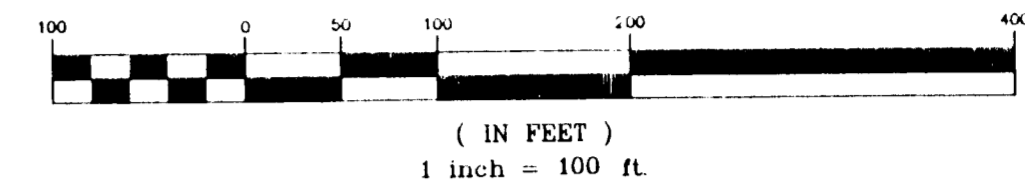


NORTH
GRAPHIC SCALE



BEARING REFERENCE

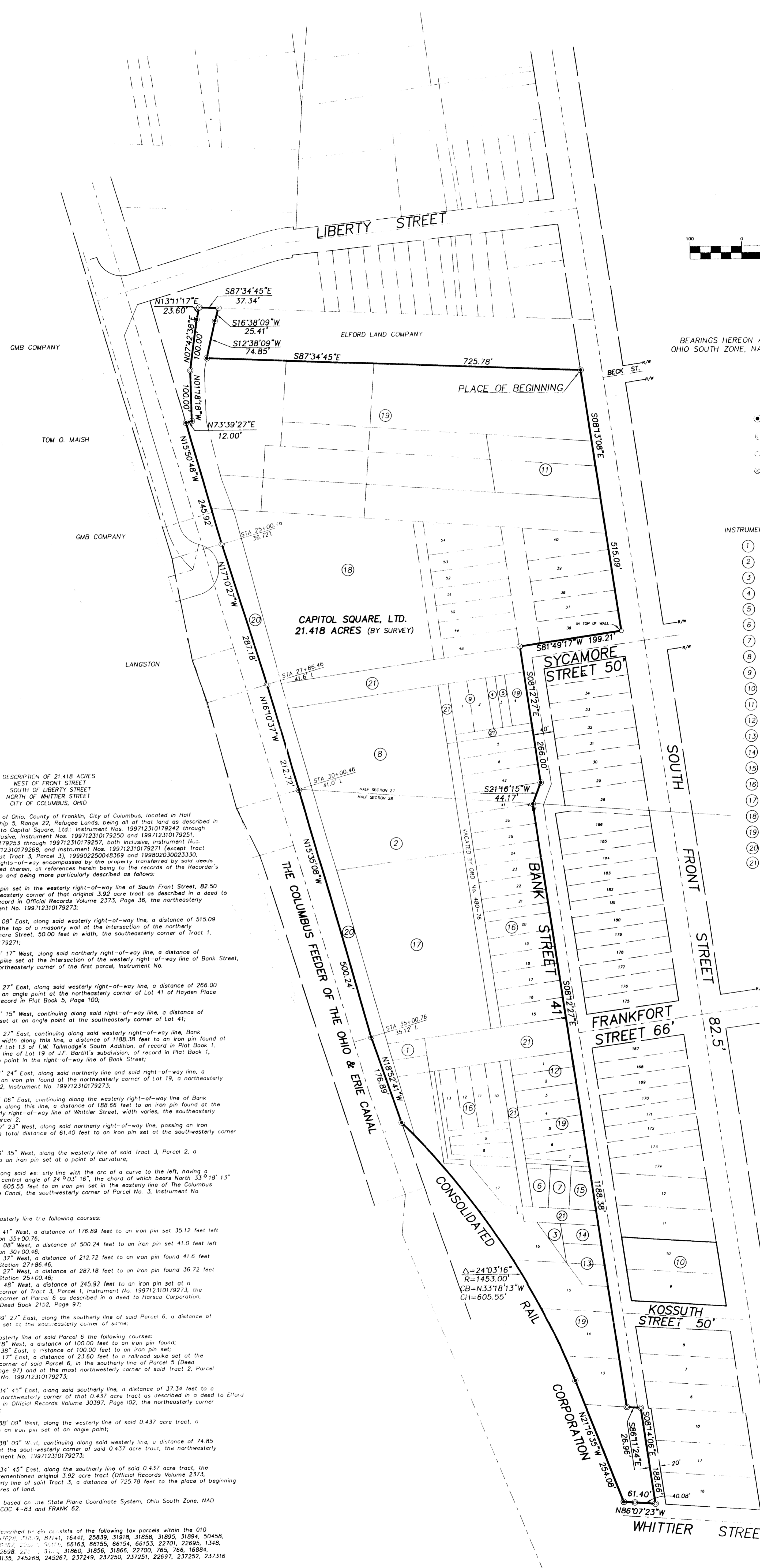
BEARINGS HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83, UTILIZING MONUMENTS COC 4-83 AND FRANK 62.

LEGEND

- 1" IRON PIN SET (M-E ENG/S-6872)
- ⊙ IRON PIN FOUND
- DRILL HOLE SET
- ⊗ RAILROAD SPIKE SET

DEEDS TO CAPITOL SQUARE, LTD.
INSTRUMENT NUMBERS, FRANKLIN COUNTY RECORDER'S OFFICE

- ① 199712310179242
- ② 199712310179243
- ③ 199712310179244
- ④ 199712310179245
- ⑤ 199712310179246
- ⑥ 199712310179247
- ⑦ 199712310179248
- ⑧ 199712310179250
- ⑨ 199712310179251
- ⑩ 199712310179252 (East of Bank Street, not part of premises)
- ⑪ 199712310179253
- ⑫ 199712310179254
- ⑬ 199712310179255
- ⑭ 199712310179256
- ⑮ 199712310179257
- ⑯ 199712310179267
- ⑰ 199712310179268
- ⑱ 199712310179271 (Except Tract II) - Lot 30 Frederick Michel's Sub.
- ⑲ 199712310179273 (Except Tract 3, Parcel 3) - railroad parcel #26
- ⑳ 199902250048369
- ㉑ 199802030023330



DESCRIPTION OF 21.418 ACRES
WEST OF FRONT STREET
SOUTH OF LIBERTY STREET
NORTH OF WHITTIER STREET
CITY OF COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Part Sections 27 and 28, Township 5, Range 22, Refugee Lands, being all of that land as described in the following twenty deeds to Capitol Square, Ltd. Instrument Nos. 199712310179242 through 199712310179248, both inclusive, Instrument Nos. 199712310179250 and 199712310179251, Instrument Nos. 199712310179253 through 199712310179257, both inclusive, Instrument Nos. 199712310179267 and 199712310179268, and Instrument Nos. 199712310179271 (except Tract together with all vested rights-of-way encompassed by the property transferred by said deeds and not specifically described therein, all references herein being to the records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin set in the westerly right-of-way line of South Front Street, 82.50 feet in width, at the southeasterly corner of that original 3.92 acre tract as described in a deed to Elford Land Company, of record in Official Records Volume 2373, Page 36, the northeasterly corner of Tract 3, Instrument No. 199712310179273;

Thence South 8°13'08" East, along said westerly right-of-way line, a distance of 515.09 feet to a drill hole set in the top of a masonry wall at the intersection of the northerly right-of-way line of Sycamore Street, 50.00 feet in width, the southeasterly corner of Tract 1, Instrument No. 199712310179271;

Thence South 81°04'17" West, along said northerly right-of-way line, a distance of 199.21 feet to a railroad spike set at the intersection of the westerly right-of-way line of Bank Street, 40.00 feet in width, the northeasterly corner of the first parcel, Instrument No. 199802030023330;

Thence South 8°12'27" East, along said westerly right-of-way line, a distance of 266.00 feet to an iron pin set at an angle point at the northeasterly corner of Lot 41 of Hayden Place Addition, a subdivision of record in Plat Book 5, Page 100;

Thence South 21°16'15" West, continuing along said right-of-way line, a distance of 44.17 feet to an iron pin set at an angle point at the southeasterly corner of Lot 41;

Thence South 8°12'27" East, continuing along said westerly right-of-way line, Bank Street being 41.00 feet in width along this line, a distance of 1188.38 feet to an iron pin found at the southeasterly corner of Lot 13 of F.W. Talmadge's South Addition, of record in Plat Book 1, Page 412, in the northerly line of Lot 19 of J.F. Barill's subdivision, of record in Plat Book 1, Page 247 and at an angle point in the right-of-way line of Bank Street;

Thence South 86°11'24" East, along said northerly line and said right-of-way line, a distance of 26.96 feet to an iron pin found at the northeasterly corner of Lot 19, a northeasterly corner of Tract 2, Parcel 2, Instrument No. 199712310179273;

Thence South 8°12'06" East, continuing along the westerly right-of-way line of Bank Street, 20.00 feet in width along this line, a distance of 189.66 feet to an iron pin found at the intersection of the northerly right-of-way line of Whittier Street, with varies, the southeasterly corner of said Tract 3, Parcel 2;

Thence North 86°09'23" West, along said northerly right-of-way line, passing an iron pin found at 40.08 feet, a total distance of 61.40 feet to an iron pin set at the southwesterly corner of said Tract 3, Parcel 2;

Thence North 21°16'35" West, along the westerly line of said Tract 3, Parcel 2, a distance of 254.08 feet to an iron pin set at a point of curvature;

Thence continuing along said westerly line with the arc of a curve to the left, having a radius of 1453.00 feet, a central angle of 24°03'16", the chord of which bears North 33°19'13" West, a chord distance of 605.55 feet to an iron pin set in the easterly line of the Columbus Feeder of the Ohio & Erie Canal, the southwesterly corner of Parcel No. 3, Instrument No. 199902250048369;

Thence along said easterly line to the following courses:

1. North 18°52'41" West, a distance of 176.89 feet to an iron pin set 35.12 feet left of Canal Station 35+00.76;
2. North 15°35'08" West, a distance of 500.24 feet to an iron pin set 41.0 feet left of Canal Station 30+00.46;
3. North 16°10'37" West, a distance of 212.72 feet to an iron pin found 41.6 feet left of Canal Station 27+86.46;
4. North 17°10'27" West, a distance of 287.18 feet to an iron pin found 36.72 feet left of Canal Station 25+00.46;
5. North 15°50'48" West, a distance of 245.92 feet to an iron pin set at a northeasterly corner of Tract 3, Parcel 1, Instrument No. 199712310179273, the southeasterly corner of Parcel 6 as described in a deed to Harco Corporation, the record in Deed Book 2152, Page 97;

Thence North 73°39'27" East, along the southerly line of said Parcel 6, a distance of 12.00 feet to an iron pin set at the southeasterly corner of same;

Thence along the easterly line of said Parcel 6 the following courses:

1. North 1°18'18" West, a distance of 100.00 feet to an iron pin found;
2. North 7°42'36" East, a distance of 100.00 feet to an iron pin set;
3. North 13°11'17" East, a distance of 23.60 feet to a railroad spike set at the northeasterly corner of said Parcel 6, in the southerly line of Parcel 5, (Deed Book 2152, Page 97) and at the most northeasterly corner of said Tract 2, Parcel 1, Instrument No. 199712310179273;

Thence South 87°14'47" East, along said southerly line, a distance of 37.34 feet to a railroad spike set at the northwesterly corner of that 0.437 acre tract as described in a deed to Elford Land Company, of record in Official Records Volume 30397, Page 102, the northeasterly corner of said Tract 3, Parcel 1;

Thence South 16°38'09" West, along the westerly line of said 0.437 acre tract, a distance of 25.41 feet to an iron pin set at an angle point;

Thence South 12°38'09" West, continuing along said westerly line, a distance of 74.85 feet to an iron pin set at the southwesterly corner of said 0.437 acre tract, the northwesterly corner of Tract 3, Instrument No. 199712310179273;

Thence South 87°31'45" East, along the southerly line of said 0.437 acre tract, the southerly line of the abutment's original 3.92 acre tract (Official Records Volume 2373, Page 36) and the northerly line of said Tract 3, a distance of 725.78 feet to the place of beginning and containing 21.418 acres of land.

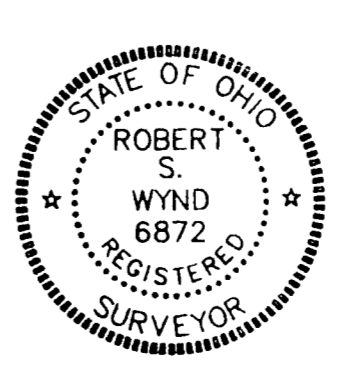
Bearings herein are based on the State Plane Coordinate System, Ohio South Zone, NAD 83, utilizing monuments COC 4-83 and FRANK 62.

The 21.418 acres described herein consists of the following tax parcels within the 010 district: 65174, 89149, 24624, 71513, 87141, 16441, 25839, 31918, 31858, 31895, 31894, 50458, 22696, 22697, 45304, 10707, 10708, 10709, 10710, 88183, 88185, 88184, 88183, 22701, 22695, 1348, 44866, 26449, 22087, 22688, 62211, 31860, 31861, 31862, 22700, 765, 766, 16894, 16883, 16886, 16885, 38135, 245268, 245267, 237249, 237250, 237251, 22697, 237252, 237316 and 237253.

BOUNDARY SURVEY
BREWER'S YARD
CAPITOL SQUARE, LTD.

M-E CIVIL ENGINEERING INC.
635 BROOKSEDGE BOULEVARD
WESTERVILLE, OHIO 43081
PHONE: (614) 818-4900
FAX: (614) 818-4902

Robert S. Wynd
REGISTERED SURVEYOR NO. 6872 DATE 7/29/99



REVISIONS		
DATE	BY	DESCRIPTION
8/30/99	DC	SET MONUMENTATION

FIELD	EM	PM	DC	DR
SCALE	HORIZ. 1"=100'	VERT. 1"=100'		
JOB	99-096			
DATE	JULY 1999			
SHEET NO.	1/1			
PRINT DATE	AUG 3 0 1999			