

Situate in the State of Ohio, County of Franklin, City of Hilliard being in Virginia Military Survey Number 6636 and being part of the 26.13 (Parcel 4), 20.78 (Parcel 3) and 107.20 (Parcel 5) acre tracts conveyed to Mary E. Hoffman by deeds of record in Deed Book 2888, Page 48 and O.R. 571 B13, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Cosgray Road at a common corner to the said 26.13 (Parcel 4) acre tract and the 3.4 acre tract conveyed to Ronald D. and Rita J. Love by deed of record in Deed Book 3644, Page 381;

Thence N 83° 03' 40" E, a distance of 494.84 feet, along the common line to said 26.13 and 3.4 acre tracts to an iron pin set in a southwesterly line of the 10.441 acre tract conveyed to the City of Hilliard by deed of record in O.R. 25763 H05 and being a common corner to the said 3.4 and 26.13 acre tracts;

Thence S 47° 15' 37" E, a distance of 784.70 feet, along the common line to the said 10.441 and 26.13 acre tracts to an iron pin set;

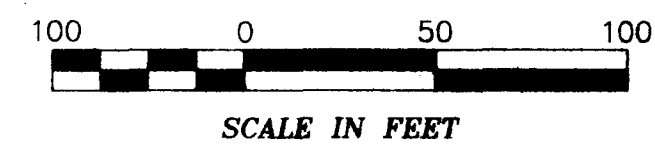
Thence the following ten (10) courses and distances across, the said 26.13, 20.78 and 107.20 acre tracts;

- Thence S 42° 44' 23" W, a distance of 130.00 feet, to an iron pin;
- Thence S 47° 15' 37" E, a distance of 54.51 feet, to an iron pin;
- Thence S 42° 44' 23" W, a distance of 70.00 feet, to an iron pin;
- Thence S 47° 15' 37" E, a distance of 199.37 feet, to an iron pin;
- Thence S 42° 44' 23" W, a distance of 140.00 feet, to an iron pin;
- Thence S 47° 15' 37" E, a distance of 300.00 feet, to an iron pin;
- Thence S 28° 48' 39" W, a distance of 61.44 feet, to an iron pin;
- Thence S 11° 16' 28" W, a distance of 104.83 feet, to an iron pin;
- Thence S 05° 54' 04" E, a distance of 553.88 feet, to an iron pin;
- Thence S 83° 07' 04" W, a distance of 1025.01 feet, to a railroad spike set in the centerline of Cosgray Road and the westerly line of said 107.20 acre tract;

Thence N 06° 52' 56" W, a distance of 1942.80 feet, along the centerline of Cosgray Road and the westerly lines of said 107.20, 20.78 and 26.13 acre tracts to the point of beginning containing 41.281 acres, more or less, and being subject to all easements, restrictions and right-of-ways of record.

The bearings in the above description were based on the grid bearing of N 08° 42' 15" W from the Ohio State Plane Coordinate System, South Zone, as determined between Station "Frank 158" and "Frank 58" established by the Franklin County Engineer.

THE SITE LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 39049 C - 01166, WHICH BEARS AN EFFECTIVE DATE OF 08-02-95



- ① S 42°44'23" W 130.00'
- ② S 47°15'37" E 54.51'
- ③ S 42°44'23" W 70.00'
- ④ S 47°15'37" E 199.37'
- ⑤ S 42°44'23" W 140.00'
- ⑥ S 28°48'39" W 61.44'
- ⑦ S 11°16'28" W 104.83'

**LEGEND**  
 ● IPS = IRON PIN SET (UNLESS OTHERWISE NOTED)

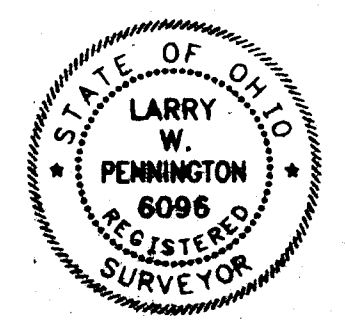
**BASIS OF BEARINGS:**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N 8°42'15" W FROM THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS DETERMINED BETWEEN STATIONS "FRANK 158" AND "FRANK 58" ESTABLISHED BY THE FRANKLIN COUNTY ENGINEER.

NOTE: The following easements listed in Schedule B - Section 2 of Chicago Title Insurance Company commitment Number 97160544 CDM (dated May 26, 1998) do not apply to the subject 41.281 Acre tract:

Item (3) D.B. 1638, Pg. 361  
 Item (5) D.B. 2850, Pg. 602  
 Item (6) D.B. 2584, Pg. 427

To: Joshua Investment Company, Chicago Title Insurance Company and National City Bank;

I hereby certify that this survey has been made in accordance with the "Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys", jointly established and adopted in 1992 by the American Land Title Association and the American Congress on Surveying and Mapping meeting the accuracy requirements of an urban survey, and is true and correct to the best of my knowledge and belief and includes items 1, 2, 3, 4 and 10 listed in "Table A" of the "Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys".



Survey of  
**41.281 ACRES**  
 Being Part of  
 VIRGINIA MILITARY SURVEY NUMBER 6636  
 Located in  
 CITY OF HILLIARD  
 FRANKLIN COUNTY, OHIO  
 Scale: 1" = 100' Date: November 10, 1997

Prepared by:  
**R.D. Zande & Associates, Inc.**  
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 FAX (614) 488-4887

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REVISION JUNE 16, 1998