

SURVEY OF ACREAGE PARCELS LOCATED IN SECTION 28, TOWNSHIP 12, RANGE 21,

REFUGEE LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Section 28, Township 12, Range 21, Refugee Lands and bounded and described as follows:

Beginning at a point in the southerly right-of-way line of Kingsland Avenue (being 60 feet in width), at the northwesterly corner of the 0.333 acre tract conveyed to Richard J. Solove, John J. Chester and Clayton W. Rose, Jr., by deed of record in Official Record 10832001;

Thence South 4° 22' 28" West, along the westerly line of said 0.333 acre tract, a distance of 144.89 feet to an iron pin set at the southwesterly corner of said tract and being in the northerly line of the 10.162 acre tract conveyed to John J. Chester, Clayton W. Rose, Jr., and Richard J. Solove, by deed of record in Deed Book 3429, Page 169;

Thence South 85° 28' 32" East, along said northerly line of the 10.162 acre tract, a distance of 294.42 feet to an iron pin found at the northeasterly corner of said tract and being in the westerly line of the 31.475 acre tract conveyed to Capreit Eastland on the Lake L. P., by deed of record in Official Record 25577809;

Thence South 4° 20' 07" West, along said westerly line of the 31.475 acre tract, a distance of 660.85 feet to an iron pin found at the southwesterly corner of said tract and being in the northerly line of the Kinco Columbus, Inc. 13.698 acre tracts of record in Official Record 13248008;

Thence North 85° 37' 49" West, along said northerly line of the 13.698 acre tract, a distance of 726.87 feet to an iron pin found in the easterly right-of-way line of Hamilton Road (State Route 317);

Thence along said right-of-way line of Hamilton Road, the following courses and distances:

North 4° 22' 11" East, 140.00 feet to an iron pin set;

North 9° 52' 49" West, 130.00 feet to an iron pin set; and,

North 4° 22' 11" East, 246.95 feet to an iron pin found at the southwesterly corner of the 1.158 acre tract conveyed to McDonalds Corporation, by deed of record in Official Record 8028H04;

Thence South 85° 28' 32" East, along the southerly line of said 1.158 acre tract, a distance of 339.20 feet to an iron pin found at the southeasterly corner of said tract;

Thence North 4° 54' 11" East, along the easterly line of said 1.158 acre tract, a distance of 150.00 feet to an iron pin found at the northeasterly corner of said tract;

Thence North 80° 28' 32" West, along the northerly line of said 1.158 acre tract, a distance of 321.55 feet to an iron pin found in the easterly right-of-way of Hamilton Road;

Thence along said right-of-way line, being the arc of a curve to the left (Delta = 20° 14' 54", Radius = 213.00 feet), a chord bearing and distance of North 14° 29' 55" East, 74.87 feet to an iron pin found at a point of tangency;

Thence North 4° 22' 28" East, continuing along said right-of-way line, a distance of 50.00 feet to an iron pin found at a point of curvature of a curve to the right;

Thence along the arc of said curve (Delta = 90° 00' 00", Radius = 20.00 feet), a chord bearing and distance of North 40° 22' 28" East, 28.28 feet to an iron pin found at a point of tangency in the southerly right-of-way line of Kingsland Avenue;

Thence South 85° 37' 32" East, along said right-of-way line, a distance of 411.83 feet to the place of beginning, containing 11.644 acres, more or less.

NOTES:

The bearings shown herein are based on the same meridian as the right-of-way line of Hamilton Road (N 4° 22' 11" W) of record in Deed Book 3535, Page 969.

Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 2622, Page 421, does not apply to subject tract.

10' Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 3755, Page 115, is centered on the cable as installed, and cannot be plotted.

10' Easement granted to Columbus and Southern Ohio Electric Company of record in Official Record 138115, is centered on the cable as installed, and cannot be plotted.

7' Easement granted to Columbus and Southern Ohio Electric Company of record in Official Record 10981108, is centered on the cable as installed, and cannot be plotted.

Surveyed & Platted

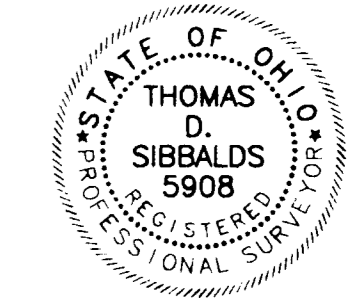
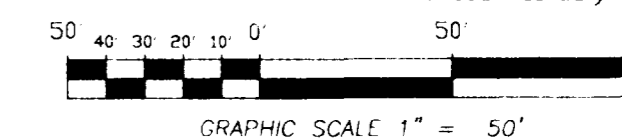
by

EVANS, MECHWART, HAMBLETON, & TILTON INC.
CONSULTING ENGINEERS AND SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
614/471-5150

I hereby certify to JOHN J. CHESTER, R. J. SOLOVE, CLAYTON W. ROSE JR., NATIONAL CITY BANK OF COLUMBUS, NA, OHMS AGENCY CORPORATION AND CHICAGO TITLE INSURANCE COMPANY that the survey prepared by me entitled "SURVEY OF ACREAGE PARCELS" was actually made upon the ground and that it and the information, courses and distances shown therein are correct, that the title lines and lines of actual possession are the same, that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements; 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; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey. According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1993) the property surveyed and shown herein lies within Zone X (Area of Minimal Flooding). Community Panel Number 39049C 0270 G. This survey is made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by ALTA and ASCM in 1992.

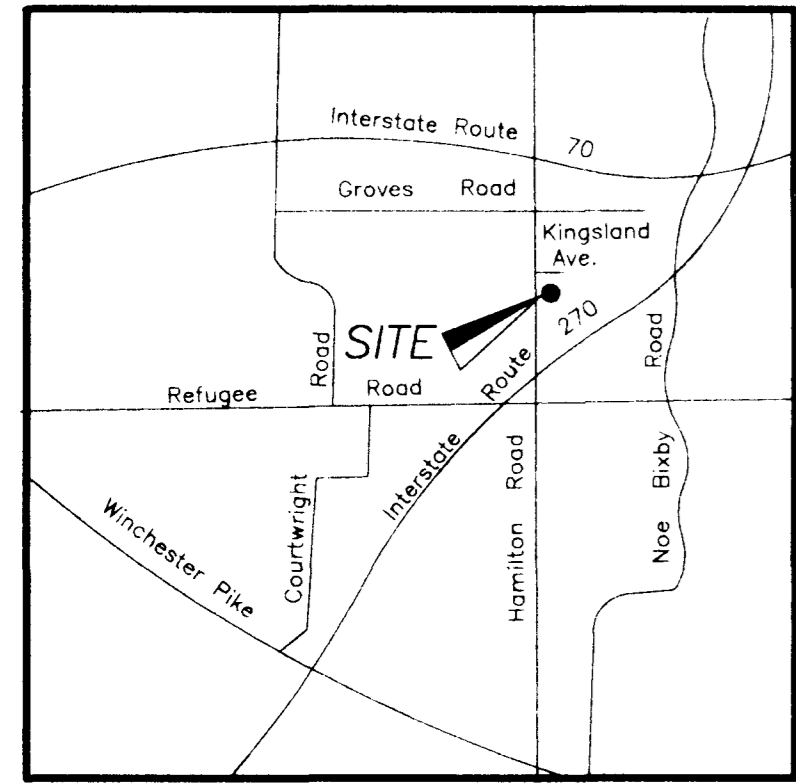
By *Thomas D. Sibbalds*
Thomas D. Sibbalds
Registered Surveyor No. 5908

SCALE 1" = 50' FEBRUARY 3, 1997
Revised February 18, 1997



86107000

- UTILITY SERVICES**
- Gas Service:**
Columbia Gas of Ohio, Inc.
920 West Goodale Boulevard
Columbus, Ohio 43212
(614) 460-2093
- Electric Service:**
American Electric Power
215 N. Front Street
Columbus, Ohio 43215
(614) 464-7700
- Telephone Service:**
Ameritech
150 East Gay Street
Columbus, Ohio 43215
(614) 223-4911
- Water Service:**
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
(614) 645-7677
- Storm Sewer & Sanitary Sewer:**
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
(614) 645-8156
- Building Regulations:**
City of Columbus
1250 Fairwood Avenue
Columbus, Ohio 43206
(614) 645-8145
- Field Location of Underground Utilities**
1-800-362-2764



- LEGEND**
- LIGHT POLE
 - IRON PIN
 - MANHOLE
 - CATCH BASIN
 - WATER VALVE
 - POWER POLE
 - FIRE HYDRANT
 - INLET
 - FIRE VALVE
 - ELECTRIC MANHOLE
 - STORM SEWER
 - SANITARY SEWER
 - GAS LINE
 - WATER LINE
 - TELEPHONE LINE
 - ELECTRIC LINE

