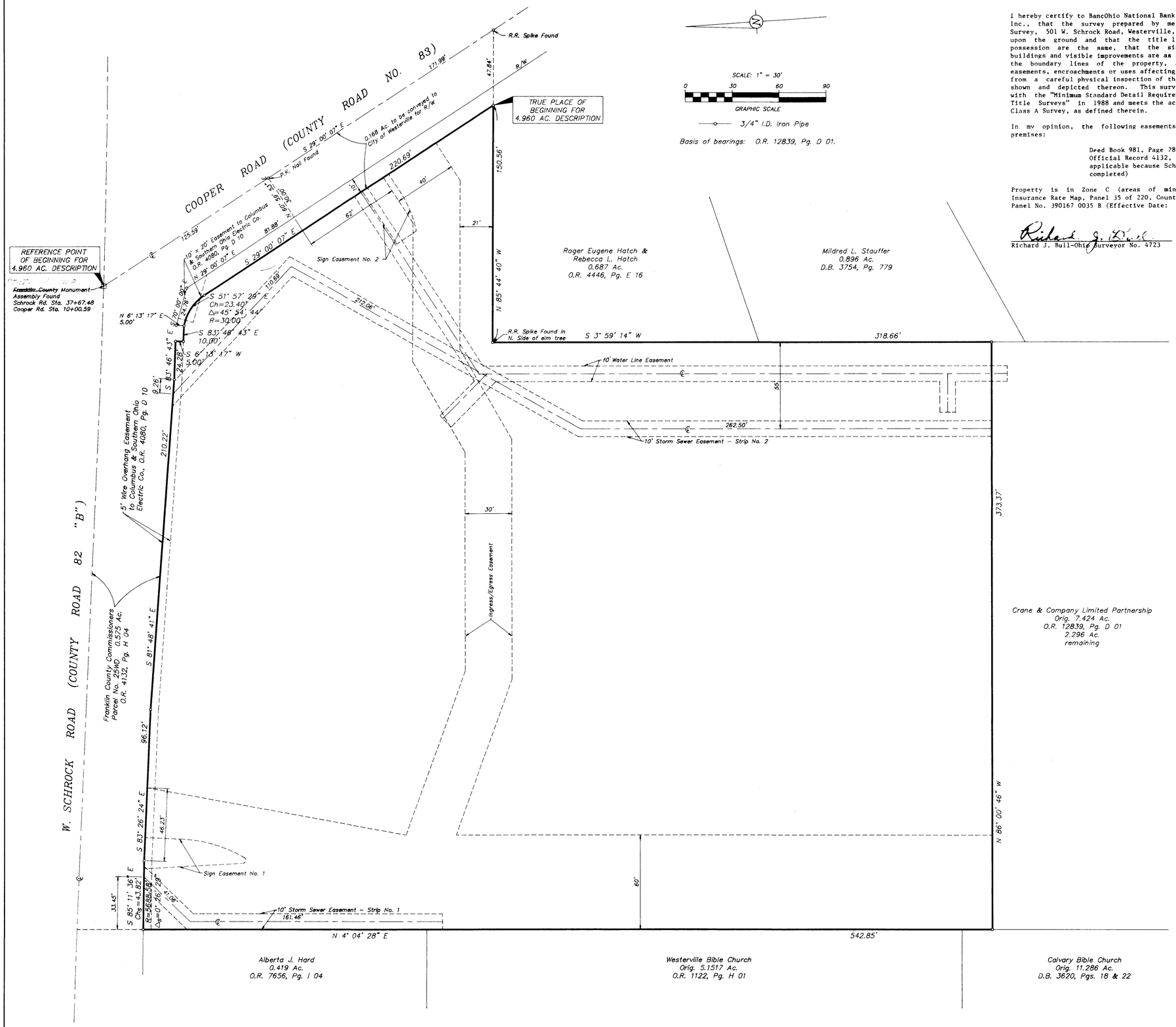

CERTIFICATION

I hereby certify to BancOhio National Bank and Title First Agency, Inc., that the survey prepared by me entitled "Mortgage Loan Survey, 501 W. Schrock Road, Westerville, Ohio" was actually made upon the ground and that the title lines and lines of actual possession are the same, that the size, location and type of buildings and visible 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 ALTA/ACSM Land Title Surveys" in 1988 and meets the accuracy requirements of a Class A Survey, as defined therein.

In my opinion, the following easements do not apply to subject premises:

Deed Book 981, Page 287
Official Record 4132, Page H 08 (no longer applicable because Schrock Rd. improvement is completed)

Property is in Zone C (areas of minimal flooding) on Flood Insurance Rate Map, Panel 35 of 220, County of Franklin, Community Panel No. 390167 0035 B (Effective Date: July 5, 1983).

Richard J. Bull-Ohio Surveyor No. 4723

Situated in the State of Ohio, County of Franklin, City of Westerville, in Quarter Township 2, Township 2 North, Range 17 West, United States Military Lands, and being a portion of a 7.424 acre tract of land conveyed to Crane & Company Limited Partnership by deed of record in Official Record 12839, Page D 01, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a Franklin County monument assembly found at the intersection of the centerline of Schrock Road-County Road No. 82 "B" with the centerline of Cooper Road-County Road No. 83, said monument being at Schrock Road station 37+67.48 and at Cooper Road station 10+00.59, as shown upon Sheets 8, 9 and 10 of 17 and 174, 175 and 176 of 180 of Ohio Department of Transportation right-of-way plans for Schrock Road-FRA County Road 82 Section "B";

thence S 29° 00' 07" E along the centerline of Cooper Road a distance of 125.59 feet to a P.K. Nail found at the northeast corner of said 7.424 acre tract;

thence continuing S 29° 00' 07" E along the centerline of Cooper Road and along an east line of said 7.424 acre tract a distance of 171.99 feet to a railroad spike found at a southeast corner of said 7.424 acre tract and at the northeast corner of a 0.687 acre tract of land conveyed to Roger Eugene Hatch and Rebecca L. Hatch by deed of record in Official Record 4446, Page E 16, Recorder's Office, Franklin County, Ohio;

thence N 85° 44' 40" W along a portion of a south line of said 7.424 acre tract and along a portion of the north line of said 0.687 acre tract a distance of 47.84 feet to a point in the new west right-of-way line of Cooper Road and at the true place of beginning of the tract herein intended to be described;

thence continuing N 85° 44' 40" W along a portion of a south line of said 7.424 acre tract and along a portion of the north line of said 0.687 acre tract a distance of 150.56 feet to a railroad spike found in the north side of an elm tree, at a corner of said 7.424 acre tract and at the northwest corner of said 0.687 acre tract;

thence S 3° 59' 14" W along a portion of an east line of said 7.424 acre tract, along the west line of said 0.687 acre tract and along a portion of the west line of a 0.896 acre tract of land conveyed to Mildred L. Stauffer by deed of record in Deed Book 3754, Page 779, Recorder's Office, Franklin County, Ohio, a distance of 318.66 feet to a point;

thence N 86° 00' 46" W perpendicular to an east line of said 7.424 acre tract, perpendicular to the west line of said 0.896 acre tract and crossing said 7.424 acre tract a distance of 373.37 feet to a point in the west line of said 7.424 acre tract and in an east line of an original 11.286 acre tract of land conveyed to Calvary Bible Church by deeds of record in Deed Book 3620, Pages 18 and 22, Recorder's Office, Franklin County, Ohio;

thence N 4° 04' 28" E along a portion of the west line of said 7.424 acre tract, along a portion of an east line of said original 11.286 acre tract, along an east line of an original 5.1517 acre tract of land conveyed to Westerville Bible Church by deed of record in Official Record 1122, Page H 01, Recorder's Office, Franklin County, Ohio, and along the east line of a 0.419 acre tract of land conveyed to Alberta J. Hard by deed of record in Official Record 7656, Page I 04, Recorder's Office, Franklin County, Ohio, a distance of 542.85 feet to a 3/4-inch I.D. iron pipe found in the curved south right-of-way line of Schrock Road, at the northwest corner of said 7.424 acre tract, at the northeast corner of said 0.419 acre tract and at the southwest corner of a 0.575 acre tract of land conveyed as Parcel No. 25WD to Franklin County Commissioners by deed of record in Official Record 4132, Page H 04, Recorder's Office, Franklin County, Ohio;

thence along south right-of-way lines of Schrock Road, along north lines of said 7.424 acre tract and along south lines of said 0.575 acre tract the following six (6) courses:

1) easterly with a portion of a curve to the right, data of which is: radius = 5,688.58 feet and sub-delta = 0° 26' 29", a sub-chord distance of 43.82 feet bearing S 85° 11' 36" E to a 3/4-inch I.D. iron pipe found at the point of tangency;
2) S 83° 26' 24" E a distance of 96.12 feet to a 3/4-inch I.D. iron pipe found;
3) S 81° 48' 41" E a distance of 210.22 feet to a 3/4-inch I.D. iron pipe found;
4) S 83° 46' 43" E a distance of 24.28 feet to a 3/4-inch I.D. iron pipe found;
5) S 6° 13' 17" W a distance of 5.00 feet to a 3/4-inch I.D. iron pipe found and
6) S 83° 46' 43" E a distance of 10.00 feet to a 3/4-inch I.D. iron pipe found at the non-tangent point of curvature;

thence southeasterly along the new curved west right-of-way line of Cooper Road and with a curve to the right, data of which is: radius = 30.00 feet and delta = 45° 54' 44", a chord distance of 23.40 feet bearing S 51° 57' 29" E to the point of tangency;

thence S 29° 00' 07" E along the new west right-of-way line of Cooper Road and parallel with and 40.00 feet westerly by perpendicular measurement from the centerline of Cooper Road and from an east line of said 7.424 acre tract a distance of 220.69 feet to the true place of beginning;

containing 4.960 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 of said 7.424 acre tract performed in October, 1989. Basis of bearings is Official Record 12839, Page D 01.

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2875 W. DUBLIN-GRANVILLE RD. WORTHINGTON, OHIO

SCHROCK-COOPER LIMITED PARTNERSHIP

MORTGAGE LOAN SURVEY
501 W. SCHROCK ROAD
WESTERVILLE, OHIO

4.960 AC. IN QTR. TWP. 2, T. 2 N., R. 17 W., U.S.M.L.

SCALE: 1" = 30' | JOB NO. 89-327 | 1/1
DWN: DJB | CKD: RJB | NOV. 27, 1989

Rev. Dec. 11, 1989

STARMOR1