



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 ^{State of Ohio} ~~Rebecca L. Hatch~~ 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 south line of said 7.424 acre tract and along the north line of said 0.687 acre tract a distance of 198.40 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 (passing a point in the west right-of-way line of Cooper Road at 35.88 feet);

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 at the true place of beginning of the tract herein intended to be described;

thence continuing S 3° 59' 14" W along a portion of an east line of said 7.424 acre tract, along a portion of the west line of said 0.896 acre tract and along a portion of the west line of a 1.303 acre tract of land conveyed to Robert E. Georges and E. Ilene Georges by deed of record in Deed Book 2950, Page 247, Recorder's Office, Franklin County, Ohio, a distance of 268.12 feet to a 3/4-inch I.D. iron pipe found at a southeast corner of said 7.424 acre tract and at a corner 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 85° 54' 44" W along a south line of said 7.424 acre tract and along a north line of said original 11.286 acre tract a distance of 373.78 feet to a 3/4-inch I.D. iron pipe found at the southwest corner of said 7.424 acre tract and at a corner of said original 11.286 acre tract;

thence N 4° 04' 28" E along a portion of the west line of said 7.424 acre tract and along a portion of an east line of said original 11.286 acre tract a distance of 267.46 feet to a point;

thence S 86° 00' 46" E 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 the true place of beginning;

containing 2.296 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 October, 1989. Basis of bearings is Official Record 12839, Page D 01.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 36-0092-10-052424

I hereby certify to BancOhio National Bank, The Central Trust Company, N.A., Chicago Title Insurance Company, Chicago Title Agency of Central Ohio, Inc. and The American Ceramic Society, Inc. that the survey prepared by me entitled "Mortgage Loan Survey, 735 Ceramic Place, Westerville, Ohio" was actually made upon the ground and that the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; 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; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps." This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1988."

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

- Deed Book 981, Page 287
- Deed Book 2477, Page 320
- Official Record 4080, Page D 10
- Official Record 4132, Page H 08
- Official Record 14535, Page E 09

By: *Richard J. Bull*
Richard J. Bull - Ohio Surveyor No. 4723
Date: October 9, 1990

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
3875 N. DUBLIN-GRANVILLE RD.
WESTERVILLE, OHIO

PARK DEVELOPMENT COMPANY LIMITED PARTNERSHIP
O.R. 12839, PG. D 01 & O.R. 13768, PG. B 15

MORTGAGE LOAN SURVEY
THE AMERICAN CERAMIC SOCIETY, INC.
735 CERAMIC PLACE
WESTERVILLE, OHIO

2.296 AC. IN QTR. TWP. 2, T. 2 N., R. 17 W., U.S.M.L.
SCALE: 1" = 40'
DWN: HEB/CKD: RJB
OCT. 9, 1990
JOB NO. 89-237-A
1