

MORTGAGE LOCATION SURVEY OF 10.883 ACRES and 3.921 ACRES

NOTES

TITLE WORK:

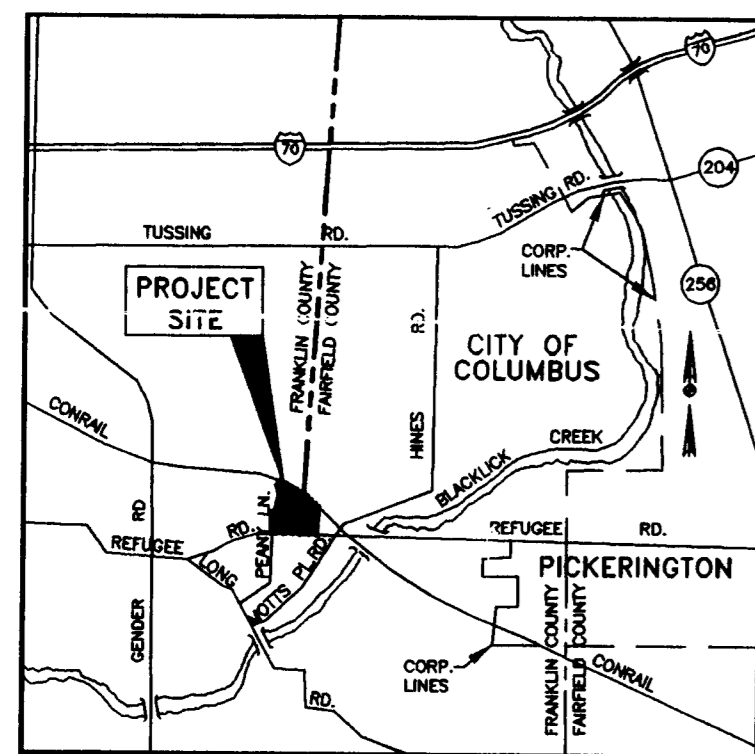
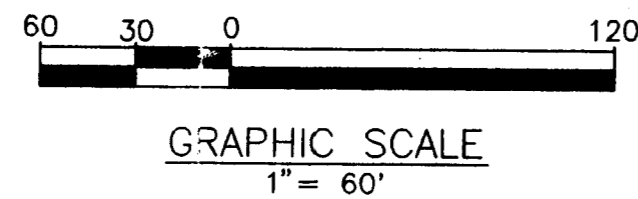
All Title work and Court House Research was provided by the Owner through Chicago Title Agency of Central Ohio Inc.

FLOOD NOTE:

This property does appear on the current County of Franklin Ohio F.E.M.A. Map Community Panel Number 390170-0100C Dated Jan. 16, 1987 and is located in Zone C.

EXISTING UTILITIES:

The existing underground utilities are shown in the most logical location based on the meters, valves, manholes and inlets. The actual location of the underground utilities may vary from what is shown on this plan.



LOCATION MAP
NOT TO SCALE

BASIS OF BEARINGS

The bearings as shown on this Survey are based upon the FRANKLIN COUNTY/FAIRFIELD COUNTY line as being North 03°55'56" East.

BLANKET EASEMENTS (These Easements are not specifically located.)

FRANKLIN COUNTY

- The Ohio Telephone & Telegraph Company D.B. 778, Pg. 465
- The Ohio Fuel Gas Company D.B. 367, Pg. 254
- Ohio-Midland Light & Power Company D.B. 1071, Pg. 361, Pg. 362, & Pg. 363
- Columbus & Southern Ohio Electric Company D.B. 1079, Pg. 344
- Ohio-Midland Light & Power Company D.B. 1136, Pg. 364
- Ohio-Midland Light & Power Company D.B. 1903, Pg. 435
- Ohio-Midland Light & Power Company D.B. 2030, Pg. 14
- Columbus & Southern Ohio Electric Company D.B. 2449, Pg. 233
- Columbus & Southern Ohio Electric Company D.B. 3148, Pg. 54

FAIRFIELD COUNTY

- The Scioto Valley Railway and Power Co. D.B. 185, Pg. 351

LIST OF ENCUMBRANCES FRANKLIN COUNTY REGISTRY OF DEEDS

REFERENCE	DESCRIPTION	DOCUMENT	GRANTEE
(A)	Underground Power Lines	O.R. 15372, Pg. C09	Columbus Southern Power Company
(B)	Power Lines	O.R. 19195, Pg. J11	Columbus Southern Power Company
FAIRFIELD COUNTY REGISTRY OF DEEDS			
(C)	Power Lines	D.B. 602, Pg. 595	Columbus Southern Power Company
(E)	Underground Power Lines	D.B. 584, Pg. 539	Columbus Southern Power Company
(F)	Sanitary Sewer	D.B. 585, Pg. 262	City of Columbus Ohio

HUMMELL GROVE MEADOWS SECTION 1
P.B. 75, Pg. 11

GENDER ASSOCIATED, LTD.
O.R. 11254-D-10 AND D-13
10.883 Acres

EXIST. ZONING AR-12

PREVIOUS DEED REFERENCE

GENDER ASSOCIATED, LTD...Official Records Volume 11254, Page D-10 and D-13
GENDER ASSOCIATED, LTD...Deed Book 560, page 135

LAKE
TRUE PLACE OF BEGINNING OF 10.883 Ac. Tract and 3.921 Ac. Tract

DESCRIPTION

10.883 ACRE TRACT
Situated in the State of Ohio, County of Franklin, City of Columbus and located in Half Section 43, Section 25, Township 12, Range 21, Refuge Lands and being 10.883 acres as conveyed to Gender Associates Limited, A Limited Partnership, by deed of record in Official Records 11254D10 and 11254D13, all references being to those of record in the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning for reference at F.C.G.S. Monument No. 9941 marking the intersection of Fairfield County and Franklin County;
Thence North 03 Degrees, 55 Minutes, 56 Seconds East, a distance of 19.09 feet to an iron pin in the northerly right-of-way line of Refugee Road and being the True Place of Beginning for the following described 10.883 acre tract;
Thence along the northerly right-of-way line of Refugee Road, North 85 Degrees, 58 Minutes, 50 Seconds West, a distance of 498.11 feet to an iron pin, said iron pin being in an arc of a curve to the left;
Thence along said arc of a curve to the left (Delta = 05 Degrees, 14 Minutes, 32 Seconds, Radius = 1170.00 feet), a chord bearing and distance of North 88 Degrees, 36 Minutes, 05 Seconds West, 107.01 feet to an iron pin;
Thence leaving the northerly right-of-way line of Refugee Road, North 01 Degrees, 13 Minutes, 22 Seconds West, a distance of 300.41 feet to an iron pin;
Thence North 38 Degrees, 31 Minutes, 18 Seconds East, a distance of 165.00 feet to an iron pin;
Thence North 11 Degrees, 38 Minutes, 18 Seconds East, a distance of 295.00 feet to an iron pin;
Thence North 13 Degrees, 59 Minutes, 33 Seconds West, a distance of 202.83 feet to an iron pin;
Thence North 33 Degrees, 06 Minutes, 54 Seconds East, a distance of 100.00 feet to an iron pin in the southerly right-of-way line of Conrail, said iron pin also being in the arc of a curve to the right;
Thence along the arc of said curve to the right (Radius = 1880.08 feet, Delta = 07 Degrees, 19 Minutes, 55 Seconds), a chord bearing and distance of South 53 Degrees, 13 Minutes, 08 Seconds East, 240.42 feet to the point of tangency;
Thence continuing along the southerly right-of-way line of Conrail, South 49 Degrees, 33 Minutes, 11 Seconds East, a distance of 366.30 feet to an iron pin, said iron pin also being the northwesterly corner of Gender Associates Limited's 3.921 acre tract as recorded in Deed Book 560, Page 135, Recorder's Office, Fairfield County, Ohio;
Thence along the line between Franklin County and Fairfield County, South 03 Degrees, 55 Minutes, 56 Seconds West, a distance of 643.41 feet to the True Place of Beginning, containing 10.883 acres, more or less.

3.921 ACRE TRACT
Situated in the State of Ohio, County of Fairfield, City of Columbus, located in Half Section 54, Section 30, Township 16, Range 20, Refuge Lands and being 3.921 acres as conveyed to Gender Associates Limited, A Limited Partnership, by deed of record in Deed Book 560, Page 135, of record in Recorder's Office, Fairfield County, Ohio and being more particularly bounded and described as follows:
Beginning for reference at the F.C.G.S. Monument No. 9941 marking the intersection of Fairfield County and Franklin County;

Thence North 03 Degrees, 55 Minutes, 56 Seconds East, a distance of 19.09 feet to an iron pin in the northerly right-of-way line of Refugee Road and being the True Place of Beginning for the following described 3.921 acre tract;
Thence along the county line between Franklin County and Fairfield County, North 03 Degrees, 55 Minutes, 56 Seconds East, a distance of 643.41 feet to an iron pin in the southerly right-of-way line of Conrail;
Thence along the southerly right-of-way line of Conrail, South 49 Degrees, 33 Minutes, 11 Seconds East, a distance of 414.40 feet to an iron pin, said iron pin also being the northwesterly corner of a 3 acre tract as conveyed to South Congregation of Jehovah's Witnesses Reynoldsburg, Inc., by deed of record in Deed Book 585, Page 749 of record in Recorder's Office, Fairfield County, Ohio;
Thence South 03 Degrees, 55 Minutes, 56 Seconds West, a distance of 371.75 feet to an iron pin in the northerly right-of-way line of Refugee Road, said iron pin being in the arc of a curve to the left;
Thence along the northerly right-of-way line of Refugee Road and said arc of a curve to the left (Delta = 01 Degree, 22 Minutes, 50 Seconds, Radius = 1661.90 feet), a chord bearing and distance of South 85 Degrees, 32 Minutes, 35 Seconds West, 40.04 feet to an iron pin on the point of reverse curvature;
Thence along said curve to the right (Delta = 09 Degrees, 10 Minutes, 00 Seconds, Radius = 1541.90 feet), a chord bearing and distance of South 89 Degrees, 26 Minutes, 10 Seconds West, 246.42 feet to the point of tangency;
Thence continuing along the northerly right-of-way line of Refugee Road, North 85 Degrees, 58 Minutes, 50 Seconds West, a distance of 47.78 feet to the True Place of Beginning, containing 3.921 acres, more or less.

CERTIFICATION BY SURVEYOR

The undersigned being a registered surveyor of the State of Ohio certified to Colony Bay East Inc., Chicago Title Insurance Company, & Star Bank as follows:

This map or plot 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 in 1988.

The survey was made on the ground on October 15, 1993, and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated in the subject property, and any other matters situated on the subject property.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated September 10, 1993 issued by Chicago Title Insurance Company No. 36-0092-10-138555 with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accordance with minimum setback provisions and restrictions of record referenced in such title commitment.

The subject property has access to and from a duly dedicated and accepted public street or highway.

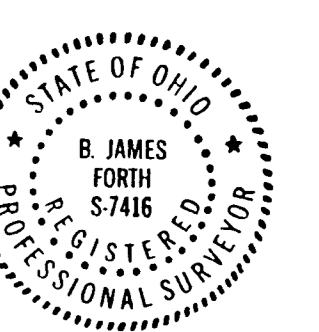
Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

The record description of the subject property forms a mathematically closed figure. 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 parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

B. James Forth
B. JAMES FORTH
Registered Surveyor No. 5-7416

22 October 93
Date



BISCHOFF & ASSOCIATES, INC.
Consulting Engineers
1125 CHAMBERS ROAD
COLUMBUS, OHIO 43212

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DATE OCT 22 1993