

Legal Description of 5.366 Acres
Lutheran Senior City, Inc.

Situated in the State of Ohio, County of Franklin, City of Columbus, and being located in the Third Quarter of Township 1, Range 17, United States Military Lands, and being part of Lots 1 and 2 of Kensington Subdivision, as said lots are numbered and delineated on the recorded plat thereof of record in Plat Book 10, Pages 34 and 35, all references being to the records of the Office of Recorder, Franklin County, Ohio unless otherwise noted and being 5.366 Acres of that land conveyed to Lutheran Senior City, Inc. by Deed Book 3461, Page 6, and being more particularly bounded and described as follows:

Beginning at an iron pin found at the intersection of the westerly line of Park View Boulevard (80 feet wide) and the southerly line of said Kensington Subdivision at the southeasterly corner of said Lot 1;

Thence, with the southerly line of said Lot 1, and the northerly line of an original 16.931 Acre tract conveyed to Lutheran Senior City, Inc. by Deed Book 2465, Page 264, the following two courses:

- 1) North 86 degrees 07 minutes 23 seconds West, 239.17 feet to an iron pin found, and;
- 2) North 86 degrees 14 minutes 58 seconds West, 531.15 feet to an iron pin set in the easterly Limited Access Right-of-Way of I-670 (please see O.D.O.T. Highway Plans FRA 670-3.93H, sheets 13 and 14 of 21), said iron pin being in the easterly line of a 2.143 Acre tract conveyed to the State of Ohio by official Record Volume 10644D12;

Thence, with said Limited Access Right-of-Way of I-670, the following two courses:

- 1) North 27 degrees 47 minutes 55 seconds East, 342.56 feet to an iron pin set at 120.00 feet right of Station 249+50 of said plans, and;
- 2) North 30 degrees 01 minutes 47 seconds East, 68.63 feet to an iron pin set at 115.44 feet right of Station 250+18.82 of said plans, said iron pin being in the line between said Lot 2 and Lot 3 of said Kensington Subdivision as conveyed to Herbert John Rogers by Deed Book 3755, Page 436;

Thence, with the line between said Lots 2 and 3, South 86 degrees 09 minutes 43 seconds East, 443.82 feet to an iron pin found in the westerly line of said Park View Boulevard;

Thence, with a curve to the left whose radius is 761.28 feet, whose chord bears South 25 degrees 26 minutes 05 seconds East, a chord distance of 196.27 feet to a found iron pin at a point of reverse curvature in said Park View Boulevard;

Thence, with a curve to the right whose radius is 303.51 feet, whose chord bears South 15 degrees 24 minutes 35 seconds East, a chord distance of 181.84 feet to a found iron pin at a point of non tangency in said Park View Boulevard;

Thence, continuing with the westerly right-of-way of said Park View Boulevard, South 01 degree 40 minutes 48 seconds West, 31.09 feet to the place of beginning, CONTAINING 5.366 ACRES subject, however, to all easements of record or of records in the respective utility offices.

Legal Description of 3.798 Acres
Lutheran Senior City, Inc.

Situated in the State of Ohio, County of Franklin, City of Columbus, and being located in the Third Quarter of Township 1, Range 17, United States Military Lands, and being 3.798 Acres conveyed to Lutheran Senior City, Inc. by deed of record in Deed Book 3461, Page 6 (Parcel #2), all references being to the records of the Office of Recorder, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Beginning at an iron pin found at the intersection of the westerly line of Park View Boulevard (80 feet wide) and the southerly line of Kensington Subdivision (Plat Book 10, Page 35) at the southeasterly corner of Lot 1 of said Kensington Subdivision;

Thence, with a westerly line of a 16.931 Acre tract conveyed to Lutheran Senior City, Inc. by deed of record in Deed Book 2433, Page 28, South 01 degree 54 minutes 31 seconds West, 85.38 feet to an iron pin;

Thence, with a line of said 16.931 Acre tract, South 55 degrees 10 minutes 31 seconds West, 310.03 feet to an iron pin;

Thence, with a northerly line of said 16.931 Acre tract, North 86 degrees 14 minutes 58 seconds West, 435.00 feet to an iron pin;

Thence, with an easterly line of said 16.931 Acre tract, North 03 degrees 50 minutes 31 seconds East, 279.20 feet to a P.K. Nail set in the southerly line of Lot 1 of said Kensington Subdivision;

Thence, with the southerly line of said Lot 1, South 86 degrees 14 minutes 58 seconds East, 435.00 feet to an iron pin found at an angle point in said line;

Thence, continuing with said line, South 86 degrees 07 minutes 23 seconds East, 239.17 feet to the place of beginning and CONTAINING 3.798 ACRES, subject however to all easements of record and of records in the respective utility offices.

PLAT OF SURVEY

FHA PROJCT NO. 043-35326-PM-WAM
KENSINGTON PLACE
COLUMBUS, OHIO

Scale 1" = 40'
9.164 acres

Date: January 21, 1992
399,180 square feet

CERTIFICATE FOR SURVEY

To all parties interested in title to premises surveyed and Kensington Place, a Limited Access Right-of-Way and First American Title Insurance Company;

This is to certify that an actual transit survey was made on the ground as per record description and is correct; that there are no encroachments either way across property lines except as shown.

Richard J. Bull
Richard J. Bull - Ohio Surveyor No. 4723

Date: January 21, 1992

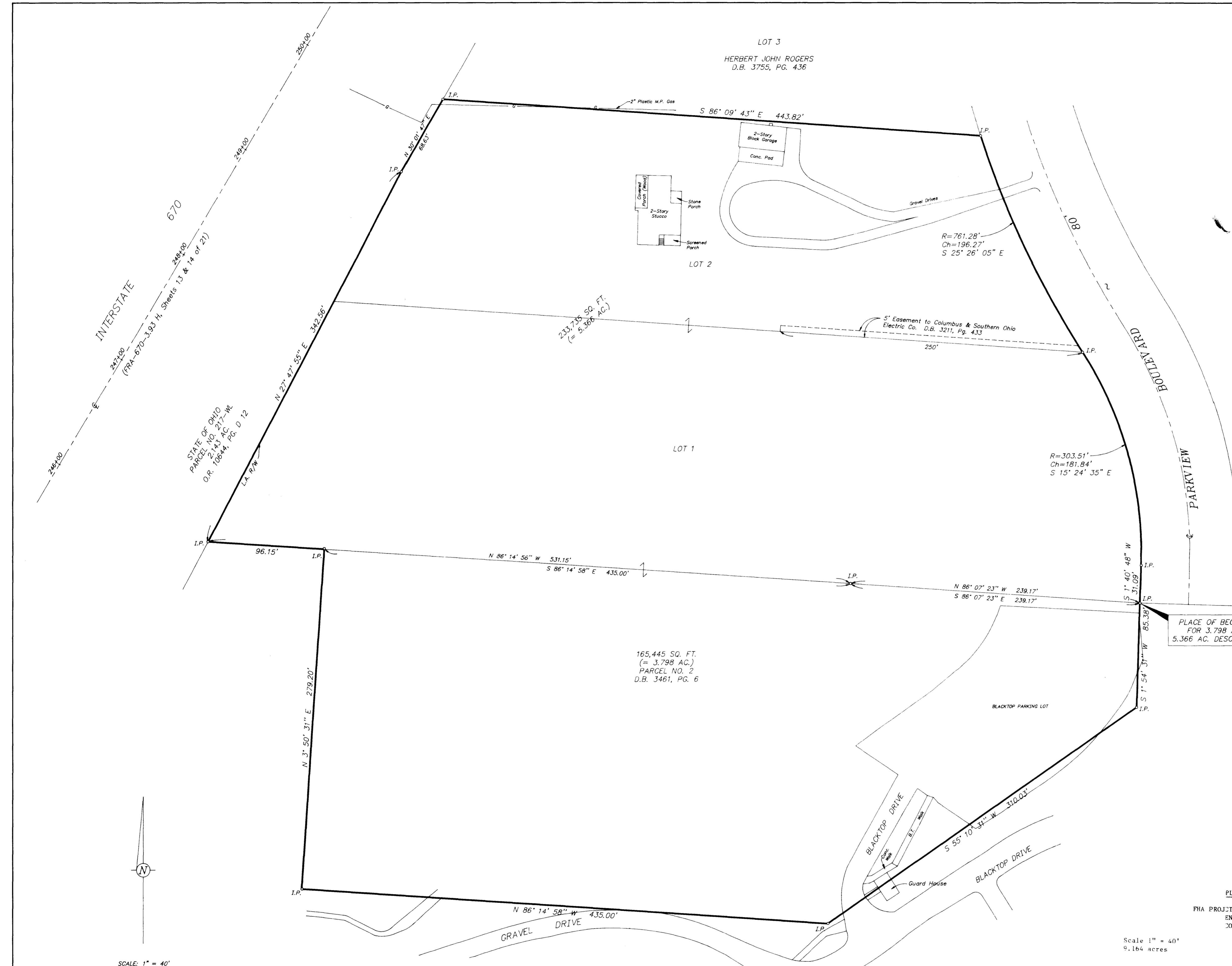
0-58-F
N-9-33

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2875 W. DUBLIN-GRANVILLE RD.
WORTHINGTON, OHIO

LUTHERAN SENIOR CITY, INC.
(D.B. 3461, PG. 6)

MORTGAGE LOAN SURVEY
"KENSINGTON PLACE"
2511 PARK VIEW BLVD.
COLUMBUS, OHIO

9.164 AC. IN QTR. TWP. 3, T. 1 N., R. 17 W., U.S.M.L.
SCALE: 1" = 40'
DWN: HEB/CRD: RJB JAN. 21, 1992 JOB NO. 90-145



LOT 3
HERBERT JOHN ROGERS
D.B. 3755, PG. 436

LOT 2

LOT 1

165,445 SQ. FT.
(= 3.798 AC.)
PARCEL NO. 2
D.B. 3461, PG. 6

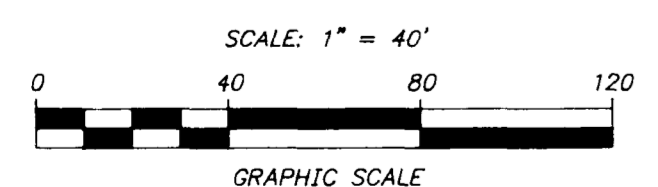
PLACE OF BEGINNING
FOR 3.798 AC. &
5.366 AC. DESCRIPTIONS

Property is in Zone C (Areas of minimal flooding) on Flood Insurance Rate Maps, Panels 65 and 70 of 105, City of Columbus, Ohio. Community-Panel No. 3901170-0065 B and 0070 B (Effective Date: July 5, 1983).

In my opinion, the following easements do not apply to subject premises:

- Deed Book 1033, Page 216
- Deed Book 2410, Page 671
- Official Record 10644, Page E 02
- Deed Book 859, Page 129 (too vague to determine)
- Deed Book 859, Page 150
- Deed Book 2451, Page 185
- Deed Book 2458, Page 158
- Deed Book 2458, Page 155

LUTHERAN SENIOR CITY, INC.
ORIG. 16.931 AC.
D.B. 2433, PG. 28



Basis of bearings: O.D.O.T. R/W plans for FRA-670-3.93 H (Sheets 13 & 14 of 21)

LOTS 1, 2 & 3 ARE A PART OF "KENSINGTON" (P.B. 10, PG. 34 & 35)