TRACT ONE
1.704 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 33, Township 12, Range 21, Refugee Lands, and being Lots Numbered Five Hundred Seven (507) through Five Hundred Eighteen (518), inclusive, of "BERWICK MANOR", as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 28, Pages 10 and 11, and conveyed to Top Investment Co., by deeds of record, Lot Number Five Hundred Seven (507), Deed Book 2908, Page 251, Lots Numbered Five Hundred Eight (508) through Five Hundred Twelve (512), inclusive, Deed Book 2908, Page 257, Lots Numbered Five Hundred Thirteen through Five Hundred Eighteen (518), inclusive, Deed Book 2908, Page 259, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at an iron pin in the northerly right-of-way line of Cushing Drive at the southwesterly corner of Lot Number Five Hundred Six (506), as the same is shown upon the recorded plat of said "BERWICK MANOR";

thence North 86° 30' 00" West, with the northerly right-of-way line of said Cushing Drive, a distance of 665.01 feet to an iron pin at a point of curvature;

thence northwestwardly, with the arc of a curve to the right (Radius = 10.00 feet, Delta = 89° 56' 35"), the chord of which bears North 41° 31' 42" West, a chord distance of 14.14 feet to an iron pin at the point of tangency;

thence North 3° 26' 35" East, with the easterly right-of-way line of Cunard Road, a distance of 100.01 feet to an iron pin at the southwesterly corner of the 8.006 acre tract as conveyed to Top Investment Co., by deed of record in Deed Book 2785, Page 439;

thence South 86° 30' 00" East, with the southerly line of said 8.006 acre tract, a distance of 675.11 feet to an iron pin at the northwesterly corner of said Lot Number Five Hundred Six (506);

thence South 3° 30' 00" West, with the westerly line of said Lot Number Five Hundred Six (506), a distance of 110.00 feet to the place of beginning, containing 1.704 acres of land, more or less.

TRACT TWO
1.570 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 33, Township 12, Range 21, Refugee Lands, and being Lots Numbered Four Hundred Seventy (470) through Four Hundred Eighty (480), inclusive, of "BERWICK MANOR" as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 28, Pages 10 and 11, and conveyed to Top Investment Co., by deeds of record, Lots Numbered Four Hundred Seventy (470) through Four Hundred Seventy-Five (475), inclusive, Deed Book 2908, Page 255, Lots Numbered Four Hundred Seventy-Six (476) through Four Hundred Eighty (480), inclusive, Deed Book 2908, Page 253, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at an iron pin in the southerly right-of-way line of Cushing Drive at the northwesterly corner of Lot Number Four Hundred Eighty-One (481), as the same is shown upon the recorded plat of said "BERWICK MANOR";

thence South 3° 30' 00" West, with the westerly line of said Lot Number Four Hundred Eighty-One (481), a distance of 110.00 feet to an iron pin at the southwesterly corner of said Lot Number Four Hundred Eighty-One (481);

thence North 86° 30' 00" West, with the northerly line of Lots Numbered Four Hundred Fifty-Eight (458) through Four Hundred Sixty-Seven (467), inclusive, a distance of 550.11 feet to an iron pin at the northwesterly corner of said Lot Number Four Hundred Sixty-Seven (467);

thence North 3° 26' 35" East, with the easterly line of Lot Number Four Hundred Sixty-Nine (469), a distance of 35.00 feet to an iron pin at the northeasterly corner of said Lot Number Four Hundred Sixty-Nine (469);

thence North 86° 30' 00" West, with the northerly line of said Lot Number Four Hundred Sixty-Nine (469), a distance of 105.00 feet to an iron pin at the northwesterly corner of said Lot Number Four Hundred Sixty-Nine (469);

thence North 3° 26' 35" East, with the easterly right-of-way line of Cunard Road, a distance of 64.99 feet to an iron pin at a point of curvature;

thence northeastwardly, with the arc of a curve to the right (Radius = 10.00 feet, Delta = 90° 03' 25"), the chord of which bears North 48° 28' 18" East, a chord distance of 14.15 feet to an iron pin at the point of tangency;

thence South 86° 30' 00" East, with the southerly right-of-way line of said Cushing Drive, a distance of 645.22 feet to the place of beginning, containing 1.570 acres of land, more or less.

The following easements do not apply to subject property:
- Easement to Ohio Fuel Gas Company in Deed Book 2501, Page 23.
- Easement to Davis Investment Co. in Deed Book 3432, Page 936.

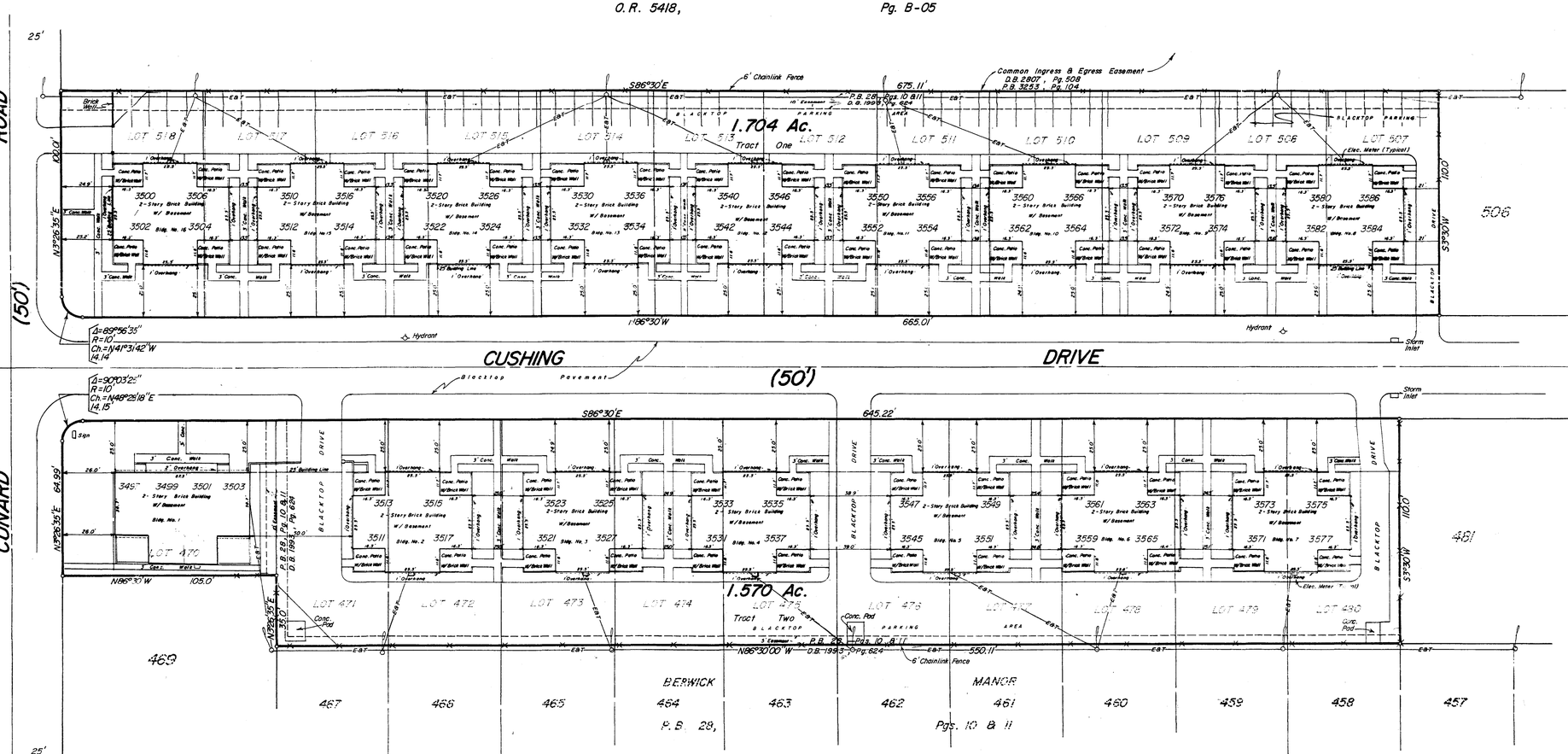
# "CUSHING ARMS"
## SURVEY OF LOTS 470 THRU 480 INCL.
## And
## LOTS 507 THRU 518 INCL. OF
## "BERWICK MANOR"
## City Of Columbus, Franklin County, Ohio

N
W E
S

30' 0 30' 60'
GRAPHIC SCALE
(IN FEET)

NOTE: Release of restrictions for lots shown hereon are of record in Deed Book 2048, Pg. 245.

Davis Columbus Properties I
8.006 Ac.
O.R. 5418, Pg. B-05





SURVEY PLATTED
[redacted] INC.
CONSULTING [redacted] SURVEYORS
GAHANNA, [redacted] 2930


The undersigned, being a registered surveyor in the State of Ohio, certifies to i) ARCS Commercial Mortgage Co., L.P., a California limited partnership, ii) Fairfield [redacted] Title Insurance Co., as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping, and includes items 1, 2, 3, 4, 7(a), 8, 9, 10 and 11(b) of Table A thereof. The field work was completed on the 20th day of March, 2000.

2. The survey was made on the ground and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

3. [redacted] of which the undersigned has been advised.

4. [redacted] encroachments (a) by the improvements on the subject property upon any adjoining properties, streets or alleys upon the subject property.

5. The location of all easements, rights of way, servitude, and [redacted] affecting the subject property and listed in the title insurance commitment dated [redacted] Commonwealth Land Title Insurance Co. with respect to the subject property, has been shown on the survey, together with appropriate recording references, and [redacted] that such matters can be located. The property shown on the survey is the property described [redacted] title commitment. The [redacted] of all improvements on the subject property is in accord with the minimum setback provisions [redacted] of record referenced [redacted] title commitment.

6. The subject property has access to and from a duly dedicated and [redacted] public street or highway.

7. Except as shown on the survey, the subject property does not serve [redacted] adjoining property for drainage, utilities, or ingress or egress.

8. The record description of the subject property forms a mathematically closed figure.

9. No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. [The survey correctly indicates the zone designated of any area shown as being within a Special Hazard Area.]

The parties listed above are entitled to rely on the survey and this certification being true and accurate.

By Thomas D. Sibbalds
Professional Surveyor No. 5908

SCALE: 1" = 30' APRIL 4, 2000

STATE OF OHIO
THOMAS D. SIBBALDS 5908
REGISTERED PROFESSIONAL SURVEYOR

37-135-E354-P408-1533-79-Tube C4-F1