Situated in the State of Ohio, County of Franklin, City of Columbus, being in Township 12, Section 28, Range 21, Refugee Lands, being 20.452 acres of land, out of that 94.957 acre tract of land conveyed to Cambridge Station of Columbus Co., by deed of record in Deed Book 2912, Page 510, Recorder's Office, Franklin County, Ohio; said 20.452 acre tract being more particularly described as follows:

Beginning, for reference, at a point in the centerline of Refugee road, said centerline being a southerly line of said Refugee Lands, a southerly line of the Congress Lands, said point being the southwesterly corner of said 94.957 acre tract, the southeasterly corner of that 10.000 acre tract described in a deed to Grace Evangelical Lutheran Church of record in Deed Book 7451, Page 13, the southwesterly corner of that tract of land as described in a deed to the County of Franklin, of record in Deed Book 3056, Page 371, both being of record in the Recorder's Office, Franklin County, Ohio, said point being located South 85° 36' 13" East, a distance of 1596.00 feet from the intersection of the centerline of said Refugee Road and Hamilton Road; thence North 4° 18' 03" East, with the easterly line of said 10.00 acre tract, the westerly line of said 94.957 acre tract, the westerly line of said County of Franklin tract, a distance of 60.00 feet to the true point of beginning, said point being the northwesterly corner of said County of Franklin tract;

Thence, from said true point of beginning, North 4° 18' 03" East, with a westerly line of said 94.957 acre tract, the easterly line of said 10.000 acre tract, a distance of 452.50 feet to a point;

Thence South 85° 36' 13" East, a distance of 127.86 feet to a point;

Thence North 4° 23' 47" East, a distance of 30.50 feet to a point;

Thence South 85° 36' 13" East, a distance of 235.00 feet to a point;

Thence North 17° 17' 07" East a distance of 36.57 feet to a point of curvature;

Thence northeastwardly, with the arc of a curve to the left, having a radius of 640.57 feet, the chord of which bears North 10° 47' 35" East, a chord distance of 144.88 feet to a point of tangency;

Thence North 4° 18' 03" East, a distance of 134.74 feet to a point;

Thence North 82° 25' 44" East, a distance of 12.77 feet to a point;

Thence South 4° 18' 03" West, a distance of 14.50 feet to a point;

Thence South 85° 36' 13" East, a distance of 468.43 feet to a point;

Thence northeastwardly with the arc of a curve to the right, having a radius of 227.25 feet, the sub-chord of which bears North 47° 35' 14" East, a sub-chord distance of 26.66 feet to a point;

Thence North 20° 27' 41" West, a distance of 152.62 feet to a point;

Thence North 69° 32' 19" East, a distance of 155.67 feet to a point;

Thence South 85° 30' 00" East, a distance of 47.83 feet to a point;

Thence North 2° 30' 02" East, a distance of 68.36 feet to a point;

Thence North 15° 07' 04" West, a distance of 186.65 feet to a point;

Thence North 1° 30' 01" East, a distance of 123.64 feet to a point;

Thence South 45° 23' 59" East, a distance of 38.44 feet to a point;

Thence North 18° 30' 01" East, a distance of 61.00 feet to a point;

Thence South 85° 30' 00" East, a distance of 281.98 feet to a point;

Thence South 4° 30' 00" West, a distance of 284.79 feet to a point;

Thence South 85° 30' 00" East, a distance of 47.23 feet to a point in the easterly line of said 94.957 acre tract;

Thence, with the easterly line of said 94.957 acre tract, the westerly bank of the Big Walnut Creek, the following three courses and distances:

(1) South 29° 53' 19" West, a distance of 100.34 feet to a point;

(2) South 12° 40' 22" West, a distance of 606.06 feet to a point;

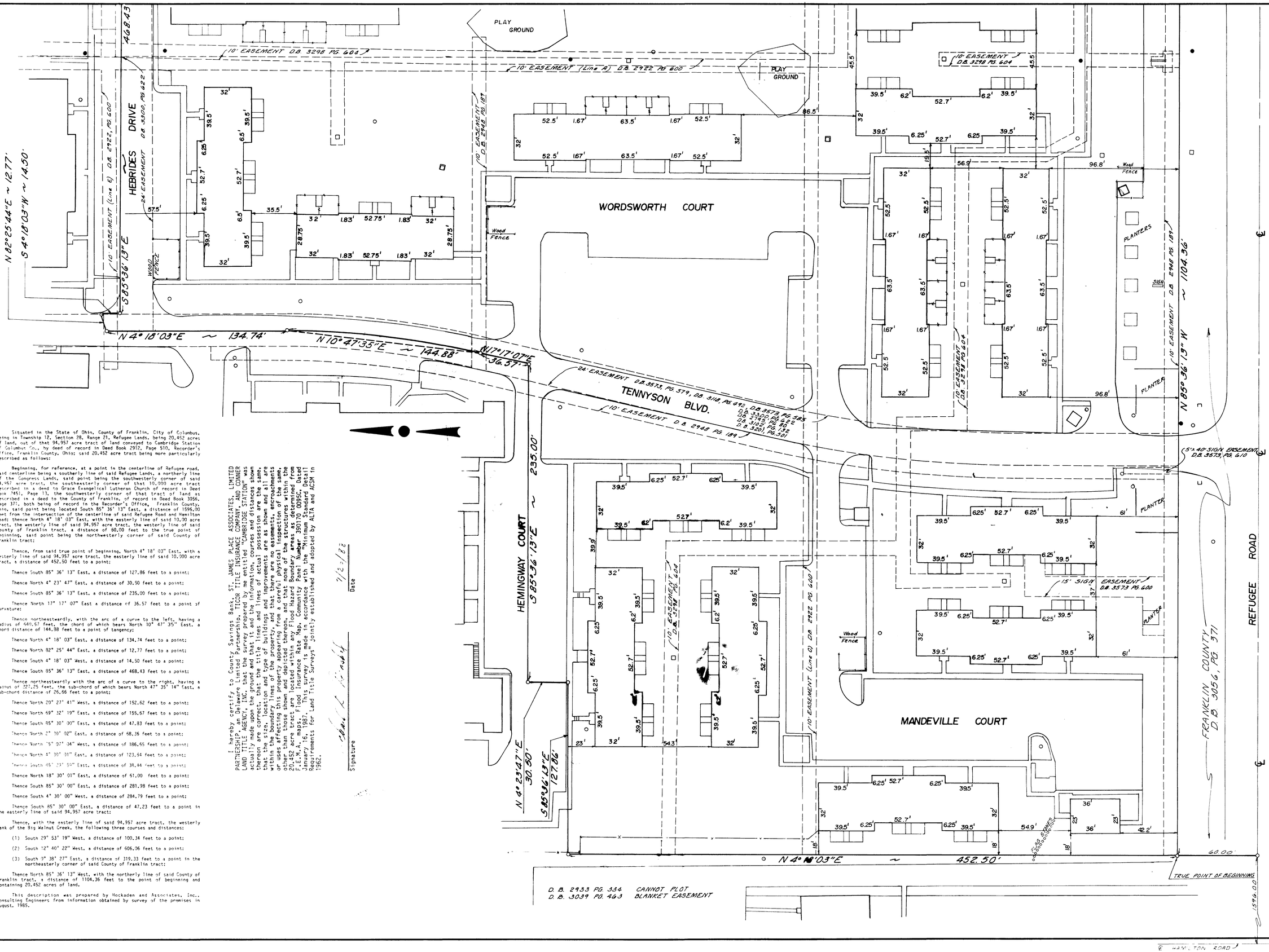
(3) South 0° 38' 27" East, a distance of 319.33 feet to a point in the northeasterly corner of said County of Franklin tract;

Thence North 85° 36' 13" West, with the northerly line of said County of Franklin tract, a distance of 1104.36 feet to the point of beginning and containing 20.452 acres of land.

This description was prepared by Hockaden and Associates, Inc., Consulting Engineers from information obtained by survey of the premises in August, 1985.

I hereby certify to County Savings Bank, ST. JAMES PLACE ASSOCIATES, LIMITED PARTNERSHIP, an Delaware Limited Partnership, TICOR TITLE INSURANCE COMPANY, AND CONNER LAND TITLE AGENCY, INC. that the survey prepared by me entitled "CAMBRIDGE STATION" was actually made upon the ground and that the information, courses and distances shown thereon are correct to the best of my knowledge and belief; that the size, location and type of buildings and improvements on said land are as shown; that all improvements are within the boundary lines of the property, and that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon, and that none of the structures within the 20.452 acre tract are located within any Flood Hazard Boundary areas as determined from F.E.M.A. maps; Flood Insurance Rate Map Community Panel Number 390170 0035C, Dated January 6, 1982. 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 1962.

Signature — Date 7/23/85



SURVEY BY E.S.M. | DRAWN BY G.E.P. | SCALE 1" = 30' | CHECKED BY R.G.G. | DATE: SEPT. 7, 1985 | SHEET NO. 1 of 3

PROJECT LOCATION
CAMBRIDGE STATION
OF COLUMBUS COMPANY

SHEET DESCRIPTION
AS-BUILT SURVEY

DATE	BY	REVISION
		VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
PHONE: (614) 252-0993

C-104-D

E. HAMILTON ROAD