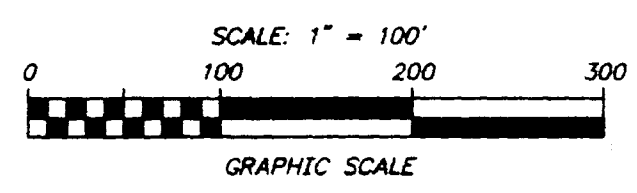
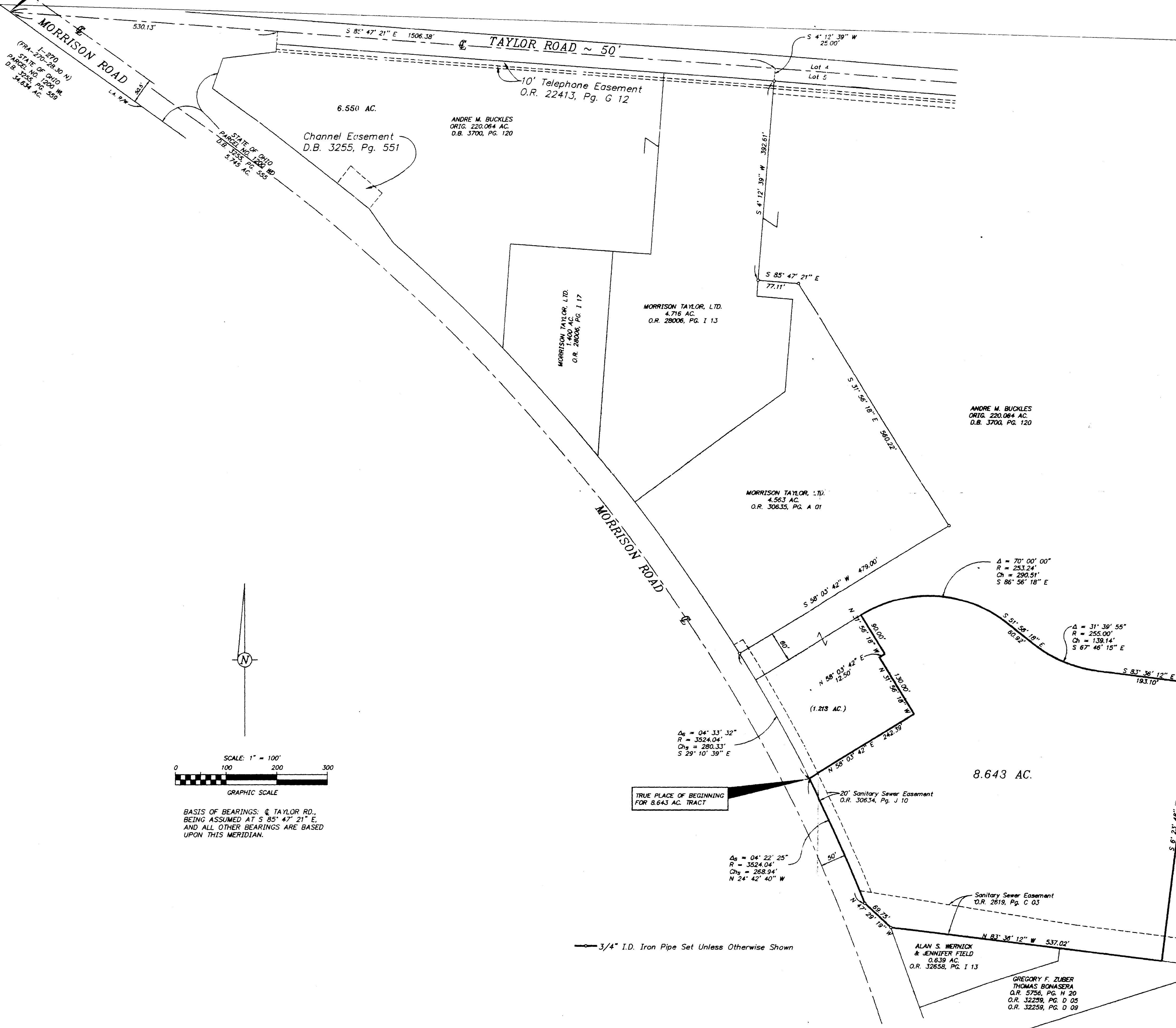


REFERENCE POINT OF BEGINNING FOR 8.643 AC. TRACT



SCALE: 1" = 100'
GRAPHIC SCALE

BASIS OF BEARINGS: \odot TAYLOR RD., BEING ASSUMED AT S 85° 47' 21" E, AND ALL OTHER BEARINGS ARE BASED UPON THIS MERIDIAN.

TRUE PLACE OF BEGINNING FOR 8.643 AC. TRACT

Situated in the State of Ohio, County of Franklin, City of Gahanna, in the 75th Quarter Township 3, Township 1 North, Range 10 West, United States Military Lands, and being a portion of an original 220,064 acre tract of land conveyed to Andre M. Buckles by deed of record in Deed Book 3700, Page 120, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:
Beginning, for reference, at a point at the intersection of the centerline of Taylor Road (50-foot wide) with the southwest right-of-way line of Morrison Road and the northeast limited access right-of-way line of Interstate Route 270, in the north line of said Lot No. 5, at the northwest corner of a 5,745 acre tract of land conveyed as Parcel No. 1200 WD to State of Ohio by deed of record in Deed Book 3255, Page 555, Recorder's Office, Franklin County, Ohio, and at a corner of a 34,634 acre tract of land conveyed as Parcel No. 1200 W to State of Ohio by deed of record in Deed Book 3255, Page 555, Recorder's Office, Franklin County, Ohio, all as shown upon Sheet 16 of 28 of Ohio Department of Transportation right-of-way plans for FRA-270-08.30 N,
thence S 85° 47' 21" E along the centerline of Taylor Road, along a portion of the north line of said Lot No. 5 and perpendicular to the north line of said original 220,064 acre tract a distance of 25.00 feet to a 3/4-inch I.D. iron pipe set in the south right-of-way line of Taylor Road and at the northeast corner of a 4,716 acre tract of land conveyed out of said original 220,064 acre tract to Morrison Taylor, Ltd., by deed of record in Official Record 28006, Page 113, Recorder's Office, Franklin County, Ohio;

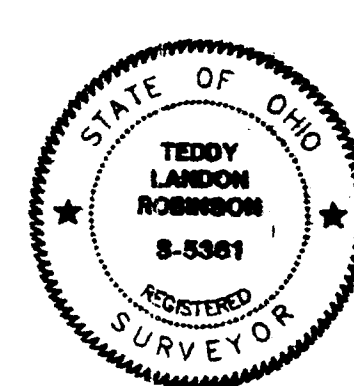
In my opinion there is only one easement listed in the title commitment that applies to the 8.643 acre site and is shown as the sanitary sewer easement along the south property line.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 96-1-7830
EFFECTIVE DATE: NOVEMBER 13, 1996 AT 7:00 A.M.

I hereby certify to Morrison Taylor, Ltd., Esquire Title Services, Inc., First American Title Insurance Company, and National City Bank of Columbus that the survey prepared by me entitled "ALTA/ACSM Land Title Survey, Offcenter 2, Phase 6, Gahanna, Ohio" was actually made upon the ground and that the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and visible improvements are as shown and all are within the boundary lines of this property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements; that there are no encroachments, visible encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey. This survey is made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by ALTA and ACSM in 1992.

Property is in Zone X (areas determined to be outside 500 - year floodplain) on Flood Insurance Rate Maps, Panels 188 and 276 of 387, Franklin County, Ohio, and Incorporated Areas, Map Nos. 39049C0188 G and 39049C0276 G (Effective Date: August 2, 1995), except for floodlines shown hereon.

Ted L. Robinson - Ohio Surveyor No. 5361



thence continuing S 49° 12' 39" W along a portion of an east line of said 4,716 acre tract a distance of 392.61 feet to a 3/4-inch I.D. iron pipe set at a corner of a 4,563 acre tract of land conveyed out of said original 220,064 acre tract to Morrison Taylor, Ltd., by deed of record in Official Record 30635, Page A 01, Recorder's Office, Franklin County, Ohio;
thence S 85° 47' 21" E parallel with the south right-of-way line of Taylor Road and along a north line of said 4,563 acre tract a distance of 560.22 feet to a 3/4-inch I.D. iron pipe set at a corner of said 4,563 acre tract;
thence S 31° 56' 18" E along the northeast line of said 4,563 acre tract a distance of 130.00 feet to a 3/4-inch I.D. iron pipe set at the easternmost corner of said 4,563 acre tract;
thence S 89° 03' 42" W along the southeast line of said 4,563 acre tract a distance of 479.00 feet to a 3/4-inch I.D. iron pipe set in the curved northeast right-of-way line of Morrison Road and in the curved northeast line of said 5,745 acre tract;
thence southeasterly along the curved northeast right-of-way line of Morrison Road, along a portion of the curved northeast line of said 5,745 acre tract and with a curve to the right, data of which is: radius = 1,524.04 feet and sub-chord = 49° 33' 32" at a sub-chord distance of 280.33 feet bearing S 29° 10' 39" E to a 3/4-inch I.D. iron pipe set at the true place of beginning of the tract herein intended to be described;
thence N 58° 03' 42" E a distance of 242.39 feet to a 3/4-inch I.D. iron pipe set;
thence N 31° 56' 18" W a distance of 130.00 feet to a 3/4-inch I.D. iron pipe set;
thence N 58° 03' 42" E a distance of 12.50 feet to a 3/4-inch I.D. iron pipe set;
thence N 31° 56' 18" W a distance of 90.00 feet to a 3/4-inch I.D. iron pipe set;
thence easterly with a curve to the right, data of which is: radius = 253.24 feet and delta = 70° 00' 00", a chord distance of 230.51 feet bearing S 86° 56' 18" E to a 3/4-inch I.D. iron pipe set at the point of tangency;
thence S 51° 56' 18" E a distance of 60.92 feet to a 3/4-inch I.D. iron pipe set at a point of tangency;
thence southeasterly with a curve to the left, data of which is: radius = 253.00 feet and delta = 31° 39' 55", a chord distance of 139.14 feet bearing S 87° 46' 15" E to a 3/4-inch I.D. iron pipe set at the point of tangency;
thence S 83° 36' 12" E parallel with a south line of said original 220,064 acre tract a distance of 193.10 feet to a 3/4-inch I.D. iron pipe set;
thence S 8° 23' 40" W perpendicular to a south line of said original 220,064 acre tract and perpendicular to a north line of a 1,184 acre tract of land conveyed to Gregory F. Zuber and Thomas J. Bonasera by deed of record in Official Record 5756, Page H 20, and Official Record 32258, Pages D 03 and D 05, Recorder's Office, Franklin County, Ohio, a distance of 549.00 feet to a 3/4-inch I.D. iron pipe set in a south line of said original 220,064 acre tract and in a north line of said 1,184 acre tract;
thence N 83° 36' 12" W along a portion of a south line of said original 220,064 acre tract, along a portion of a north line of said 1,184 acre tract and along the north line of a 0.639 acre tract of land conveyed to Alan S. Wernick and Jennifer Field by deed of record in Official Record 32636, Page I 13, Recorder's Office, Franklin County, Ohio, a distance of 537.02 feet to a 3/4-inch I.D. iron pipe set at an angle point in the northeast right-of-way line of Morrison Road, at the northeast corner of said 0.639 acre tract and at the southeast corner of said 5,745 acre tract;
thence N 47° 29' 19" W along the northeast right-of-way line of Morrison Road and along a northeast line of said 5,475 acre tract a distance of 69.75 feet to a 3/4-inch I.D. iron pipe set at an angle point in the northeast right-of-way line of Morrison Road and at a corner of said 5,745 acre tract;
thence northwesterly along a portion of the curved northeast right-of-way line of Morrison Road, along a portion of the curved northeast line of said 5,745 acre tract and with a curve to the left, data of which is: radius = 3,324.04 feet and sub-chord = 4° 22' 25", a sub-chord distance of 266.94 feet bearing N 24° 42' 40" W to the true place of beginning;
containing 8.643 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in October, 1996. Books of bearings is the centerline of Taylor Road, being assumed at S 85° 47' 21" E, and all other bearings are based upon this meridian.

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
ANDRE M. BUCKLES
(D.B. 3700, PG. 120)
ALTA/ACSM LAND TITLE SURVEY
OFFCENTER 2, PHASE 6
GAHANNA, OHIO
8.643 AC. IN LOT 5, QTR. TWP. 3, T. 1 N., R. 16 W., U.S.
SCALE: 1" = 100'
OWN: TLR CKD: RJB NOV. 22, 1996
JOB NO. 92-133-6