

DESCRIPTION OF A 2.668 ACRE TRACT
NORTH OF U.S. ROUTE 62
WEST OF STELZER ROAD
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Third Quarter of Township 1, Range 17, United States Military Lands, being 2.668 acres out of I-670 Stelzer Road Limited Partnership 42.193 acre tract as described in Official Record Volume 15161 E06 (all references being to records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference at an existing iron pin at the northeast corner of "Cumberland Ridge Section 2" (P.B. 40, Page 121), a northwesterly corner of said I-670 Stelzer Road;

Thence South 02°10'45" West a distance of 734.12 feet along the east line of said Cumberland Ridge Section 2 to a point;

Thence North 83°09'27" East a distance of 396.77 feet to the Point of Beginning;

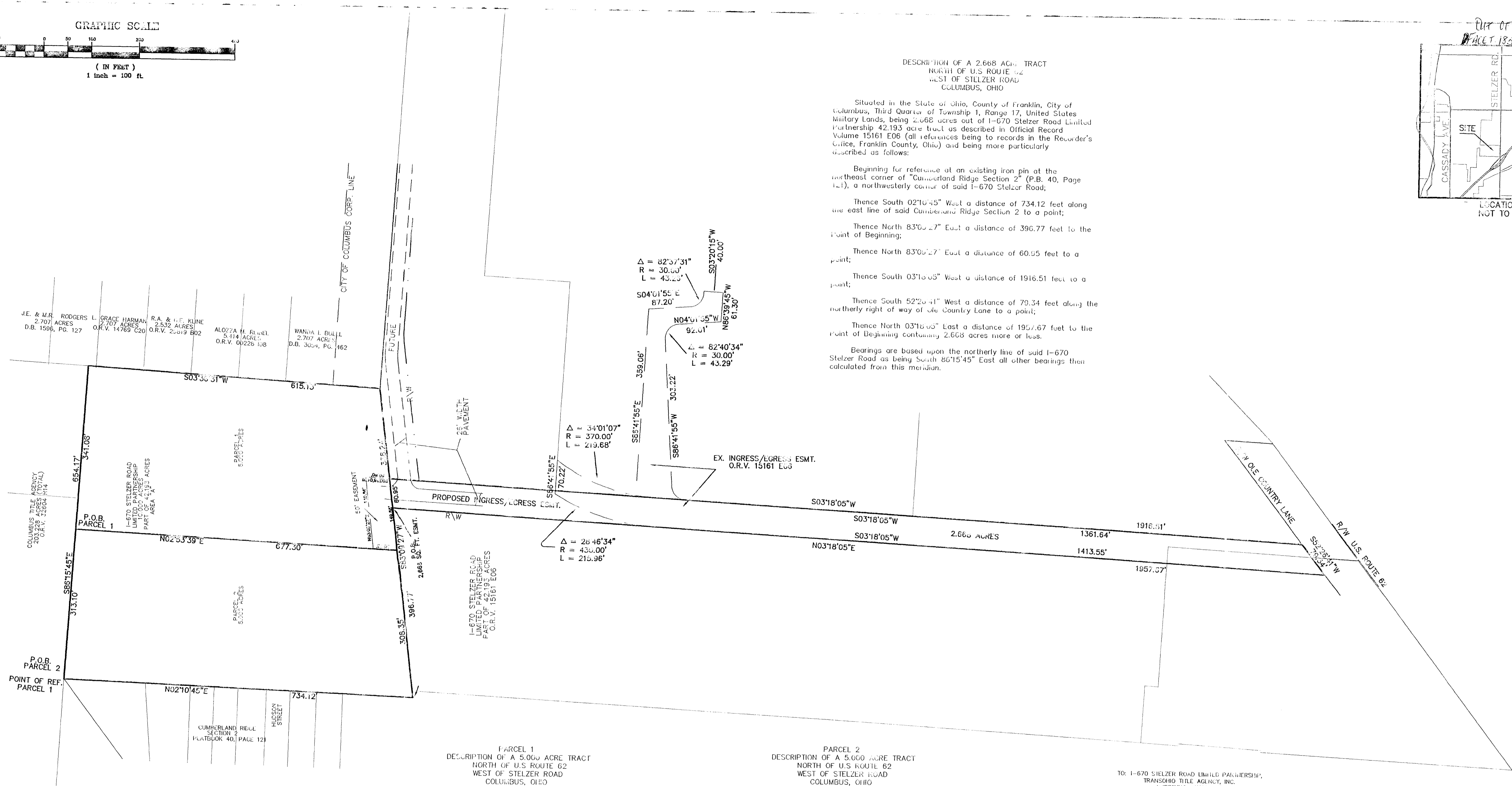
Thence South 03°36'31" West a distance of 615.13 feet to a point;

Thence North 83°09'27" East a distance of 60.95 feet to a point;

Thence South 52°20'41" West a distance of 79.34 feet along the northerly right of way of Old Country Lane to a point;

Thence North 03°18'05" East a distance of 1957.67 feet to the Point of Beginning containing 2.668 acres more or less.

Bearings are based upon the northerly line of said I-670 Stelzer Road as being South 86°15'45" East all other bearings then calculated from this meridian.



PARCEL 1
DESCRIPTION OF A 5.000 ACRE TRACT
NORTH OF U.S. ROUTE 62
WEST OF STELZER ROAD
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Third Quarter of Township 1, Range 17, United States Military Lands, being 5.000 acres of I-670 Stelzer Road Limited Partnership 42.193 acre tract as described in Official Record Volume 15161 E06 (all references being to records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference at an existing iron pin at the northwesterly corner of "Cumberland Ridge Section 2" (P.B. 40, Page 121), a northwesterly corner of said I-670 Stelzer Road;

Thence South 86°15'45" East a distance of 313.10 feet along the northerly line of said 5.000 acre tract, the southerly line of O.C.-I-670 Inc. Limited Partnership to the Point of Beginning;

Thence South 86°15'45" East a distance of 341.08 feet to an existing iron pin;

Thence South 03°36'31" West a distance of 615.13 feet to an existing iron pin;

Thence South 83°09'27" West a distance of 338.24 feet along the southerly line of said 5.000 acre tract to an iron pin set;

Thence North 02°53'39" East a distance of 677.30 feet to the Point of Beginning containing 5.000 acres more or less.

Bearings are based upon the northerly line of said I-670 Stelzer Road as being South 86°15'45" East all other bearings then calculated from this meridian.

PARCEL 2
DESCRIPTION OF A 5.000 ACRE TRACT
NORTH OF U.S. ROUTE 62
WEST OF STELZER ROAD
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Third Quarter of Township 1, Range 17, United States Military Lands, being 5.000 acres of I-670 Stelzer Road Limited Partnership 42.193 acre tract as described in Official Record Volume 15161 E06 (all references being to records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at an existing iron pin at the northeast corner of "Cumberland Ridge Section 2" (P.B. 40, Page 121), a northwesterly corner of said I-670 Stelzer Road;

Thence South 86°15'45" East a distance of 313.10 feet along a northerly line of said 5.000 acre tract, the southerly line of O.C.-I-670 Inc. Limited Partnership to an iron pin set;

Thence South 02°53'39" West a distance of 677.30 feet to an iron pin set;

Thence South 83°09'27" West a distance of 308.35 feet along the southerly line of said 5.000 acre tract to an iron pin set in the easterly line of said "Cumberland Ridge Section 2";

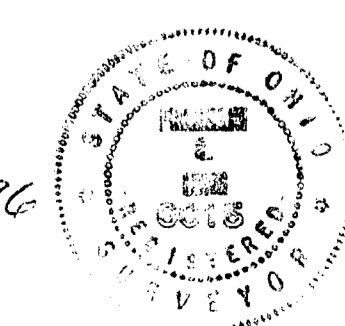
Thence North 02°10'45" East a distance of 734.12 feet along an easterly line of said "Cumberland Ridge Section 2" to the Point of Beginning containing 5.000 acres more or less.

Bearings are based upon the northerly line of said I-670 Stelzer Road as being South 86°15'45" East all other bearings then calculated from this meridian.

We do hereby certify that the foregoing "ALTA ACSM Survey" was prepared from an actual field survey of the premises; that this is a true and correct survey of the above described land and shows the true and correct location of the buildings, structures, and improvements situated on such land and easements, as provided by Lawyers Title Insurance Corporation Commitment No. 92790-201, rights-of-way, and similar restrictions that are of record, visible or otherwise known to me. The buildings and improvements do not overhang or encroach upon any easements or rights-of-way of others, and there are no encroachments either way across the boundary lines of such land (other than shown), and that the site is located in Zone "X" according to the Federal Emergency Management Agency Flood Insurance Rate Map No. 390170 01700; effective date August 5, 1995; that this survey was prepared in accordance with "Minimum Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992; 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.

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS

Frank C. Long 2001 96
FRANK C. LONG
PROFESSIONAL SURVEYOR NO. 6615



INFORMATION OF RECORD AND LISTED IN TITLE COMMITMENT NO. 92790-201, AS ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, EFFECTIVE DATE JUNE 25, 1996 AT 7:00 A.M.

- SCHEDULE B SECTION 2
- ITEM 9 CONDITIONS, RESTRICTIONS, EASEMENTS, AND COVENANTS OF RECORD IN OFFICIAL RECORD VOLUME 15161 E06. (DOES AFFECT SITE AND IS SHOWN HEREON)
- ITEM 10 RIGHT OF WAY TO THE CENTRAL OHIO NATURAL GAS AND FUEL CO. OF RECORD IN MISC. VOL. 2, PAGE 537. (DOES NOT AFFECT SITE)
- ITEM 11 RIGHTS OF WAY TO COLUMBIAS GAS CO. OF OHIO, INC. OF RECORD IN DEED BOOK 2709, PAGE 556. (DOES NOT AFFECT SITE)
- ITEM 12 EASEMENT TO THE CITY OF COLUMBUS, OF RECORD IN DLED BOOK 3084, PAGE 125. (DOES NOT AFFECT SITE)

DESCRIPTION	ALTA / ACSM SURVEY
LOCATION	NORTH OF U.S. ROUTE 62 WEST OF STELZER ROAD EAST OF CASSADY AVENUE
CLIENT	FEIBEL GAREK REALTORS
PREPARED BY:	HOCKADEN AND ASSOCIATES, INC. Consulting Engineers & Surveyors 883 North Cassady Avenue Columbus, Ohio 43219 Telephone: (614) 252-0893 Fax: (614) 252-0444