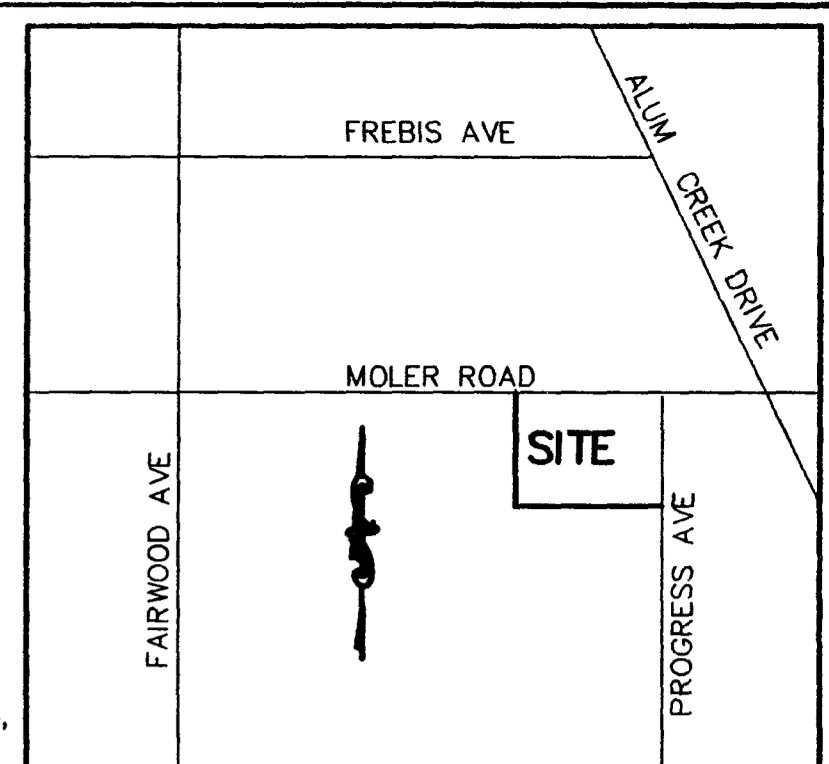


POINT OF REFERENCE  
R.R.S IN C/L MOLER ROAD  
AND N. LINE OF ORIG 69.62 AC.

DESCRIPTION OF 1.657 ACRES  
SOUTH OF MOLER ROAD  
WEST OF PROGRESS AVE.



LOCATION MAP  
NOT TO SCALE

0-53-H

Situated in the State of Ohio, County of Franklin, City of Columbus, being 1.657 acres of land, all out of Half Section 38, Section 26, Township 5, Range 22, Refugee Lands, being also a part of the Third Parcel as described in a deed to Oscar L. Thomas and Ben F. Hadley, of record in Deed Book 2149, Page 117, (all references to records being on file in the Office of the Recorder, Franklin County, Ohio) said 1.657 acres being more particularly described as follows:

Beginning for reference at a railroad spike found at the northeast corner of a 1.653 acre tract of land owned by Theodore W. Coons, of record in Official Record Volume 06761 D-09, said railroad spike also being in the centerline of Moler Road and the north line of an original 69.62 acre tract of land formerly owned by Oscar L. Thomas, and Ben F. Hadley, of record in Deed Book 2194, Page 117;

Thence South 87°24'00" East, a distance of 50.00 feet along said centerline of Moler Road to a railroad spike found;

Thence South 2°05'00" West, a distance of 30.01 feet to an iron pin found at the True Place of Beginning, said iron pin being in the southerly right-of-way line of said Moler Road, at the northeasterly corner of a 0.315 acre tract of land owned by Theodore W. Coons, of record in Official Record Volume 10795 H-08, being the northwesterly corner of the herein described 1.657 acre tract of land;

Thence South 87°24'00" East, a distance of 264.79 feet along the southerly right-of-way line of said Moler Road, to an iron pin found at the intersection with the westerly right-of-way line of Progress Ave., being the northeasterly corner of herein described 1.657 acre tract of land;

Thence South 3°03'00" West, a distance of 275.02 feet to an iron pin set in the westerly right of way line of said Progress Ave., being the northeasterly corner of a 3.252 acre tract of land owned by Theodore W. Coons, of record in Official Record Volume 06761 D-09, the southeasterly corner of the herein described 1.657 acre tract of land;

Thence North 87°24'00" West, a distance of 260.15 feet to an iron pin found at the southeasterly corner of said 0.315 acre Theodore W. Coons tract, the southwest corner of herein described 1.657 acre tract of land;

Thence North 2°05'00" East, a distance of 275.01 feet along the easterly line of said 0.315 acre Theodore W. Coons tract, to the True Place of Beginning, and containing 1.657 acre of land.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 95-T-7412  
EFFECTIVE DATE: SEPTEMBER 7, 1995 AT 7:00 A.M.

DOCUMENT	GRANTEE	REMARKS
DB 915, PG 78	COLUMBUS RAILWAY POWER AND LIGHT COMPANY	ON SITE ALONG MOLER AVE. AS DESCRIBED
MV 3, PG 112	THE OHIO FUEL SUPPLY COMPANY	BLANKET EASEMENT ON SITE
DP 2033, PG 272	THE OHIO FUEL GAS COMPANY	BLANKET EASEMENT ON SITE
DB 2491, PG 205	CITY OF COLUMBUS, OHIO	NOT ON SITE

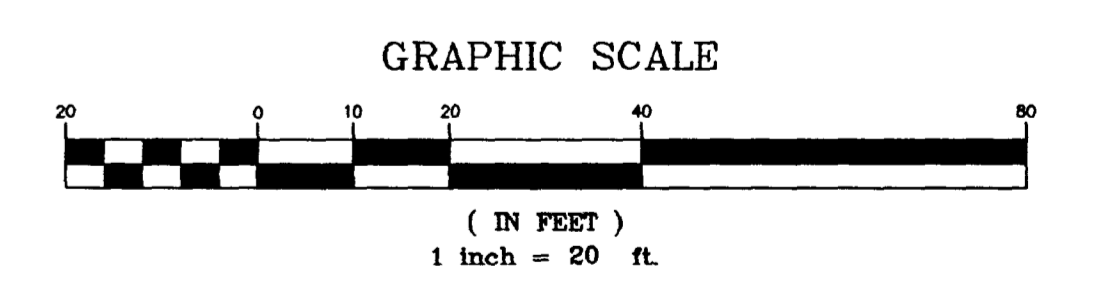
The tract of land shown on this Architects Survey is from an actual field survey made by Hockaden and Associates, Inc. in August of 1995. This tract of land is the same tract of land as described in First American Title Insurance Company Commitment No. 95-T-7412. Any discrepancy between the two descriptions is a result of the location of existing iron pins at the property corners during the field survey of Hockaden & Associates, Inc.

We Hockaden and Associates do hereby certify to First American Title Insurance Company, The Fifth Third Bank and Hanover Signs, Inc. that this Architect Survey is based upon an actual field survey of shown premises, and records on file in the Office of the Recorder, Franklin County Ohio, and that said exhibit is correct and does correctly represent said premises.



HOCKADEN AND ASSOCIATES  
Consulting Engineers  
Frank C. Long  
Registered Surveyor No. 6615

For the Purpose of this description a bearing of South 87°24'00" East, was used on the centerline of Moler Road as described in a deed to Thomas W. Coons, of record in Official Record Volume 10795 H-08, all bearings then calculated from this meridian.



THEODORE W. COONS  
1.653 ACRES  
O.R.V. 06761 D-09

THEODORE W. COONS  
3.252 ACRES  
O.R.V. 06761 D-09

LEGEND

△ RAILROAD SPIKE	⊕ WATER SHUT-OFF
○ IRON PIN FND	⊕ GAS VALVE
● IRON PIN SET	⊕ WATER VALVE
⊕ GUY WIRES	⊕ FIRE HYDRANT
⊕ UTILITY POLE	⊕ SIGN
⊕ TELEPHONE MANHOLE	⊕ FINISH FLOOR ELEV.
⊕ ROUND CATCH BASIN	⊕ CHAIN LINK FENCE
⊕ CURB INLET	⊕ BUSH
⊕ SQUARE CATCH BASIN	⊕ TREE
⊕ STORM MANHOLE	⊕ TREE ROW
⊕ SANITARY MANHOLE	⊕ BRUSH ROW

REVISED 11 SEPTEMBER 1995

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