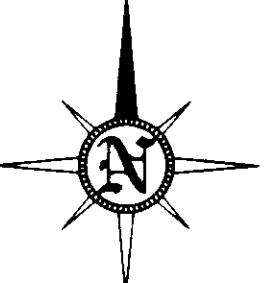
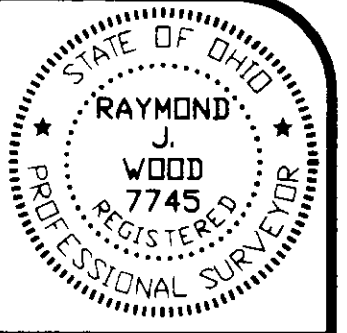


# ALTA/ACSM SURVEY OF 4.487 ACRES



SITUATED in the State of Ohio, County of Franklin, City of Upper Arlington, being a part of Quarter Township 2, Township 1, Range 19, United States Military Lands, and being part of a 7.255 acre tract conveyed to Ho-Le-La, LLP in Instrument Number (I.N.) 199911190289410, Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at a found 3/8" bolt found at the intersection of the centerlines of Riverside Dr. (60 feet wide, U.S. Rte. 33) and Henderson Rd. (60 feet wide), being the southwest corner of the said 7.255 acre tract;

THENCE around a curve to the right through a central angle of 0° degrees 57 minutes 47 seconds, with a radius of 5729.13 feet, an arc distance of 196.28 feet, a chord bearing of North 21 degrees 10 minutes 19 seconds West, and a chord distance of 196.27 feet, along the centerline of the said Riverside Dr. and a west line of the said 7.255 acre tract, to a set railroad spike, being a corner of the said 7.255 acre tract;

THENCE North 20 degrees 11 minutes 25 seconds West, 265.61 feet, along the centerline of the said Riverside Dr. and a west line of the said 7.255 acre tract, to a set railroad spike, being a southwest corner of a 0.767 acre tract conveyed to the City of Upper Arlington in I.N. 200008140162687 for Horizons Drive (50 feet wide);

THENCE North 69 degrees 38 minutes 02 seconds East, 30.00 feet, along a south line of the said 0.767 acre tract, crossing the said 7.255 acre tract, to a set iron pin, being a corner of the said 0.767 acre tract;

THENCE around a curve to the right, through a central angle of 104 degrees 33 minutes 46 seconds, with a radius of 50.00 feet, an arc distance of 91.25 feet, a chord bearing of North 32 degrees 05 minutes 25 seconds East, and a chord distance of 79.10 feet, along a line of the said 0.767 acre tract, crossing the said 7.255 acre tract, to a set iron pin, being a corner of the said 0.767 acre tract;

THENCE around a curve to the right, through a central angle of 28 degrees 14 minutes 56 seconds, with a radius of 50.00 feet, an arc distance of 73.96 feet, a chord bearing of South 81 degrees 30 minutes 14 seconds East, a chord distance of 73.91 feet, along a south line of the said 0.767 acre tract, crossing the said 7.255 acre tract, to a set iron pin, being a corner of the said 0.767 acre tract;

THENCE South 67 degrees 22 minutes 46 seconds East, 8.00 feet, along a south line of the said 0.767 acre tract, crossing the said 7.255 acre tract, to a set iron pin, being a corner of the said 0.767 acre tract;

THENCE around a curve to the left, through a central angle of 17 degrees 45 minutes 10 seconds, with a radius of 100.00 feet, an arc distance of 92.95 feet, a chord bearing of South 76 degrees 15 minutes 21 seconds East, a chord distance of 20.41 feet, along a south line of the said 0.767 acre tract, crossing the said 7.255 acre tract, to a set iron pin, being a corner of the said 0.767 acre tract;

THENCE South 85 degrees 07 minutes 56 seconds East, 193.34 feet, along a south line of the said 0.767 acre tract, crossing the said 7.255 acre tract, to a set iron pin, being a corner of the said 0.767 acre tract;

THENCE around a curve to the right, through a central angle of 48 degrees 11 minutes 23 seconds, with a radius of 25.00 feet, an arc distance of 21.03 feet, a chord bearing of South 61 degrees 02 minutes 15 seconds East, a chord distance of 20.41 feet, along a south line of the said 0.767 acre tract, crossing the said 7.255 acre tract, to a set iron pin, being a corner of the said 0.767 acre tract;

THENCE around a curve to the left, through a central angle of 49 degrees 45 minutes 34 seconds, with a radius of 50.00 feet, an arc distance of 43.42 feet, a chord bearing of South 61 degrees 49 minutes 20 seconds East, a chord distance of 42.37 feet, along a south line of the said 0.767 acre tract, crossing the said 7.255 acre tract, to a set iron pin, being the southeast corner of the said 0.767 acre tract; the southwest corner of a 0.090 acre tract conveyed to the City of Upper Arlington in I.N. 200008290173519 for the said Horizons Drive, a point in the east line of the said 7.255 acre tract, and a point in the west line of a 6.600 acre tract conveyed to GOBO, Ltd. in I.N. 199911230291810;

THENCE South 03 degrees 17 minutes 58 seconds West, 456.44 feet, along the east line of the said 7.255 acre tract and the west line of the said 6.600 acre tract, passing a set iron pin at 426.42 feet, to a point referenced by a found railroad spike with a punch mark (10.03 S, 0.00° E), being the southeast corner of the said 7.255 acre tract and the southwest corner of the said 6.600 acre tract, and being a point in the centerline of the said Henderson Rd.;

THENCE North 84 degrees 39 minutes 00 seconds West, 299.93 feet, along the south line of the said 7.255 acre tract and the centerline of the said Henderson Rd., to the Point of Beginning, containing 195,449 square feet or 4.487 acres according to a Survey by J. & J. Surveying on June 6th, 2000.

Bearings are based on the centerline of Henderson Rd. as being North 84 degrees 39 minutes 00 seconds West, as shown on P.P. 1769 F-07;

All iron pins set are 5/8" in diameter, 30" long with a cap stamped "J. & J. SURVEYING"

**TITLE COMMITMENT**  
This survey does not constitute a title search by J. & J. Surveying Services, Inc. All information regarding record easements and other documents that might affect the quality of title to the 4.487 acre tract shown herein was obtained from Title Commitment Number HTA-7020, prepared by First American Title Insurance Co., dated 6/30/03. The following comments correspond to the items numbered in the above-referenced commitment.

Schedule B - Section II denoted thus [11]

- Item No.
- Easement to the City of Columbus in D.B. 3195, pg. 215 does not apply.
  - Easement to Columbus and Southern Ohio Electric Co. (C&SOE) in D.B. 1537, pg. 201 does not apply.
  - Easement to C&SOE in O.R. 5102 J-15 does not apply.
  - Storm sewer easement in I.N. 199911230291812 applies and is plotted, near the west side of subject tract.
  - Ingress/egress easement in I.N. 200001100006781 does not apply, as Horizons Dr. has been accepted by a government entity (Upper Arlington).
  - Road Development Agreement in I.N. 199911230291997 does not apply, as Horizons Dr. has been accepted by a government entity (Upper Arlington).

**SURVEYOR'S CERTIFICATE**  
The undersigned hereby certifies to JASALE BANY NATIONAL ASSOCIATION, FIRST AMERICAN TITLE INSURANCE COMPANY and ARINGTON FIDELITY and their respective successors and assigns, that:

- The drawing on which this certificate is contained (the "Drawing"), which was prepared by the undersigned from a copy of a record of the property depicted in the Drawing (the "Property"), made on January 14, 2004, is a true and accurate survey of the Property, described by the metes and bounds description set forth on the Drawing and each parcel identified thereon (the "Parcels").
- The boundaries of the Property and each Parcel as depicted on the Drawing were established by actual field measurements and the pins, monuments or other markers were set or found as shown thereon. The Drawing accurately sets forth the area of the Property and each Parcel in acres and square feet.
- Venue ingress and egress to and from the Property is afforded via the curb cuts shown on the Drawing. Such curb cuts provide direct access to a dedicated, completed and accepted public street known as Horizons Dr. and a future road to the east.
- There are no encroachments, overlaps or overhangs by any improvements on the Property onto other property or any easement burdening the Property. There are no encroachments, overlaps or overhangs by any improvements on other property onto, over or across the Property.
- All buildings, railroad tracts, drives, parking areas or other improvements located on the Property and existing on the date of this certificate, together with the size, location and type of improvements have been accurately depicted on the Drawing, including the dimensions thereof and the relationship thereof to the boundary lines of the Property. All such improvements are within the boundaries of the Property and meet all applicable front, side and rear setback requirements.
- A copy of Title Commitment #HTA-7020, issued by Title Agency on behalf of Title Company (the "Title Commitment") has been received and reviewed (together with all documents creating the exceptions referenced in Schedule B, Section 2 of the Title Commitment), and all easements and rights-of-way shown on the Title Commitment are accurately depicted on the Drawing. Other than as shown on the Drawing, no other easement or right-of-way which may be disclosed in the Title Commitment affects the Property.
- All easements and rights-of-way are accurately depicted on the Drawing. Other than as shown on the Drawing, no other visible evidence of any easement or right-of-way affects the Property.
- All building set back lines created, reserved or imposed by all public authorities having jurisdiction over the Property, or by any of the instruments referred to in the Title Commitment have been graphically depicted on the Drawing.
- The Property is located three different flood zone designations: Zone AE, areas subject to a 100 year flood with base flood elevation determined; Zone X (shaded), areas within a 500 year flood or with less than 1 foot of flooding from a 100 year storm; and Zone X, areas outside a 500 year flood, according to two FIRM Community Panels, #39049C0136 G and #39049C0128 G, dated August 2, 1995.
- The survey of the Property and Drawing reflecting the same have been made in accordance with "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by the American Land Title Association and American Congress on Survey and Mapping.
- There are 0 parking spaces on the Property, including 0 handicapped spaces.
- The Property is zoned ORC, office and research.
- The names of the owners of all parcels which abut the Property are properly identified on the Survey.
- There is no observable evidence of earth moving work, building construction or building additions within recent months.
- The Survey identifies any changes in street right-of-way lines either completed or Proposed, and available from Upper Arlington. The Survey identifies observable evidence of recent street or sidewalk construction or repairs.
- The Survey identifies any observable evidence of the use of the Property as a solid waste dump, sump or sanitary landfill.

Date: January 14, 2004 *Raymond J. Wood*  
RAYMOND J. WOOD R.S. 7745

**ENCROACHMENTS**  
DENOTED THUS ① ②

- HENDERSON ROAD ENCROACHES ONTO THE SUBJECT TRACT AT THE SOUTHWEST CORNER, AS SHOWN.
- OVERHEAD LINES ENCROACHES ONTO THE SUBJECT PROPERTY ALONG THE RIGHT OF WAY LINE OF RIVERSIDE DR.

CITY OF UPPER ARLINGTON  
0.767 ACRES  
I.N. 200008140162687

CITY OF UPPER ARLINGTON  
0.090 ACRES  
I.N. 200008290173519

GOBO, LTD.  
6.600 ACRES  
I.N. 199911230291810

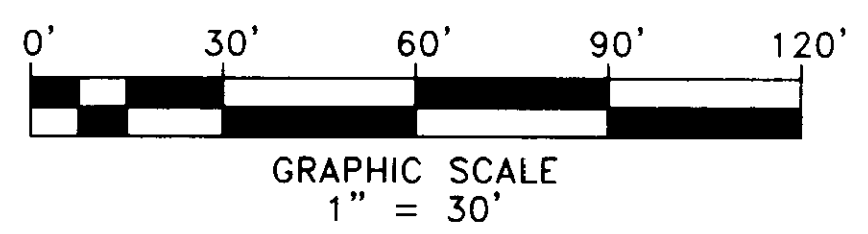
HO-LE-LA, LLP  
7.255 ACRES DEED  
I.N. 199911190289410  
RESIDUAL AREA  
195,449 SQ FT  
4.487 ACRES

**NOTE:**  
ADDITIONAL RIGHT OF WAY MAY BE TAKEN AT THE INTERSECTION OF HENDERSON RD. AND RIVERSIDE DR FOR A RIGHT TURN LANE ONTO RIVERSIDE DR, BUT PLANS ARE IN THE DEVELOPMENT STAGE.

**RECEIVED**  
JAN 15 2004  
Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

## LEGEND

- Lot Numbers
- Property Lines
- Centerline
- Sanitary Sewer
- Storm Sewer
- Water Main
- Gas Main
- Underground Lines
- Overhead Lines
- Electric Lines
- Telephone Lines
- Cable TV Lines
- All Overhead Utilities
- Ditch Line
- Man-hole
- Storm Inlet
- Drop Inlet
- Manhole
- Clean Out
- Downspout Drain
- Fire Hydrant
- Valve Box
- Gas Valve
- Water Meter
- Water Valve
- Electric Meter
- Utility Pole
- Guy Wire
- Pole Numbers
- Gas Line Marker
- Light Pole
- Yard or Flood Light
- Telephone Closure
- Electric Closure
- Cable Television Closure
- Traffic Signal Pole
- Ballard
- Utility Pull Box
- Handicap
- Fence
- Sign
- Concrete
- Evergreen Tree
- Deciduous Tree
- Stone Found
- Monument Box
- Iron Pin Set
- Iron Pin Found
- MAG Nail Set
- Railroad Spike Found
- Dead Volume
- Official Record
- Instrument Number
- Iron Pin Found
- Iron Pipe Found
- Railroad Spike Found
- MAG Nail Set
- Ditch Hole Set



**CURVE DATA**  
DISTANCES IN FEET

NUMBER	DELTA	CD	TAN	R	L	LC
C1	01°57'47"	N 21°10'19"	W 98.15	5729.13	196.28	196.27
C2	01°50'15"	N 19°16'18"	W 45.95	2865.25	91.88	91.88
C10	104°33'46"	N 32°05'25"	E 84.65	50.00	91.25	79.10
C11	28°14'56"	S 81°30'14"	E 37.75	150.00	73.96	73.21
C12	17°45'10"	S 76°15'21"	E 46.85	300.00	92.95	92.58
C13	48°11'23"	S 61°02'15"	E 11.18	25.00	21.03	20.41
C14	49°45'34"	S 61°49'20"	E 23.19	50.00	43.42	42.07

ALTA/ACSM SURVEY OF 4.487 ACRES

J. & J. SURVEYING SERVICES, INC., dba PAUL K. MOORE & ASSOCIATES  
6515 E. LIVINGSTON AVENUE  
REYNOLDSBURG, OHIO 43068  
PH# (614) 866-9156  
FAX# (614) 866-9132  
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