

**DESCRIPTION OF 47.846 ACRES
SOUTH OF EAST MAIN STREET
EAST OF McNAUGHTEN ROAD
COLUMBUS, OHIO**

Situate in the State of Ohio, County of Franklin, Half Section 21, Township 12, Range 21, Refugee Lands, and being 47.846 acres of land, all out of the following lands owned by Schottenstein Trustees being the 4.00 acre tract described in Official Record Volume 7125 E-18, the 14.583 acre tract described in Official Record Volume 5252 E-10, Official Record Volume 5252 E-08, and Official Record Volume 5252 E-05, the 6.987 acre, and 7.00 acre tracts of land described in Official Record Volume 1073 C-05, excepting a 0.70 tract of land owned by the State of Ohio, of record in Deed Book 3114, Page 10, the 15.48 acre tract of land described in Official Record Volume 5252 E-15, excepting a 0.34 acre tract of land owned by the State of Ohio, and the 1.00 acre tract of land described in Official Record Volume 5252 E-13, excepting a 0.11 acre tract of land owned by the State of Ohio, of record in Deed Book 2982, Page 572 (all references to records being on file in the Office of the Recorder, Franklin County, Ohio) said 47.846 acre tract of land being more particularly described as follows:

Beginning for reference in the centerline of East Main Street, at its intersection with the west line of said Half Section 21, Thence North 89°16'00" East, along the centerline of said East Main Street, a distance of 356.00 feet to a point at the original northwesterly corner of said Schottenstein Trustees 1.00 acre tract, being the northwesterly corner of said 0.11 acre State of Ohio tract, Thence South 4°03'00" West, along the original westerly line of said 1.00 acre tract, the westerly line of said 0.11 acre tract, a distance of 50.17 feet to an iron pin set in the southerly right-of-way line of East Main Street, being the True Place of Beginning of the herein described 47.846 acre tract of land;

Thence North 89°16'00" East, along the southerly right-of-way line of said East Main Street, being the southerly line of said 0.11 acre, 0.34 acre, and 0.70 acre State of Ohio tracts, a distance of 1011.47 feet to an iron pin found in the easterly line of said Schottenstein Trustees 14.583 acre tract, at the southeasterly corner of said 0.70 acre tract;

Thence South 4°06'04" West, along the easterly line of said Schottenstein Trustees 14.583 acre tract, the westerly line of Idlewild Manor Extension Addition, of record in Plat Book 20, Page 15, distance of 2019.90 feet to an iron pin found, being the southeasterly corner of said 14.583 acre tract, in the northerly line of a 9.698 acre tract of land owned by Bernard R. Ruben;

Thence North 85°34'15" West, along the southerly lines of said Schottenstein Trustees 14.583 acre, 6.987 acre, and 7.00 acre tracts, the northerly line of said Bernard R. Ruben tract, a distance of 607.48 feet to an iron pin set at the southwesterly corner of said 7.00 acre tract, being the southeasterly corner of a 1.80 acre tract of land owned by Columbia Gas Transmission Company;

Thence North 4°03'00" East, along the westerly line of said Schottenstein Trustees 7.00 acre tract, the easterly line of said 1.8 acre Columbia Gas Transmission Company tract, a distance of 195.72 feet to an iron pin found at the northeasterly corner of said 1.80 acre tract, the southeast corner of said Schottenstein Trustees 15.48 acre tract;

Thence North 85°34'15" West, along the southerly line of said Schottenstein Trustees 15.48 acre tract, the northerly line of said 1.80 acre Columbia Gas Transmission Company tract, a distance of 398.69 feet to an iron pin found at the northwesterly corner of said 1.80 acre tract, the southwesterly corner of said 15.58 acre tract, being in the westerly line of a 1.00 acre tract of land owned by Gary F. and Karmyn L. Will;

Thence North 4°03'00" East, along the westerly line of said Schottenstein Trustees 15.48 acre tract, the westerly line of said 1.00 acre Will tract, a distance of 59.38 feet to an iron pin set at the northeasterly corner of said 1.00 acre Will tract, being the southeasterly corner of said Schottenstein Trustees 4.00 acre tract;

Thence North 85°34'15" West, along the southerly line of said Schottenstein Trustees 4.00 acre tract, the northerly line of said 1.00 acre Will tract, a distance of 353.78 feet to an iron pin set at the southwest corner of said 4.00 acre tract, being in the westerly line of said Half Section 21;

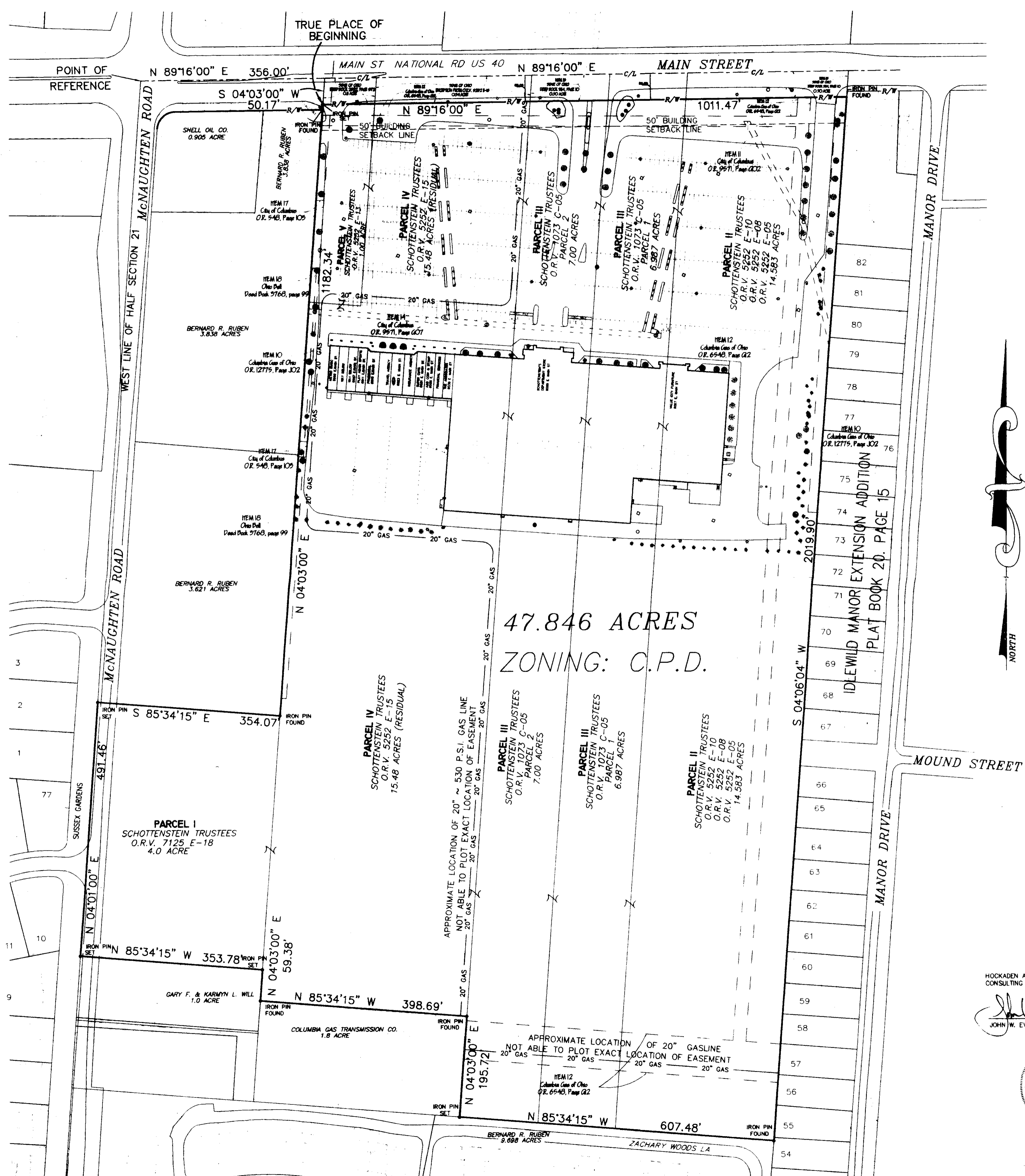
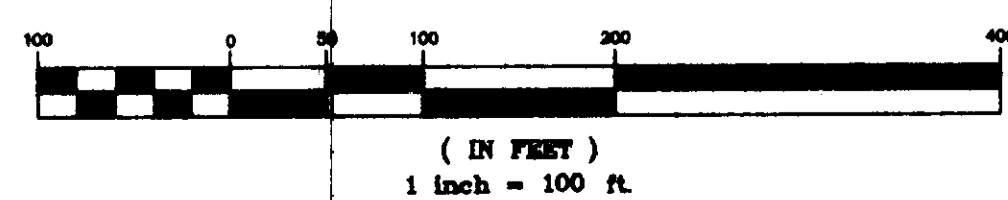
Thence North 4°01'00" East, along the westerly line of said Schottenstein Trustees 4.00 acre tract, the westerly line of said Half Section 21, a distance of 491.46 feet to an iron pin set at the northwesterly corner of said Schottenstein Trustees 4.00 acre tract, being the southwesterly corner of a 3.621 acre tract of land owned by Bernard R. Ruben;

Thence South 85°34'15" East, along the northerly line of said Schottenstein Trustees 4.00 acre tract, the southerly line of said 3.621 acre Ruben tract, a distance of 354.07 feet to an iron pin found at the northeasterly corner of said Schottenstein Trustees 4.00 acre tract, the southeasterly corner of said 3.621 acre Ruben tract, in the westerly line of said Schottenstein Trustees 15.48 acre tract;

Thence North 4°03'00" East, along the westerly line of said Schottenstein Trustees 15.48 acre tract, and 1.00 acre tract, the easterly line of said 3.621 acre, and a 3.838 acre tract of land owned by Bernard R. Ruben, passing an iron pin found on line at a distance of 1172.30 feet, a total distance of 1182.34 feet to the True Place of Beginning, and containing 47.846 acres of land.

For the purpose of this description, a bearing of North 89°16'00" East, was used on the centerline of East Main Street, being the original northerly line of owners 15.48 acre tract of land, said line being of record in Official Record Volume 5252 E-15, on file in the Office of the Recorder, Franklin County, Ohio. All other bearings then calculated from this meridian.

GRAPHIC SCALE



**47.846 ACRES
ZONING: C.P.D.**

**NOTES PERTAINING TO SCHEDULE B SECTION 2
OF "FIRST AMERICAN TITLE INSURANCE COMPANY"
COMMITMENT NO. HTA-4106C
EFFECTIVE DATE: FEBRUARY 10, 1998 AT 7:00 a.m.**

- ITEM #1 - #5, #20 & #21 ARE GENERAL STATEMENTS OR NOTES AND NOT SPECIFIC ENCUMBRANCES
- ITEM #6, #7 TAX INFORMATION
- ITEM #8 MORTGAGE INFORMATION of record in Mortgage Volume 2658, page 351. Said mortgage does effect Subject property hereon
- ITEM #9 Utility easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1079, page 290. Said easement does not effect Subject Property, said easement not plotted hereon.
- ITEM #10 Utility easement to Columbia Gas of record in Official Record Volume 12775, page J02. Said easement does effect Subject Property, said easement being plotted hereon.
- ITEM #11 Storm sewer easement to City of Columbus of record in Official Volume 9571, page G02. Said easement does effect Subject Property, said easement being plotted hereon.
- ITEM #12 Utility easement to Columbia Gas of record in Official Record Volume 6548, page G12. Said easement does effect Subject Property, said easement being plotted hereon.
- ITEM #13 Right-of-Way easement to State of Ohio of record in Deed Book 3114, page 10. Said easement does effect Subject Property, said easement being plotted hereon.
- ITEM #14 Sanitary sewer easement to City of Columbus of record in Official Volume 9571, page G07. Said easement does effect Subject Property, said easement being plotted hereon.
- ITEM #15 Utility easement to Ohio Fuel Gas Company of record in Deed Book 1817, page 484. Said easement location can not be determined, and is not plotted hereon.
- ITEM #16 Storm sewer easement to City of Columbus of record in Official Record Volume 15428, page F05. Said easement does not effect Subject Property, said easement not being plotted hereon.
- ITEM #17 Sanitary sewer easement to City of Columbus of record in Official Record 548, page 103. Said easement does effect Subject Property, said easement being plotted hereon.
- ITEM #18 Utility easement to Ohio Bell of record in Deed Book 3768, page 99. Said easement does effect Subject Property, said easement being plotted hereon.
- ITEM #19 Utility easement to Ohio Fuel Gas Company of record in Deed Book 1759, page 179. Said easement location can not be determined, and is not plotted hereon.

The undersigned, a registered land surveyor in the State of Ohio, hereby certifies to Namura Asset Capital Corporation, and to its respective successors and assigns, as follows:

1. The survey was actually made on the ground and it and the information, courses and distances shown thereon are correct; the title lines and lines of actual possession are the same; the size, location, and type of buildings and improvements are as shown and all are within the boundary lines and applicable setback lines of the property as shown on the survey.
2. All of the easements and rights-of-ways on the title commitment are either plotted on the survey or referenced as unplotted and there are no easements or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon.
3. All encroachments onto easements and/or adjacent properties are noted as encroachments from adjacent properties onto the subject property.
4. All utilities are available at lot lines through public rights-of-way or recorded easements. Utility lines do not run through or under any buildings or improvements other than pavement. Any utility transformer located on the premises is depicted hereon.
5. All drainage and flow rights and any discharge into streets, rivers or other conveyance system are shown on the survey. The survey shows the location of all storm manholes and no easements or rights-of-way over the property of others are required for drainage of surface or other water off of the property or for storm sewer and sanitary sewer facilities serving the property and said improvements.
6. The property has ingress and egress to a dedicated public right-of-way.
7. The property does not lie within any (i) flood plain or flood-prone area, or a flood plain area having special flood hazards identified as such under the Flood Disaster Protection Act of 1933, as delineated on the Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Community Panel 279 of 387, Map No. 3904900279 G, Effective Date August 2, 1995 as published by the Federal Emergency Management Agency.
8. The plot and the survey on which it is based were made (i) in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1992, and includes all items listed on Table A thereof other than items 5 and 12 and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
John W. Evers
JOHN W. EVERS P.S. 7869
March 14, 1998



DESCRIPTION	ALTA/ACSM SURVEY
LOCATION	6055 EAST MAIN STREET EAST OF I-270 COLUMBUS, OHIO
CLIENT	SCHOTTENSTEIN
PREPARED BY	HOCKADEN AND ASSOCIATES, INC. CONSULTING ENGINEERS 883 N. CASSADY AVENUE COLUMBUS, OHIO 43219 (614) 252-0993 FAX 252-0444
DRAWN BY	J.W.E.
CHECKED BY	T.R.
DATE	MAR. 98
ORDER NO.	40977
AREA NO.	36-8
SHEET	1 OF 3

C:\PROJECTS\40977\DRAWING\MORTGAGES Sun Mar 15 16:19:17 1998 LINE B HOCKADEN AND ASSOC.