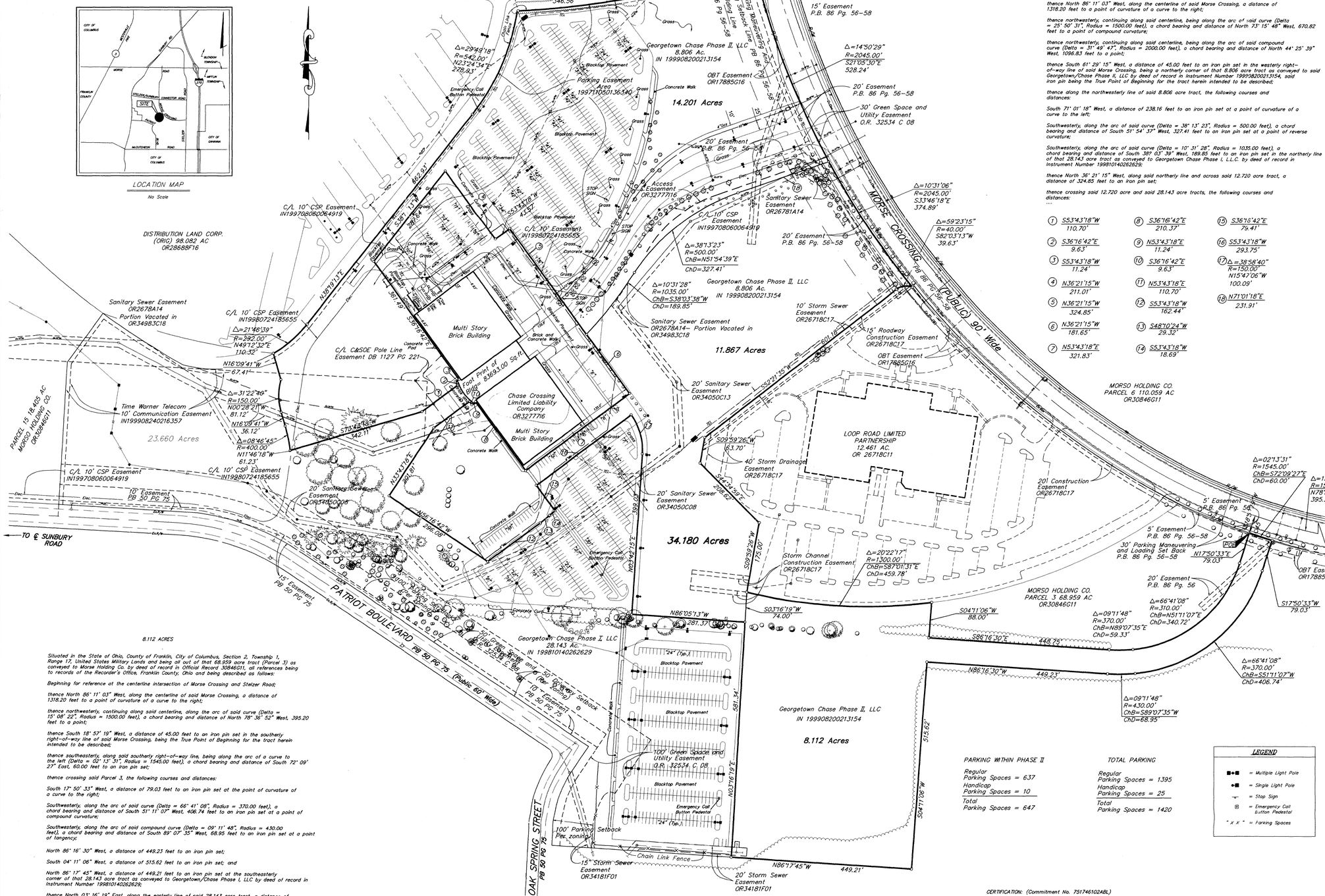
SURVEY OF ACREAGE PARCELS
SECTION 2, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

LOCATION MAP

No Scale



14.201 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 1, Range 17, United States Military Lands and being 11.432 acres out of that 12.720 acre tract as conveyed to Georgetown/Chase Phase II, LLC by deed of record in Instrument Number 199908200213154 and 2.769 acres out of that 28.143 acre tract as conveyed to Georgetown Chase Phase I, LLC by deed of record in Instrument Number 199810140262629, all references being to records of the Recorder's Office, Franklin County, Ohio and being described as follows:

Beginning for reference at the centerline intersection of Morse Crossing and Stelzer Road;

thence North 86° 11' 03" West, along the centerline of said Morse Crossing, a distance of 1,318.20 feet to a point of curvature of a curve to the right;

thence northwesterly, continuing along said centerline, being along the arc of said curve (Delta = 25° 50' 31", Radius = 1500.00 feet), a chord bearing and distance of North 73° 15' 48" West, 670.82 feet to a point of compound curvature;

thence northwesterly, continuing along said centerline, being along the arc of said compound curve (Delta = 31° 49' 47", Radius = 2000.00 feet), a chord bearing and distance of North 44° 25' 39" West, 1096.83 feet to a point;

thence South 61° 29' 15" West, a distance of 45.00 feet to an iron pin set in the westerly right–of–way line of said Morse Crossing, being a northerly corner of that 8.806 acre tract as conveyed to said Georgetown/Chase Phase II, LLC by deed of record in Instrument Number 199908200213154, said iron pin being the True Point of Beginning for the tract herein intended to be described;

thence along the northwesterly line of said 8.806 acre tract, the following courses and distances:

South 71° 01' 18" West, a distance of 238.16 feet to an iron pin set at a point of curvature of a curve to the left;

Southwesterly, along the arc of said curve (Delta = 38° 13' 23", Radius = 500.00 feet), a chord bearing and distance of South 51° 54' 37" West, 327.41 feet to an iron pin set at a point of reverse curvature;

Southwesterly, along the arc of said curve (Delta = 10° 31' 28", Radius = 1035.00 feet), a chord bearing and distance of South 38° 03' 39" West, 189.85 feet to an iron pin set in the northerly line of that 28.143 acre tract as conveyed to Georgetown Chase Phase I, L.L.C. by deed of record in Instrument Number 199810140262629;

thence North 36° 21' 15" West, along said northerly line and across said 12.720 acre tract, a distance of 324.85 feet to an iron pin set;

thence crossing said 12.720 acre and said 28.143 acre tracts, the following courses and distances:

(1) S53°43'18"W 110.70'	(8) S36°16'42"E 210.37'	(15) S36°16'42"E 79.41'
(2) S36°16'42"E 9.63'	(9) N53°43'18"E 11.24'	(16) S53°43'18"W 293.75'
(3) S53°43'18"W 11.24'	(10) S36°16'42"E 9.63'	(17) Δ=38°58'40" R=150.00' N15°47'06"W 100.09'
(4) N36°21'15"W 211.01'	(11) N53°43'18"E 110.70'	(18) N71°01'18"E 231.91'
(5) N36°21'15"W 324.85'	(12) S53°43'18"W 162.44'	
(6) N36°21'15"W 181.65'	(13) S48°10'24"W 29.32'	
(7) N53°43'18"E 321.83'	(14) S53°43'18"W 18.69'	

14.201 ACRES CONTINUED

South 53° 43' 18" West, a distance of 43.57 feet to an iron pin set;

North 36° 21' 15" West, a distance of 211.01 feet to an iron pin set;

South 38° 19' 13" West, a distance of 287.64 feet to an iron pin set;

South 36° 16' 42" East, a distance of 361.49 feet to an iron pin set;

South 53° 43' 18" West, a distance of 11.24 feet to an iron pin set;

South 36° 16' 42" East, a distance of 9.63 feet to an iron pin set;

South 53° 43' 18" West, a distance of 110.70 feet to an iron pin set;

South 73° 43' 18" West, a distance of 342.11 feet to an iron pin set on the arc of a curve to the left;

Northwesterly, along the arc of said curve the left (Delta = 08° 46' 45", Radius = 400.00 feet), a chord bearing and distance of North 11° 46' 18" West, 61.23 feet to an iron pin set at a point of tangency;

North 16° 09' 41" West, a distance of 36.12 feet to an iron pin set at a point of curvature of a curve to the right;

Northwesterly, along the arc of said curve (Delta = 31° 22' 49", Radius = 150.00 feet), a chord bearing and distance of North 00° 28' 21" West, 81.12 feet to an iron pin set; and

North 16° 09' 41" West, a distance of 67.41 feet to an iron pin set at the point of curvature of a curve to the left;

thence along said southerly line the following courses and distances:

Northeasterly, along the arc of a curve to the left (Delta = 21° 46' 39", Radius = 292.00 feet), a chord bearing and distance of North 49° 12' 32" East, 110.32 feet to an iron pin set at a point of tangency;

North 38° 19' 13" East, a distance of 662.93 feet to an iron pin set at a point of curvature of a curve to the left; ?

Northeasterly, along the arc of said curve (Delta = 29° 49' 18", Radius = 542.00 feet), a chord bearing and distance of North 23° 24' 34" East, 278.93 feet to an iron pin set at a point on the arc of a curve to the left;

Northeasterly, along the arc of said curve (Delta = 09° 44' 43", Radius = 2040.00 feet), a chord bearing and distance of North 82° 40' 15" East, 346.56 feet to an iron pin set at a point of tangency; and

North 72° 29' 37" East, a distance of 252.61 feet to an iron pin set in the westerly right–of–way line of said Morse Crossing;

thence southeasterly, along said westerly right–of–way line, being along the arc of a curve to the left (Delta = 14° 50' 29", Radius = 2045.00 feet), a chord bearing and distance of South 21° 05' 31" East, 528.24 feet to the True Point of Beginning and containing 14.201 acres of land, more or less.

11.867 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 1, Range 17, United States Military Lands and being all of that 8.806 acre tract as conveyed to Georgetown Chase Phase II, LLC by deed of record in Instrument Number 199908200213154 and 3.061 acres of that 28.143 acre tract as conveyed to Georgetown Chase Phase I, LLC by deed of record in Instrument Number 199810140262629, all references being to records of the Recorder's Office, Franklin County Ohio, and being described as follows:

Beginning for reference at the centerline intersection of Morse Crossing and Stelzer Road;

thence North 86° 11' 03" West, along the centerline of said Morse Crossing, a distance of 1,318.20 feet to a point of curvature of a curve to the right;

thence northwesterly, continuing along said centerline, along the arc of said curve (Delta = 25° 50' 31", Radius = 1500.00 feet), a chord bearing and distance of North 73° 15' 48" West, 670.82 feet to a point of compound curvature;

thence northwesterly, continuing along said centerline, along the arc of said compound curve (Delta = 21° 18' 42", Radius = 2000.00 feet), a chord bearing and distance of North 49° 41' 11" West, 739.63 feet to a point;

thence South 50° 58' 10" West, a distance of 45.00 feet to an iron pin set in the westerly right–of–way line of said Morse Crossing, being a northwesterly corner of that 12.461 acre tract as conveyed to Loop Road L.P. by deed of record in Official Record 26718C11, said iron pin being the True Point of Beginning of the tract herein intended to be described;

thence with the westerly line of said 12.461 acre tract, the following courses:

Southwesterly, with the arc of a curve to the left (Delta = 59° 23' 15", Radius = 40.00 feet), a chord bearing and distance of South 82° 03' 13" West, 39.63 feet to an iron pin set at a point of tangency;

South 52° 21' 35" West, a distance of 601.18 feet to an iron pin set;

South 09° 59' 26" West, a distance of 63.70 feet to an iron pin set;

South 44° 34' 59" East, a distance of 208.62 feet to an iron pin set; and

11.867 ACRES CONTINUED

South 09° 59' 26" West, a distance of 175.00 feet to an iron pin set at the northwesterly corner of that 8.112 acre tract as conveyed to said Georgetown/Chase Phase II LLC by deed of record in said Instrument Number 199908200213154;

thence South 03° 16' 19" West, along the westerly line of said 8.112 acre tract, a distance of 74.00 feet to an iron pin set;

thence crossing said 28.143 acre tract, the following courses and distances:

North 86° 05' 13" West, a distance of 281.37 feet to an iron pin set;

North 03° 42' 15" East, a distance of 399.09 feet to an iron pin set at a point of curvature of a curve to the left;

Northwesterly, along the arc of said curve (Delta = 38° 58' 40", Radius = 150.00 feet), a chord bearing and distance of North 15° 47' 06" West, 100.09 feet to an iron pin set;

South 53° 43' 18" West, a distance of 293.75 feet to an iron pin set;

South 36° 16' 42" East, a distance of 79.41 feet to an iron pin set;

South 53° 43' 18" West, a distance of 18.69 feet to an iron pin set;

South 48° 10' 24" West, a distance of 29.32 feet to an iron pin set; and

South 53° 43' 18" West, a distance of 162.44 feet to an iron pin set;

North 36° 16' 42" West, a distance of 296.08 feet to an iron pin set;

North 53° 43' 18" East, a distance of 201.81 feet to an iron pin set;

North 53° 43' 18" East, a distance of 110.70 feet to an iron pin set;

South 36° 16' 42" East, a distance of 9.63 feet to an iron pin set;

North 53° 43' 18" East, a distance of 11.24 feet to an iron pin set;

South 36° 16' 42" East, a distance of 210.37 feet to an iron pin set; and

North 53° 43' 18" East, a distance of 321.83 feet to an iron pin set in the northeasterly line of said 28.143 acre tract;

thence North 36° 21' 15" West, along the northeasterly line of said 28.143 acre tract, a distance of 181.65 feet to an iron pin set at a southwesterly corner of that 12.720 acre tract as conveyed to said Georgetown/Chase Phase II, LLC by deed of record in said Instrument Number 199908200213154;

thence along a southerly line of said 12.720 acre tract, the following courses and distances:

Northeasterly, along the arc of a curve to the left (Delta = 10° 31' 28", Radius = 1035.00 feet), a chord bearing and distance of North 38° 03' 39" East, 189.85 feet to an iron pin set at a point of reverse curvature;

Northeasterly, along the arc of said reverse curve (Delta = 38° 13' 23", Radius = 500.00 feet), a chord bearing and distance of North 51° 54' 37" East, 327.41 feet to an iron pin set at a point of tangency; and

North 71° 01' 18" East, a distance of 238.16 feet to an iron pin set in the westerly right–of–way line of said Morse Crossing;

thence southeasterly, along said right–of–way line, being along the arc of a curve to the left (Delta = 10° 31' 06", Radius = 2045.00 feet), a chord bearing and distance of South 33° 46' 18" East, 374.89 feet to the True Point of Beginning and containing 11.867 acres of land, more or less.

8.112 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 2, Township 1, Range 17, United States Military Lands and being all of that 68.959 acre tract (Parcel 3) as conveyed to Morse Holding Co. by deed of record in Official Record 30846G11, all references being to records of the Recorder's Office, Franklin County, Ohio and being described as follows:

Beginning for reference at the centerline intersection of Morse Crossing and Stelzer Road;

thence North 86° 11' 03" West, along the centerline of said Morse Crossing, a distance of 1,318.20 feet to a point of curvature of a curve to the right;

thence northwesterly, continuing along said centerline, along the arc of said curve (Delta = 15° 08' 22", Radius = 1500.00 feet), a chord bearing and distance of North 78° 36' 52" West, 395.20 feet to a point;

thence South 18° 57' 19" West, a distance of 45.00 feet to an iron pin set in the southerly right–of–way line of said Morse Crossing, being the True Point of Beginning for the tract herein intended to be described;

thence southeasterly, along said southerly right–of–way line, being along the arc of a curve to the left (Delta = 02° 13' 31", Radius = 1545.00 feet), a chord bearing and distance of South 72° 09' 27" East, 60.00 feet to an iron pin set;

thence crossing said Parcel 3, the following courses and distances:

South 17° 50' 33" West, a distance of 79.03 feet to an iron pin set at the point of curvature of a curve to the right;

Southwesterly, along the arc of said curve (Delta = 66° 41' 08", Radius = 370.00 feet), a chord bearing and distance of South 51° 11' 07" West, 406.74 feet to an iron pin set at a point of compound curvature;

Southwesterly, along the arc of said compound curve (Delta = 09° 11' 48", Radius = 430.00 feet), a chord bearing and distance of South 89° 07' 35" West, 68.95 feet to an iron pin set at a point of tangency;

North 86° 16' 30" West, a distance of 449.23 feet to an iron pin set;

South 04° 11' 06" West, a distance of 515.62 feet to an iron pin set; and

North 86° 17' 45" West, a distance of 449.21 feet to an iron pin set at the southeasterly corner of that 28.143 acre tract as conveyed to Georgetown/Chase Phase I, LLC by deed of record in Instrument Number 199810140262629;

thence North 03° 16' 19" East, along the easterly line of said 28.143 acre tract, a distance of 658.34 feet to an iron pin set at a southwesterly corner of that 12.461 acre tract as conveyed to Loop Road Limited Partnership by deed of record in Official Record 26718C11; 8.112 ACRES

thence southeasterly, along the southerly line of said 12.461 acre tract, being along the arc of a curve to the left (Delta = 20° 22' 17", Radius = 1,300.00 feet), a chord bearing and distance of South 86° 57' 13" East, 459.78 feet to an iron pin set;

thence crossing said Parcel 3, the following courses and distances:

South 04° 11' 06" West, a distance of 88.00 feet to an iron pin set;

South 86° 16' 30" East, a distance of 448.75 feet to an iron pin set at a point of curvature of a curve to the left;

Northeasterly, along the arc of said curve (Delta = 09° 11' 48", Radius = 370.00 feet), a chord bearing and distance of North 89° 07' 35" East, 59.33 feet to an iron pin set at a point of compound curvature;

Northeasterly, along the arc of said compound curve (Delta = 66° 41' 08", Radius = 310.00 feet), a chord bearing and distance of North 51° 11' 07" East, 340.78 feet to an iron pin set at a point of tangency; and

North 17° 50' 33" East, a distance of 79.03 feet to the True Point of Beginning and containing 8.112 acres of land, more or less.

PARKING WITHIN PHASE II

Regular Parking Spaces = 637
Handicap Parking Spaces = 10
Total Parking Spaces = 647

TOTAL PARKING

Regular Parking Spaces = 1395
Handicap Parking Spaces = 25
Total Parking Spaces = 1420

LEGEND

■+■ = Multiple Light Pole
●+■ = Single Light Pole
-●- = Stop Sign
⊞ = Emergency Call Button Pedestal
" X X " = Parking Spaces

▲ = R.R. SPK. FND.
△ = R.R. SPK. SET
● = I.P. FND.
○ = I.P. SET
I.P.S Set are 13/16" I.D. iron pipe W/ cap inscribed EMH&T.

100' 0 100' 200'
GRAPHIC SCALE (IN FEET)

Parcel is located within area outlined in Exception 4 in Terms, Conditions and Restrictions OR32534C08
First Amendment in OR 34316C06
Second Amendment in IN 199804240098650

Parcel is subject to Reciprocal Easement Agreement OR26718C17 and Assigned in OR31068I01

Easements and setbacks dedicated in P.B. 79, Pg. 78 are superceded by P.B. 86 Pg. 56–58

Parcel is subject to Reciprocal Easement Agreement of record in IN 199711050136340
First Amendment in IN 199810140262622
Assignment of record in IN 199810140262630
Assignment of record in IN 199908200213155

The Release does not involve any portion of the existing buildings. The land to be received by Borrower in fee simple title, simultaneously with the Release, contains a substitute parking area (paved and striped) of equal or greater size to the parking area contained on the property to be released, in close proximity to the Property, to which Borrower shall have unrestricted access at all times and which shall allow for unrestricted access to and from the Property at all times.

CERTIFICATION: (Commitment No. 75174610ZABL)

To BANK ONE, N.A. and BANC ONE CAPITAL FUNDING CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS, LAWYERS TITLE INSURANCE CORPORATION and GEORGETOWN/CHASE PHASE II LLC.:

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1997, includes Items 1, 2, 3, 4, 7, 8, 9, 10, and 11 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 39049C0170E with a date of identification of August 2, 1995, for Community Number 390170, in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said property is situated.

STATE OF OHIO CLARK E. WHITE 7868 REGISTERED PROFESSIONAL SURVEYOR

Clark E. White
Registered Surveyor No. 7868

Surveyed & Prepared By
EVANS, MECHWART, HAMBLETON & TILTON INC.
CONSULTING ENGINEERS & SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
614/471–5150

SCALE: 1" = 100' NOVEMBER 2, 1999

Chase Manhattan 19991258/91258AS1