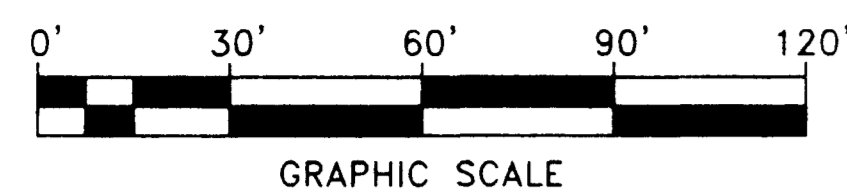


SURVEY & SPLIT OF 3.105 ACRES AT THE INTERSECTION OF LIVINGSTON AVE. AND JAMES RD., COLUMBUS, OH



Description of 1.908 acres (New East Tract)

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Lots 337-340, all of Lots 344, 345, 346, 347, and a part of Lot 348, together with a part of Berwick Boulevard, Millerdale Road, and certain Alleys and a part of a Park, as vacated by Ordinance No. 894-55 of the City of Columbus, said Lots, Tracts, Parks, Alleys, Boulevards, and Roads are shown on the Plat of Berwick, as recorded in Plat Book 19, Pages 25, 26, and 27, also being a part of Lot 3 of Kingsgate Addition, as recorded in Plat Book 22, Page 30, and being all of Parcel 1, and 0.363 acres out of Parcel 2, as conveyed to Columbus-Livingston, L.L.C., as recorded in inst. # 2000229004022, Franklin County Recorder's Office, containing 1.908 acres and being further described as follows:

Beginning for reference at a point, said point being the intersection of the centerlines of Livingston Ave. (90' wide) and James Rd. (80' wide) running south from Livingston Ave.), to a point;

Thence North 89 degrees 55' 00" West 20.15 feet, along the centerline of said Livingston Ave., to a point;

Thence South 00 degrees 05' 00" West 50.00 feet, to an iron pin set, said iron pin being the northwest corner of Lot 2, of said Kingsgate Addition, as conveyed to Robert R. Schmidt, as recorded in D.B. 3355, Pg. 421, and being the northeast corner of said Lot 344, of said Plat of Berwick, said iron pin being in the south line of said Livingston Ave.;

Thence North 89 degrees 55' 00" West 266.88 feet, along the centerline of said Livingston Ave., to a point;

Thence South 00 degrees 05' 00" West 184.11 feet, along the west line of said Lot 2, being the east line of said Lot 344 and the east line of a 5' Alley as shown on said Plat of Berwick, and being the west line of a 5' Alley as shown on said Plat of Kingsgate Addition, to a 3/4" iron pin found in fair condition at grade, said iron pin being a northwest corner of said Parcel 1, also being the southwest corner of said Schmidt tract;

Thence South 89 degrees 55' 00" East 104.03 feet, along a north line of said Parcel 1, crossing said Lot 3, to a iron pin set in the west line of said James Rd., said iron pin being a northeast corner of said Parcel 1, and being the southeast corner of said Schmidt tract;

Thence around a curve in a clockwise direction having a radius of 260.00 feet, a delta angle of 09 degrees 05' 46", a chord of which bears South 04 degrees 27' 53" East 41.23 feet, along the west line of said James Rd., and a east line of said Lot 3, to a iron pin set;

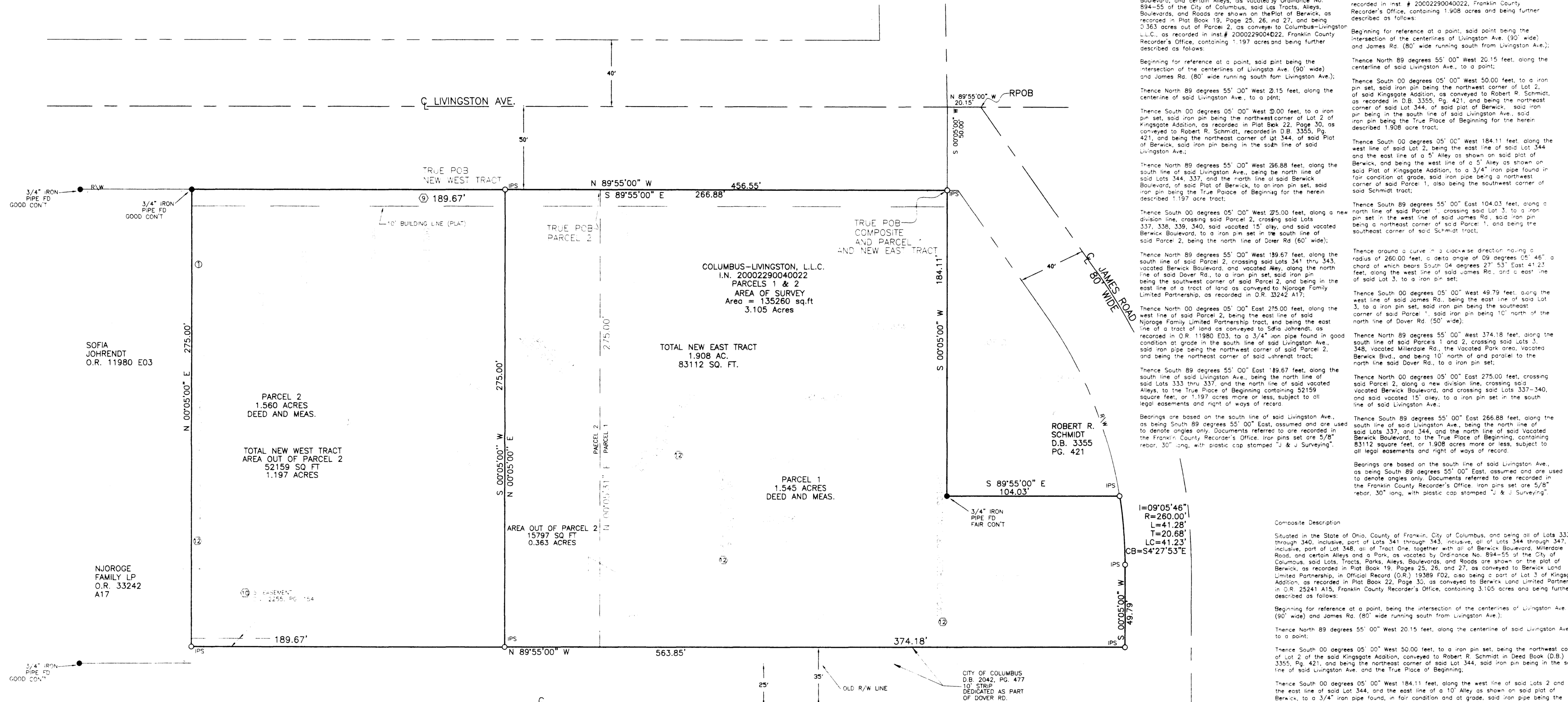
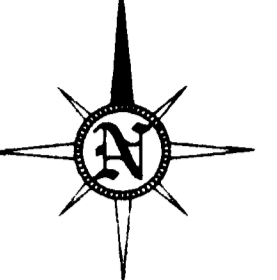
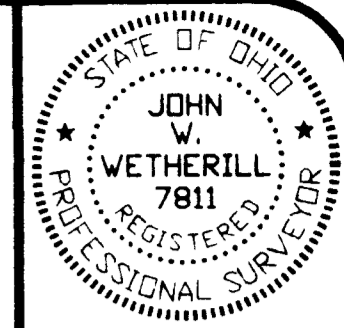
Thence South 00 degrees 05' 00" West 49.79 feet, along the west line of said James Rd., being the east line of said Lot 2, to a iron pin set, said iron pin being the southeast corner of said Parcel 1, said iron pin being 10' north of the north line of Dover Rd. (60' wide);

Thence North 89 degrees 55' 00" West 374.18 feet, along the south line of said Parcel 1 and 2, crossing said Lots 3, 348, vacated Millerdale Rd., the vacated Park area, vacated Berwick Blvd., and being 10' north of and parallel to the north line said Dover Rd., to a iron pin set;

Thence North 00 degrees 05' 00" East 275.00 feet, crossing said Parcel 2, along a new division line, crossing said vacated Berwick Boulevard, and crossing said Lots 337-340, and said vacated 15' alley, to a iron pin set in the south line of said Livingston Ave.;

Thence South 89 degrees 55' 00" East 266.88 feet, along the south line of said Livingston Ave., being the north line of said Lots 337, 338, and 344, and the north line of said vacated Alleys, to the True Place of Beginning, containing 83112 square feet, or 1.908 acres more or less, subject to all legal easements and right of ways of record.

Bearings are based on the south line of said Livingston Ave., as being South 89 degrees 55' 00" East, assumed and are used to denote angles only. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar, 30" long, with plastic cap stamped "J & J Surveying".



Composite Description

Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of Lots 333 through 340, inclusive, part of Lots 341 through 343, inclusive, all of Lots 344 through 347, inclusive, part of Lot 348, all of Tract One, together with all of Berwick Boulevard, Millerdale Road, and certain Alleys and a Park, as vacated by Ordinance No. 894-55 of the City of Columbus, said Lots, Tracts, Parks, Alleys, Boulevards, and Roads are shown on the Plat of Berwick, as recorded in Plat Book 19, Pages 25, 26, and 27, also conveyed to Berwick Land Development Partnership, in Official Record (O.R.) 19389 F02, also being a part of Lot 3 of Kingsgate Addition, as recorded in Plat Book 22, Page 30, as conveyed to Berwick Land Limited Partnership in O.R. 25241 A15, Franklin County Recorder's Office, containing 3.105 acres and being further described as follows:

Beginning for reference at a point, being the intersection of the centerlines of Livingston Ave. (90' wide) and James Rd. (80' wide) running south from Livingston Ave.), to a point;

Thence North 89 degrees 55' 00" West 20.15 feet, along the centerline of said Livingston Ave., to a point;

Thence South 00 degrees 05' 00" West 50.00 feet, to an iron pin set, being the northwest corner of Lot 2 of the said Kingsgate Addition, conveyed to Robert R. Schmidt in Deed Book (D.B.) 3355, Pg. 421, and being the northeast corner of said Lot 344, said iron pin being in the south line of said Livingston Ave. and the True Place of Beginning;

Thence North 89 degrees 55' 00" West 266.88 feet, along the centerline of said Livingston Ave., to a point;

Thence South 00 degrees 05' 00" West 184.11 feet, along the west line of said Lot 2 and 3, the east line of said Lot 344, and the east line of a 10' Alley as shown on said Plat of Berwick, to a 3/4" iron pin found, in fair condition and at grade, said iron pin being the northwest corner of said Berwick Land Limited Partnership tract (O.R. 25241 A15), also being the southwest corner of said Schmidt tract;

Thence South 89 degrees 55' 00" East 104.03 feet, along the north line of said Berwick Land Limited Partnership tract (O.R. 25241 A15), crossing said Lot 3, to a iron pin set in the west line of said James Rd., being the northeast corner of said Berwick Land Limited Partnership tract (O.R. 25241 A15) and being the southeast corner of said Schmidt tract;

Thence around a curve in a clockwise direction having a radius of 260.00 feet, a delta angle of 09 degrees 05' 46", a chord of which bears South 04 degrees 27' 53" East 41.23 feet, along the west line of said James Rd., and a east line of said Lot 3, to a iron pin set;

Thence South 00 degrees 05' 00" West 49.79 feet, along the west line of said James Rd., and the east line of said Lot 3, to a iron pin set, said iron pin being the intersection of the west line of said James Rd. and the north line of Dover Rd. (60.00 feet wide);

Thence North 89 degrees 55' 00" West 563.85 feet, along the south line of said Berwick Land Development Partnership tract (O.R. 25241 A15), also being the south line of said Berwick Land Development Partnership tract (O.R. 19389 F02), crossing said Lots 3, 348, vacated Millerdale Rd., the vacated Park area, the vacated Berwick Blvd. and the said Lots 341, 342, and 343, to a iron pin set, being the southwest corner of the said Berwick Land Development Partnership tract (O.R. 19389 F02), and being the southeast corner of a tract of land as conveyed to Njoroge Family Limited Partnership, as recorded in O.R. 33242 A17;

Thence North 00 degrees 05' 00" East 275.00 feet, along the west line of said Berwick Land Limited Partnership tract (O.R. 19389 F02), being the east line of said Njoroge Family Limited Partnership tract and of a tract of land as conveyed to Sofia Johrendt, as recorded in O.R. 11980 E03, to a 3/4" iron pipe found in the south line of said Livingston Ave., being the northeast corner of said Berwick Land Limited Partnership tract (O.R. 19389 F02), and the northeast corner of said Johrendt tract;

Thence South 89 degrees 55' 00" East 456.55 feet, along the south line of said Livingston Ave., being the north line of said Lots 333 through 337, inclusive, the north line of said vacated Alleys, and the north line of the said Lot 344, to the True Place of Beginning, containing 135,260 square feet, or 3.105 acres more or less, subject to all legal easements and right of ways of record.

Bearings are based on the south line of said Livingston Ave., as being South 89 degrees 55' 00" East, assumed and are used to denote angles only. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar, 30" long, with plastic cap stamped "J & J Surveying".

TITLE COMMITMENT

Easements are taken from Title Commitment No. 9903187, prepared by Stewart Title Guaranty Company, Dated December 8, 1999, Schedule B, Section 2, denoted thus (S).

9) Building set back lines and easements per Plat Book 19, Page 25, and Plat Book 22, Page 30, as shown.

10) Easement to Columbus and Southern Ohio Electric Company, recorded in D.B. 2255, Pg. 154, as shown.

11) Conditions contained in inst. # 19990319089159, apply to the subject tract.

12) Portion of the subject tract in Vacation Ord. # 894-55, Subject to permanent easements in the vacated streets as prescribed in O.R.C. 723.041, apply and are shown.

- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - △ SPIKE SET
 - ▲ SPIKE FOUND
 - ⊠ FCE MONUMENT
- ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP, STAMPED "J & J SURVEYING".

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY PAUL K. MOORE & ASSOCIATES ON JULY 14, 1998 AND NOVEMBER 23, 1999, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

John W. Wetherill
REG. SURV. 7811
DATE 1/3/01

DATE	01/03/01
BY	JWW
REVISION	
REVISED WEST LINE TO SHOW ALL OF ALLEY	
DATE	12/20/00
BY	RJW
DATE	
BY	JWW
DATE	
BY	RJW

SURVEY & SPLIT OF 3.105 ACRES AT THE INTERSECTION OF LIVINGSTON AVE. AND JAMES RD., COLUMBUS, OH

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 REYNOLDSBURG, OHIO 43068
 PH# (614) 866-9158
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