

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

PARCEL 1:

Being portions of Lots 12 and 13, and all of Lots 10, 11, 14, 15, 16, 17, and 18 of William A. Platt's Amended Subdivision, the alleys between the said lots, and a portion of E. Mound Street, said alleys and street sold by Ordinance No. 732-89 on March 27, 1989, and recorded in Official Record 13451, p. H08, and Lots 1, 2, and 3 of Joseph Braun's Addition as described in Plat Book 3, Page 391, Recorder's Office, Franklin County, Ohio, and being further described as follows:

Beginning at a point in the Eastline of Washington Avenue, said point being the southwest corner of Lot No. 10 of the William A. Platt's Amended Subdivision as recorded in Plat Book 2, Page 210, Recorder's Office, Franklin County, Ohio; thence N 08° 33' 54" W along the Eastline of Washington Avenue a distance of 118.50' to an iron pin;

Thence N 81° 26' 06" E a distance of 60.0 feet to an iron pin in the Westline of Lot No. 14 of William A. Platt's Amended Subdivision;

Thence N 08° 33' 54" W along the Westline of Lot No. 14 a distance of 75.5' to an iron pin, said iron pin being the northwest corner of Lot No. 14;

Thence N 81° 26' 06" E along the Northline of Lots 14, 15, and 16 of William A. Platt's Amended Subdivision a distance of 90.0' to a point, said point being the northeast corner of Lot No. 16 of William A. Platt's Amended Subdivision;

Thence N 08° 33' 54" W a distance of 82.5' to a point on the north right-of-way line of East Mound Street;

Thence N 81° 26' 06" E along the former north right-of-way line of East Mound Street a distance of 149.5' to a point, said point being in the west right-of-way line of Interstate 71;

Thence S 42° 25' 5.63" E along the west right-of-way line of Interstate 71 a distance of 99.3417' to a point, said point being the northeast corner of Lot No. 3 of Joseph Braun's Addition;

Thence S 08° 33' 54" E along the Eastline of Lot 3 of Joseph Braun's Addition a distance of 187.5' to a point, said point being the Southeast Corner of Lot 3;

Thence S 81° 26' 06" W along the Southlines of Lots 1, 2, and 3 of Joseph Braun's Addition a distance of 107.5' to a point, said point being the southwest corner of Lot No. 1, and lying in the Eastline of Lot No. 18 of William A. Platt's Amended Subdivision;

Thence S 08° 33' 54" E along the Eastline of Lot No. 18 a distance of 6.5' to a point, said point being the Southeast corner of Lot No. 18 of William A. Platt's Amended Subdivision;

Thence S 81° 26' 06" W along the Southlines of Lots 17, 18, and 10 of William A. Platt's Amended Subdivision, crossing a 20' alley sold by Ordinance 732-89 at 77.34', a distance of 247.34' to the Point of Beginning, and containing 1.7958 acres, more or less.

PARCEL 2:

Being portions of Lots 1 and 2 of William A. Platt's Amended Subdivision as described in Plat Book 2, Page 210, Recorder's Office, Franklin County, Ohio, and being further described as follows:

Beginning at the Northwest Corner of Lot No. 2 of William A. Platt's Amended Subdivision, thence N 81° 26' 06" E along the Northlines of Lots 1 and 2 a distance of 77.34' to a point, said point being the Northeast Corner of Lot No. 1 of William A. Platt's Amended Subdivision;

Thence S 08° 33' 54" E along the Eastline of Lot No. 1 of William A. Platt's Amended Subdivision a distance of 97.5' to a point, said point being on the Eastline of Lot No. 15 of Joseph Braun's Addition;

Thence S 81° 26' 06" W along the right-of-way line of Interstate 71 a distance of 77.34' to a point, said point being in the Westline of Lot No. 2 of William A. Platt's Amended Subdivision;

Thence N 08° 33' 54" W along the Westline of Lot No. 2 a distance of 97.5' to the Point of Beginning, and containing .1731 acres, more or less.

PARCEL 5, TRACT A

Being Lots 5 and 6 of Phillip H. Constan's Subdivision and a portion of the alley to the north, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 5, Page 211, Recorder's Office, Franklin County, Ohio, said alley being vacated by Ordinance No. 493-53, dated May 26, 1953, and being further described as follows:

Beginning at the southeast corner of Lot No. 6 of Phillip H. Constan's subdivision, said point also being the northwest corner of the intersection of Engler Street and Cowling Alley, thence S 81° 26' 06" W along the southline of Lots 5 and 6 a distance of 62.5' to a point, said point being the southwest corner of Lot No. 5 of Phillip H. Constan's Subdivision;

Thence N 08° 33' 54" W along the westline of Lot No. 5 a distance of 94.0', passing the vacated alley at 88.0', to a point;

Thence N 81° 26' 06" E along the centerline of the vacated alley a distance of 62.5' to a point;

Thence S 08° 33' 54" E, crossing the vacated alley at 6.0' and continuing along the eastline of Lot No. 6 a distance of 94.0' to the Point of Beginning, and containing .1349 acres, more or less.

PARCEL 5, TRACT B:

Being Lot 2 and the south half of Lot 1 of William A. McCoy's Subdivision as the same is numbered and described in Plat Book 1, Page 96, Recorder's Office, Franklin County, Ohio, and being further described as follows:

Beginning at the southeast corner of Lot No. 2 of William A. McCoy's Subdivision, thence S 81° 26' 06" W along the southline of Lots 1 and 2 a distance of 100.00' to a point, said point being the southwest corner of Lot No. 1 of William A. McCoy's Subdivision;

Thence N 08° 33' 54" W along the westline of Lot No. 1 a distance of 94.0', to a point;

Thence N 81° 26' 06" E a distance of 50.0' to a point on the westline of Lot No. 2;

Thence N 08° 33' 54" W along the westline of Lot No. 2 a distance of 94.0' to a point, said point being the northwest corner of Lot No. 2;

Thence N 81° 26' 06" E along the north line of Lot No. 2 a distance of 50.0' to a point, said point being the northeast corner of Lot No. 2;

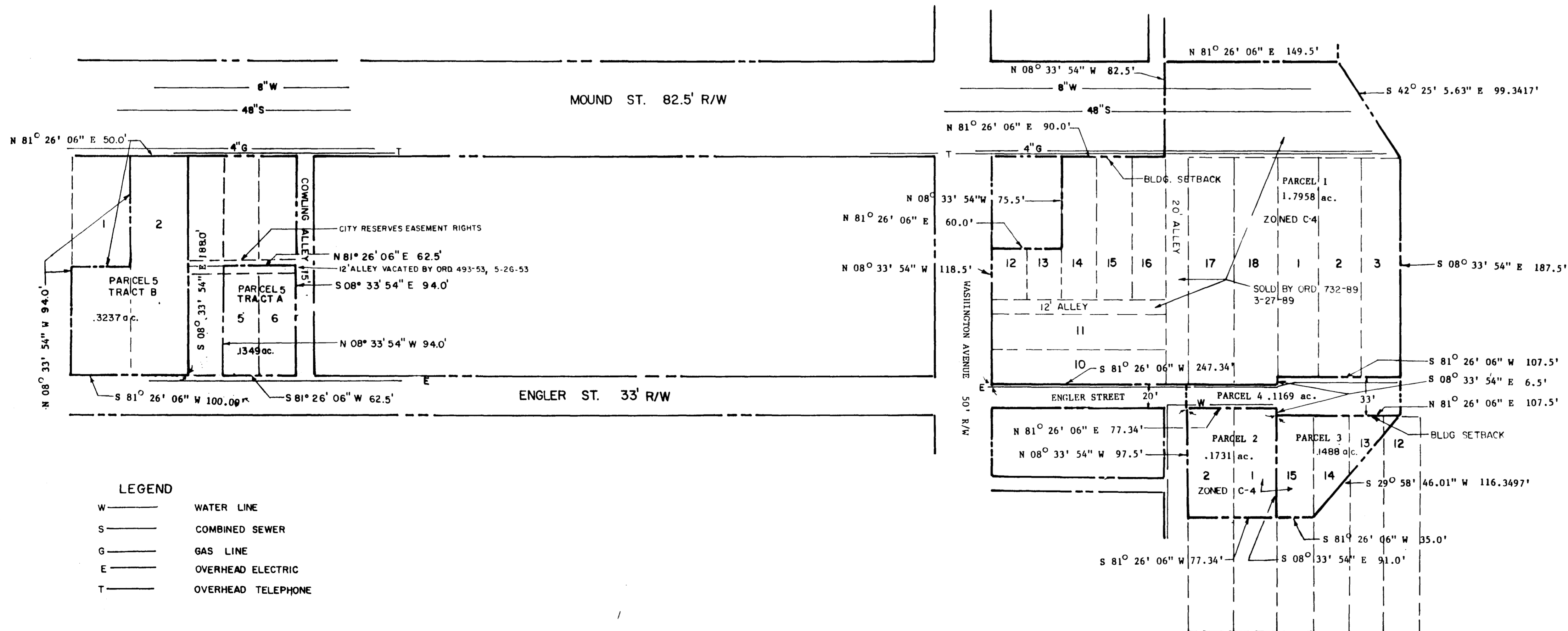
Thence S 08° 33' 54" E, along the eastline of Lot No. 2 a distance of 188.0' to the Point of Beginning, and containing .3237 acres, more or less.

Subject to any and all conditions, easements and restrictions of record affecting the title to the premises.

The foregoing description based on survey and plat made on February 23, 1993 by Walter T. Olmstead, Registered Surveyor No. 4700. The Basis of Bearing for the foregoing plat is the same as shown upon the Limited Access Plan FRA-62-15.30, on file with the Ohio Department of Transportation.



SCALE 1" = 60'



SURVEYOR'S CERTIFICATE

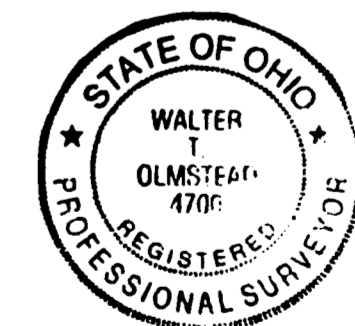
The undersigned hereby certifies to the Huntington National Bank and to Security Title and Guaranty Company as of February 26, 1993 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property "closes" by engineering 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 set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) 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 of said buildings, structures 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 Land Title Surveys" jointly established by ALTA and ACSM in 1986 and meets the accuracy requirements of a Class A Survey, as defined therein.

Walter T. Olmstead
(Name of Surveyor)

4700
(Registration Number)

2979 HEADLEY'S MILL RD
(Address)

(614) 927-1629
(Telephone Number)



RONK BROTHERS PROPERTIES
525 E. MOUND ST.
COLUMBUS, OHIO 43215

BASIS OF BEARING

THE BASIS OF BEARING OF THE FOREGOING PLAT IS THE SAME AS SHOWN UPON THE LIMITED ACCESS PLAN FRA-62-15.30, ON FILE WITH THE OHIO DEPARTMENT OF TRANSPORTATION.

BRUCE W. HULSART, P.E.
2979 HEADLEY'S MILL RD.
JERSEY, OHIO 43062

2-26-93