

LEGAL DESCRIPTION

Situated in the City of Gahanna, in the County of Franklin, and in the State of Ohio, and being a part of Township 1, Quarter Township 3, Range 16, United States Military Lands; also being a part of the residue of a 4.715 acre tract of land as the same is described in a conveyance by Warranty Deed to the owner and shown of record in Deed Book 2740, Page 424, of the records of Franklin County, and being further described as follows:

Beginning at an iron pipe found at the southwest corner of Reserve "L" of the Hunters Ridge Section 3 Subdivision, as shown of record in Plat Book 46, Page 9, Franklin County Recorder's Office, Franklin County, Ohio, said pipe being on the easterly right-of-way line of Morrison Road as established by a 1.247 acre tract of land known as 1218-WD acquired with Ohio Department of Transportation project FRA-270-28.30N/FRA-317-16.67, and as described in Deed Book 3204, Page 681 of the records of Franklin County, said pipe also being on the northerly line of the aforementioned 4.715 acre tract of land;

thence South 85 degrees 45 minutes 10 seconds East a distance of 281.06 feet along the northerly line of said 4.715 acre tract and the southerly line of said Reserve "L" of Hunters Ridge Section 3 to an iron pipe found at the northeast corner of said 4.715 acre tract, said iron pipe also being at the northwest corner of a 2.813 acre tract of land as described in Official Record 14014, H18, Franklin County Recorder's Office, Franklin County, Ohio;

thence South 4 degrees 11 minutes 28 seconds West a distance of 450.60 feet along the easterly line of said 4.715 acre tract and westerly line of said 2.813 acre tract to an iron pipe found on the northerly right-of-way line of Morrison Road as established by the above mentioned 1.247 acre tract of land acquired with FRA-270-28.30N/FRA-317-16.67;

thence North 54 degrees 10 minutes 16 seconds West a distance of 82.15 feet along said northerly right-of-way line of Morrison Road to a concrete monument with iron pin found at the beginning of a curve concave northeasterly;

thence along said right-of-way line on a curve to the right having a radius of 318.10 feet, central angle of 41 degrees 01 minute 03 seconds, an arc length of 227.72 feet, and a chord bearing North 33 degrees 52 minutes 45 seconds West a distance of 222.89 feet to a concrete monument with iron pin found at the end of said curve;

thence North 13 degrees 24 minutes 23 seconds West a distance of 243.71 feet along said northerly right-of-way line of Morrison Road to the place of beginning, containing 1.964 acres of land, more or less, and subject to all encumbrances of record.

The Basis of Bearing for this description is the South line of Reserve "L" of the Hunters Ridge Section 3 Subdivision, as being North 85 degrees 45 minutes 10 seconds West, as shown of record in Plat Book 46, Page 9, Franklin County Recorder's Office, Franklin County, Ohio.

This description is based on a survey made in February, 1995, by Korda/Nemeth Engineering, Inc. under the direction and supervision of Michael D. Weeks, Ohio Registered Surveyor No. 7357.

STORM MANHOLES

- MH-2 TC 805.96 Inv. 12" W 800.26 Inv. 60" N 789.41 Inv. 60" S 789.34
MH-3 TC 803.68
MH-5 TC 803.04 Inv. 108" N 786.25 Inv. 60" NW Inv. 36" SE Inv. 108" S
MH-8 TC 801.54 Inv. Culvert 793.52
CI-10 TC 804.88
CI-11 TC 804.80
CI-12 TC 801.46
CI-13 TC 801.44
CI-14 TC 801.58
CI-15 TC 801.09
CI-16 TC 801.23
CI-17 TC 801.61

SANITARY MANHOLES

- MH-1 TC 807.55 Inv. 15" N 784.88 Inv. 15" E 784.72
MH-4 TC 801.97 Inv. 15" E 789.13 Inv. 15" N 789.08
MH-6 TC 801.72 Inv. 15" SE 789.59 Inv. 15" S 788.62 Inv. 15" W 782.5±
MH-7 TC 795.85 Inv. 15" E 782.10 Inv. 18" N 782.02 Inv. 18" S 782.01
MH-9 TC 802.44 Inv. 12" N 785.01 Inv. 12" E 784.26 Inv. 15" W 784.01 Inv. 18" S 783.56

BENCH MARKS

- BM-1 North Rim of Storm Manhole, North side of Morrison Road, 300 feet West of Intersection of Morrison and Taylor Road. Elevation 804.01
BM-2 Concrete Right-of-Way Monument with Iron Pin, North Side of Morrison Road. Elevation 803.35

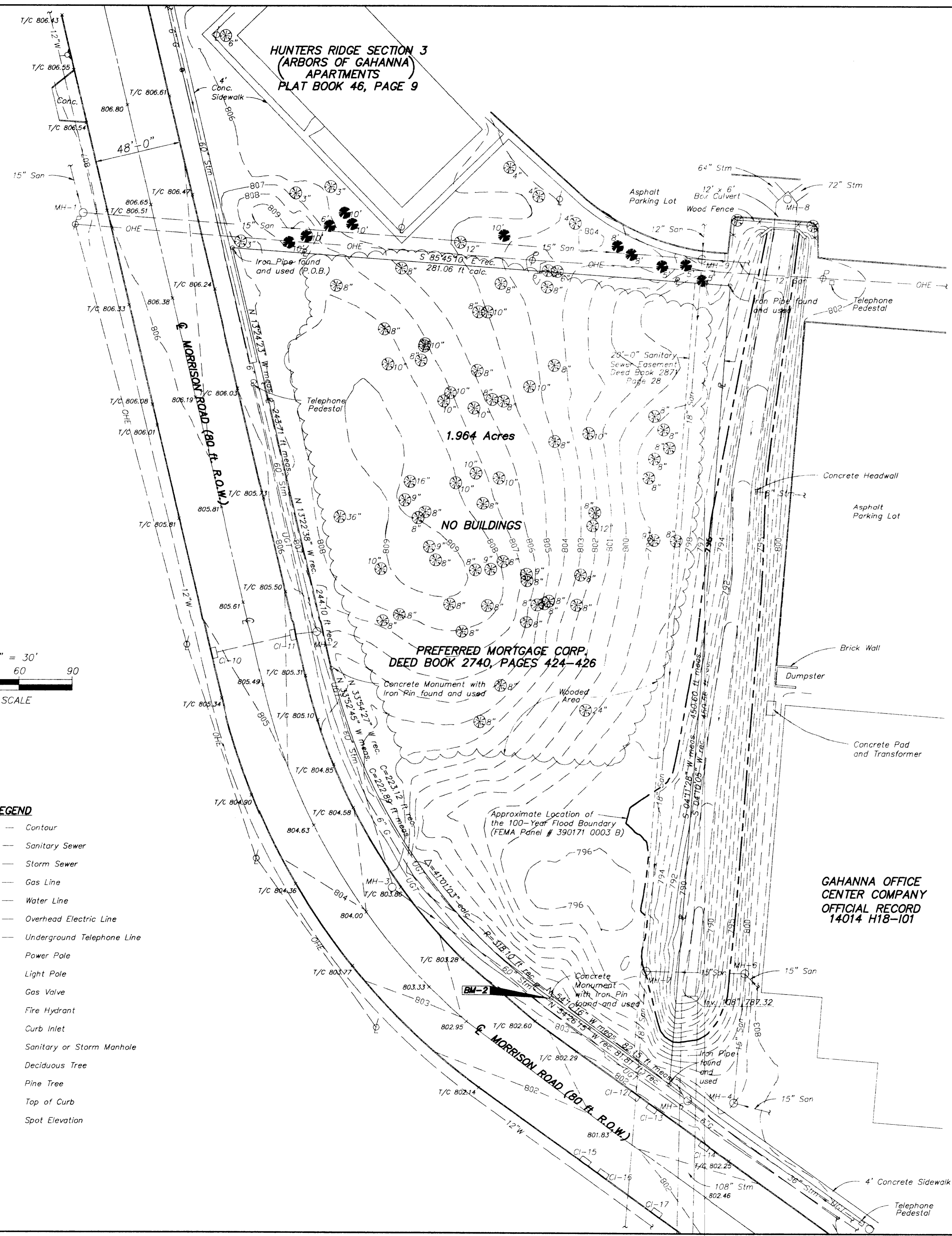
This survey meets the accuracy requirements of a Class A Survey and was completed on March 27, 1995.

To Children's World Learning Centers, Inc., A Delaware corporation, and to Preferred Title Agency, Inc. and Stewart Title Guaranty Company. The undersigned does hereby certify that a survey was this day made on the ground on the property legally described herein and is correct; that there are no visible discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, visible easements or rights-of-way, except as shown on the survey hereon; that said property abuts a public roadway; that the survey hereon is a true, correct and accurate representation of the property described hereinabove; and that this land survey was made in accordance with the minimum standard ALTA/ACSM requirements for land title surveys in effect on the date of this survey. Further the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and certifies that the quantity of land shown is correct.



Michael D. Weeks - Ohio Registered Surveyor No. 7357

HUNTERS RIDGE SECTION 3 (ARBORS OF GAHANNA) APARTMENTS PLAT BOOK 46, PAGE 9



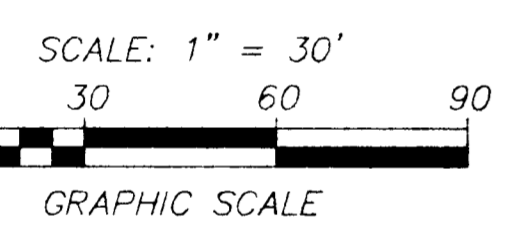
1.964 Acres

NO BUILDINGS

PREFERRED MORTGAGE CORP. DEED BOOK 2740, PAGES 424-426

Approximate Location of the 100-Year Flood Boundary (FEMA Panel # 390171 0003 B)

GAHANNA OFFICE CENTER COMPANY OFFICIAL RECORD 14014 H18-101



LEGEND

- 802 --- Contour
--- San --- Sanitary Sewer
--- S'm --- Storm Sewer
--- G --- Gas Line
--- W --- Water Line
--- OHE --- Overhead Electric Line
--- UGT --- Underground Telephone Line
Power Pole
Light Pole
Gas Valve
Fire Hydrant
Curb Inlet
Sanitary or Storm Manhole
Deciduous Tree
Pine Tree
T/C Top of Curb
804.63* Spot Elevation

CIVIL DESIGN F:\C\WLD\DWG\950505\950505SUR.DWG DATE: APR 18, 1995 TIME: 12:15 PM

KORDA/NEMETH ENGINEERING, INC. CONSULTING ENGINEERS. 1650 WATERMARK DRIVE, SUITE 200 COLUMBUS, OHIO 43215-1094. TEL (614) 487-1650 FAX (614) 487-8981. OWNER: CHILDREN'S WORLD LEARNING CENTERS, INC. 573 PARK POINT DRIVE GOLDEN, COLORADO 80401. ALTA/ACSM LAND TITLE SURVEY - TOPOGRAPHIC SURVEY. DESIGNED: CMM DRAWN: KVM CHECKED: MDW DATE: 4-18-95 SCALE: 1" = 30'-0" SHEET NUMBER: 1 of 1