SURVEY OF ACERAGE PARCELS
Located In
Quarter Township 2, Township 2, Range 18
United States Military Lands
City Of Columbus, Franklin County, Ohio

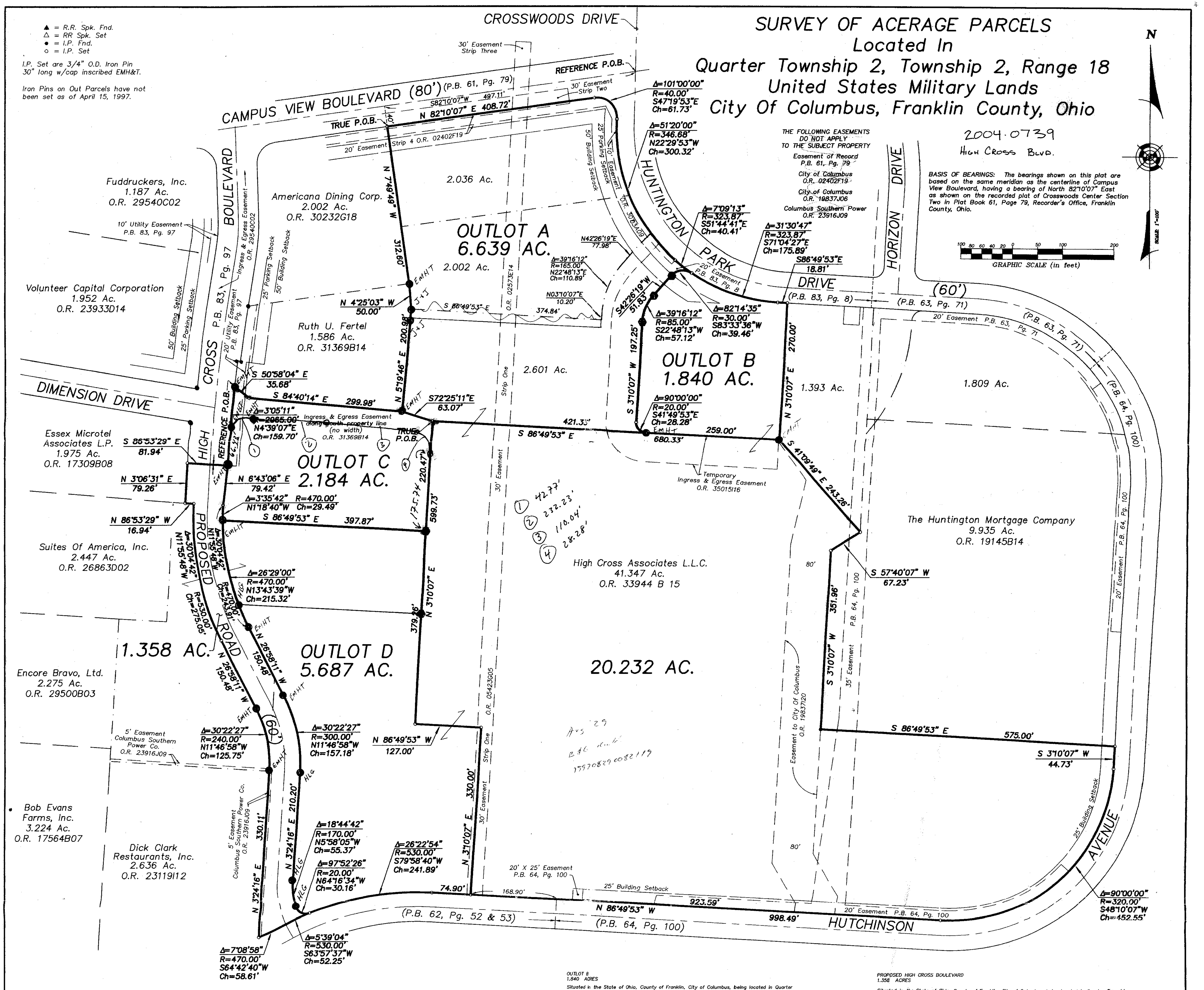

EXHIBIT B – TRACT 2
14.510 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 2, Range 18, United States Military Lands and being 14.510 acres of that 41.347 acre tract of land as conveyed to High Cross Associates L.L.C. by deed of record in Official Record 33944B15, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follow:

Beginning for reference at the centerline intersection of Campus View Boulevard and Crosswoods Drive as shown on the recorded plat of that subdivision entitled "Crosswoods Center Section Two" as recorded in Plat Book 61, Page 79;

thence South 82° 10' 07" West, being along the centerline of said Campus View Boulevard, a distance of 497.11 feet to a point;

thence South 7° 49' 53" East, a distance of 40.00 feet to an iron pin set in the southerly right-of-way line at the northeasterly corner of that 2.002 acre tract as conveyed to American Dining Corp. by deed of record in Official Record 30232G18, said iron pin also being the True Point of Beginning for the tract herein intended to be described;

thence North 82° 10' 07" East, leaving said Point of Beginning and being along the southerly right-of-way line of said Campus View Boulevard, a distance of 408.72 feet to an iron pin set at a point of curvature of a curve to the right;

thence southeasterly, being along the arc of said curve (Delta = 101° 00' 00", Radius = 40.00 feet), a chord bearing and distance of South 47° 19' 53" East, 61.73 feet to an iron pin at a point of reverse curvature in the westerly right-of-way line of Huntington Park Drive as shown on the recorded plat of that subdivision entitled "Crosswoods Center Section Six" of record in Plat Book 83, Page 8;

thence being along the westerly and southwesterly right-of-way lines of said Huntington Park Drive, the following courses (2) and distances:

Southeasterly, along the arc of said curve to the left (Delta = 51° 20' 00", Radius = 346.68 feet), a chord bearing and distance of South 22° 29' 53" East, 300.32 feet to an iron pin set at a point of compound curvature; and

Southeasterly, along the arc of said compound curve (Delta = 7° 09' 13", Radius = 323.87 feet), a chord bearing and distance of South 51° 44' 41" East, 40.41 feet to an iron pin set on the arc of a curve to the left;

thence leaving said right-of-way line and crossing said 41.347 acre tract, the following nine (9) courses and distances:

Southwesterly, along the arc of said curve (Delta = 82° 14' 35", Radius = 30.00 feet), a chord bearing and distance of South 83° 33' 36" West, 39.46 feet to an iron pin set at a point of tangency;

South 42° 26' 19" West, a distance of 51.83 feet to an iron pin set at a point of curvature of a curve to the left;

Southwesterly, along the arc of said curve to the left (Delta = 39° 16' 12", Radius = 85.00 feet), a chord bearing and distance of South 22 48' 13" West, 57.12 feet to an iron pin at a point of tangency;

South 3° 10' 07" West, a distance of 197.25 feet to an iron pin set at a point of curvature of a curve to the left;

Southeasterly, along the arc of said curve to the left (Delta = 90° 00' 00", Radius = 20.00 feet), a chord bearing and distance of South 41° 49' 53" East, 28.28 feet to an iron pin set at a point of tangency;

North 86° 49' 53" West, a distance of 421.33 feet to an iron pin set;

South 3° 10' 07" West, a distance of 599.73 feet to an iron pin in the southerly right-of-way of Huntington Park Drive as shown of record in Plat Book 83, Page 8;

South 86° 49' 53" East, a distance of 127.01 feet to an iron pin; and;

South 3° 10' 07" West, a distance of 330.00 feet to an iron pin in the northerly right-of-way line of Hutchinson Avenue as shown upon the recorded plat entitled "Crosswoods Center Section 3" of record in Plat Book 62, Pages 52 and 53;

thence North 86° 49' 53" West, being along the northerly right-of-way line of said Hutchinson Avenue as shown of record in Plat Book 62, Page 52, a distance of 74.90 feet to an iron pin at a point of curvature of a curve to the left;

thence southwesterly, continuing along the northerly right-of-way line of Hutchinson Avenue on the arc of said curve (Delta = 26° 22' 54", Radius = 530.00 feet), a chord bearing and distance of South 79° 58' 40" West, 241.89 feet to an iron pin;

thence leaving said northerly right-of-way line and being along the proposed easterly right-of-way line of High Cross Boulevard, the following seven (7) courses and distances:

Northwesterly, being along the arc of a curve to the right (Delta = 97° 52' 26", Radius = 20.00 feet), a chord bearing and distance of North 64° 16' 34" West, 30.16 feet to an iron pin at a point of compound curvature;

Northwesterly, being along the arc of said curve to the right (Delta = 18° 44' 42", Radius = 170.00 feet), a chord bearing and distance of North 5° 58' 05" West, 55.37 feet to an iron pin at a point of tangency;

North 3° 24' 16" East, a distance of 210.20 feet to an iron pin at a point of curvature of a curve to the left;

Northwesterly, being along the arc of said curve (Delta = 30° 22' 27", Radius = 300.00 feet), a chord bearing and distance of North 11 46' 58" West, 157.18 feet to an iron pin at a point of tangency;

North 26° 58' 11" West, a distance of 150.48 feet to an iron pin at a point of curvature of a curve to the right;

Northwesterly, being along the arc of said curve (Delta = 30° 04' 42", Radius = 470.00 feet), a chord bearing and distance of North 11° 55' 48" West, 243.91 feet to an iron pin; and

North 6° 43' 06" East, a distance of 79.42 feet to an iron pin set at the southerly terminus of High Cross Boulevard as shown on the plat of that subdivision entitled "High Cross Boulevard – Dimension Drive" in Plat Book 83, Page 97;

thence northeasterly, being along said easterly right-of-way line as shown in said Plat Book, on the arc of a curve to the right (Delta = 3° 05' 11", Radius = 2965.00 feet), a chord bearing and distance of North 4° 39' 07" East, 159.70 feet to an iron pin set at the southwesterly corner of that 1.586 acre tract as conveyed to Ruth U. Fertal, by deed of record in Official Record 31369B14;

thence leaving said easterly right-of-way line and being along the southerly line of said 1.586 acre tract, the following two (2) courses and distances:

South 50° 58' 04" East, a distance of 35.68 feet to an iron pin set; and

South 84° 40' 14" East, a distance of 299.98 feet to an iron pin set at the southeasterly corner of said 1.586 acre tract;

thence North 5° 19' 46" East, being along the easterly line of said 1.586 acre tract, a distance of 200.98 feet to an iron pin at an angle point in said line;

thence North 4° 25' 03" West, continuing along the easterly line of said 1.586 acre tract, a distance of 50.00 feet to an iron pin at the southeasterly corner of that 2.002 acre tract conveyed to Americana Dining Corp. by deed of record in Official Record 30232G18;

thence North 7° 49' 49" West, being along the easterly line of said 2.002 acre tract, a distance of [illegible] ...ce of beginning, containing 14.510 acres of land, more or less.

...-ways and/or easements, if any, of previous record.

...idian as the centerline of Campus View Boulevard ...as shown on the recorded plat of Crosswoods Center ...r's Office, Franklin County, Ohio.

EXHIBIT C – TRACT 1
20.232 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter township 2, Township 2, Range 18, United States Military Lands and being 20.232 acres of that 41.347 acre tract of land as conveyed to High Cross Associates L.L.C. by deed of record in Official Record 33944B15, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning for reference at an iron pin set in the easterly right-of-way line of High Cross Boulevard, of record in Plat Book 83, Page 97, being the southwesterly corner of that 1.586 acre tract as conveyed to Ruth U. Fertal, by deed of record in Official Record 31369B14;

thence leaving said easterly right-of-way line and being along the southerly line of said 1.586 acre tract, the following two (2) courses and distances:

South 50° 58' 04" East, a distance of 35.68 feet to an iron pin set; and

South 84° 40' 14" East, a distance of 299.98 feet to an iron pin set at the southeasterly corner of said 1.586 acre tract;

thence South 72° 25' 11" East, a distance of 63.07 feet to an iron pin at the True Point of Beginning for the tract herein intended to be described;

thence being across said 41.347 acre tract, the following two (2) courses and distances:

South 86° 49' 53" East, a distance of 680.33 feet to an iron pin set; and

South 41° 09' 49" East, a distance of 243.26 feet to an iron pin found in the westerly line of that 9.935 acre tract as conveyed to The Huntington Mortgage Company by deed of record in Official Record 19145B14;

thence South 57° 40' 07" West, being along the westerly line of said 9.935 acre tract, a distance of 67.23 feet to an iron pin found;

thence South 3° 10' 07" West, continuing along the westerly line of said 9.935 acre tract as conveyed to The Huntington Mortgage Company by deed of record in Official Record 19145B14, a distance of 351.96 feet to an iron pin at the southwesterly corner of said 9.935 acre tract;

thence South 86° 49' 53" East, being along the southerly line of said 9.935 acre tract, a distance of 575.00 feet to an iron pin set in the westerly right-of-way line of said Huntington Park Avenue;

thence along said westerly right-of-way line and along the northerly right-of-way line of said Hutchinson Avenue, of record in Plat Book 62, Page 52 and Plat Book 64, Page 100, the following three (3) courses and distances:

South 3° 10' 07" West, a distance of 44.73 feet to an iron pin set at a point of curvature of a curve to the left;

Southwesterly, along the arc of said curve to the left (Delta = 90° 00' 00", Radius = 320.00 feet), a chord bearing and distance of South 48° 10' 07" West, 452.55 feet to an iron pin set at a point of tangency; and

North 86° 49' 53" West, a distance of 923.59 feet to an iron pin set;

thence leaving said northerly right-of-way line and across said 41.347 acre tract, the following three (3) courses and distances:

North 3° 10' 07" East, a distance of 330.00 feet to an iron pin set;

North 86° 49' 53" West, a distance of 127.00 feet to an iron pin set; and,

North 3° 10' 07" East, a distance of 599.73 feet to the True Point of Beginning, containing 20.232 acres of land, more or less.

Subject, however, to all legal right-of-ways and/or easements, if any, of previous record.

The bearings are based on the same meridian as the centerline of Campus View Boulevard, having a bearing of North 82° 10' 07" East, as shown on the recorded plat of Crosswoods Center Section Two in Plat Book 61, Page 79, Recorder's Office, Franklin County, Ohio.

OUTLOT A
6.638 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 2, Range 18, United States Military Lands and being 6.638 acres of that 41.347 acre tract of land as conveyed to High Cross Associates L.L.C. by deed of record in Official Record 33944B15, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follow:

Beginning for reference at the centerline intersection of Campus View Boulevard and Crosswoods Drive as shown on the recorded plat of that subdivision entitled "Crosswoods Center Section Two" as recorded in Plat Book 61, Page 79;

thence South 82° 10' 07" West, being along the centerline of said Campus View Boulevard, a distance of 497.11 feet to a point;

thence South 7° 49' 53" East, a distance of 40.00 feet to an iron pin set in the southerly right-of-way line at the northeasterly corner of that 2.002 acre tract as conveyed to American Dining Corp. by deed of record in Official Record 30232G18, said iron pin also being the True Point of Beginning for the tract herein intended to be described;

thence North 82° 10' 07" East, leaving said Point of Beginning and being along the southerly right-of-way line of said Campus View Boulevard, a distance of 408.72 feet to an iron pin set at a point of curvature of a curve to the right;

thence southeasterly, being along the arc of said curve (Delta = 101° 00' 00", Radius = 40.00 feet), a chord bearing and distance of South 47° 19' 53" East, 61.73 feet to an iron pin at a point of reverse curvature in the westerly right-of-way line of Huntington Park Drive as shown on the recorded plat of that subdivision entitled "Crosswoods Center Section Six" of record in Plat Book 83, Page 8;

thence being along the westerly and southwesterly right-of-way lines of said Huntington Park Drive, the following courses (2) and distances:

Southeasterly, along the arc of said curve to the left (Delta = 51° 20' 00", Radius = 346.68 feet), a chord bearing and distance of South 22° 29' 53" East, 300.32 feet to an iron pin set at a point of compound curvature; and

Southeasterly, along the arc of said compound curve (Delta = 7° 09' 13", Radius = 323.87 feet), a chord bearing and distance of South 51° 44' 41" East, 40.41 feet to an iron pin set on the arc of a curve to the left;

thence leaving said right-of-way line and crossing said 41.347 acre tract, the following seven (7) courses and distances:

Southwesterly, along the arc of said curve (Delta = 82 14' 35", Radius = 30.00 feet), a chord bearing and distance of South 83° 33' 36" West, 39.46 feet to an iron pin set at a point of tangency;

South 42° 26' 19" West, a distance of 51.83 feet to an iron pin set at a point of curvature of a curve to the left;

Southwesterly, along the arc of said curve to the left (Delta = 39° 16' 12", Radius = 85.00 feet), a chord bearing and distance of South 22° 48' 13" West, 57.12 feet to an iron pin at a point of tangency;

South 3° 10' 07" West, a distance of 197.25 feet to an iron pin set at a point of curvature of a curve to the left;

Southeasterly, along the arc of said curve to the left (Delta = 90 00' 00", Radius = 20.00 feet), a chord bearing and distance of South 41° 49' 53" East, 28.28 feet to an iron pin set at a point of tangency;

North 86° 49' 53" West, a distance of 421.33 feet to an iron pin set; and,

North 72° 25' 11" West, a distance of 63.07 feet to an iron pin at the southeasterly corner of that 1.586 acre tract as conveyed to Ruth U. Fertel by deed of record in Official Record 31369B14;

thence North 5° 19' 46" East, being along the easterly line of said 1.586 acre tract, a distance of 200.98 feet to an iron pin at an angle point in said line;

thence North 4° 25' 03" West, continuing along the easterly line of said 1.586 acre tract, a distance of 50.00 feet to an iron pin at the southeasterly corner of said 2.002 acre tract conveyed to Americana Dining Corp.;

thence North 7° 49' 49" West, being along the easterly line of said 2.002 acre tract, a distance of 312.60 feet to the place of beginning, containing 6.638 acres of land, more or less.

Subject, however, to all legal right-of-ways and/or easements, if any, of previous record.

Bearings contained herein are based on the same meridian as the bearing of the southerly right-of-way line of Campus Boulevard (North 82° 10' 07" East), of record in Plat book 61, Page 79.

OUTLOT B
1.840 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 2, Range 18, United States Military Lands and being part of that 41.347 acre tract as conveyed to High Cross Associates L.L.C. by deed of record in Offical Record 33944B15, all references being to records in the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at an iron pin in the southerly right-of-way line of Huntington Park Drive as shown of record in Plat Book 83, Page 8, being located North 86° 49' 53" West, a distance of 170.00 feet from the northeasterly corner of said 41.347 acre tract, also being the northwesterly corner of that 9.935 acre tract as conveyed to The Huntington Mortgage Company by deed of record in Official Record 19145B14;

thence leaving said southerly right-of-way line and crossing said 41.347 acre tract, the following courses (7) and distances:

South 3° 10' 07" West, a distance of 270.00 feet to an iron pin;

North 86° 49' 53" West, a distance of 259.00 feet to an iron pin at a point of curvature of a curve to the right;

Northwesterly, along the arc of said curve (Delta = 90° 00' 00", radius = 20.00 feet), a chord bearing and distance of North 41° 49' 53" West, 28.28 feet to an iron pin at a point of tangency;

North 3° 10' 07" East, a distance of 197.25 feet to an iron pin at a point of curvature of a curve to the right;

Northeasterly, along the arc of said curve (Delta = 39° 16' 12", Radius = 85.00 feet), a chord bearing and distance of North 22° 48' 13" East, 57.12 feet to an iron pin at a point of tangency;

North 42° 26' 19" East, a distance of 51.83 feet to an iron pin at a point of curvature of a curve to the right;

Northeasterly, along the arc of said curve (Delta = 82° 14' 35", Radius = 30.00 feet), a chord bearing and distance of North 83° 33' 36" East, 39.46 feet to an iron pin in the southerly right-of-way line of Huntington Park Drive on the arc of a curve to the left;

thence southeasterly, being along the arc of said curve (Delta = 31° 30' 47", Radius = = 323.87 feet), a chord bearing and distance of South 71° 04' 27" East, 175.89 feet to an iron pin at a point of tangency;

thence South 86° 49' 53" East, a distance of 18.81 feet to the place of beginning, containing 1.840 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based on the same meridian as the centerline of Campus View Boulevard, having a bearing of North 82° 10' 07" East, as shown on the recorded plat of Crosswoods Center Section Two in Plat Book 61, Page 79, Recorder's Office, Franklin County, Ohio.

OUTLOT C
2.184 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 2, Range 18, United States Military Lands and being 2.184 acres of that 41.347 acre tract as conveyed to Highcross Associates L.L.C. by deed of record in Official Record 33944B15, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at an iron pin in the easterly right-of-way line of High Cross Boulevard at the southerly terminus of said Boulevard as shown in Plat Book 83, Page 97;

thence northeasterly, being along said easterly right-of-way line as shown in said Plat Book, on the arc of a curve to the right (Delta = 3° 05' 11", Radius = 2965.00 feet), a chord bearing and distance of North 4° 39' 07" East, 159.70 feet to an iron pin set at the southwesterly corner of that 1.586 acre tract as conveyed to Ruth U. Fertal, by deed of record in Official Record 31369B14;

thence leaving said easterly right-of-way line and being along the southerly line of said 1.586 acre tract, the following two (2) courses and distances:

South 50° 58' 04" East, a distance of 35.68 feet to an iron pin set; and

South 84° 40' 14" East, a distance of 299.98 feet to an iron pin set at the southeasterly corner of said 1.586 acre tract;

thence leaving said southerly line and crossing said 41.347 acre tract the following courses (3) and distances:

South 72° 25' 11" East, a distance of 63.07 feet to an iron pin;

South 3° 10' 07" West, a distance of 220.47 feet to an iron pin; and,

North 86° 49' 53" West, a distance of 397.87 feet to an iron pin in the proposed easterly right-of-way line of High Cross Boulevard on the arc of a curve to the right;

thence Northeasterly, being along said proposed right-of-way on the arc of said curve (Delta = 3° 35' 42", Radius = 470.00 feet), a chord bearing and distance of North 1° 18' 40" East, 29.49 feet to a point of tangency;

thence North 6° 43' 06" East, continuing along the proposed easterly right-of-way line of High Cross Boulevard, a distance of 79.42 feet to the place of beginning, containing 2.184 acres of land, more or less.

Subject, however, to all legal right-of-ways and/or easements, if any, of previous record.

The bearings are based on the same meridian as the centerline of Campus View Boulevard having a bearing of North 82° 10' 07" East, as shown on the recorded plat of Crosswoods Center Section Two in Plat Book 61, Page 79, Recorder's Office, Franklin County, Ohio.

OUTLOT D
5.688 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 2, Range 18, United States Military Lands and being 5.688 acres of that 41.347 acre tract as conveyed to Highcross Associates L.L.C. by deed of record in Official Record 33944B15, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at an iron pin in the northerly right-of-way line of Hutchinson Avenue, being located North 86° 49' 53" West, a distance of 168.90 feet from the easterly terminus of Hutchinson Avenue as shown upon the recorded plat entitled "Crosswoods Center Section 3" of record in Plat Book 62, Pages 52 and 53;

thence North 86° 49' 53" West, being along the northerly right-of-way line of Hutchinson Avenue, a distance of 74.90 feet to an iron pin at a point of curvature of a curve to the left;

thence southwesterly, continuing along the northerly right-of-way line of Hutchinson Avenue on the arc of said curve (Delta = 26° 22' 54", Radius = 530.00 feet), a chord bearing and distance of South 79° 58' 40" West, 241.89 feet to an iron pin;

thence leaving said northerly right-of-way line and being along he proposed easterly right-of-way line of High Cross Boulevard, the following courses (6) and distances:

Northwesterly, being along the arc of a curve to the right (Delta = 97° 52' 26", Radius = 20.00 feet), a chord bearing and distance of North 64° 16' 34" West, 30.16 feet to an iron pin at a point of compound curvature;

Northwesterly, being along the arc of said curve to the right (Delta = 18° 44' 42", Radius = 170.00 feet), a chord bearing and distance of North 5° 58' 05" West, 55.37 feet to an iron pin at a point of tangency;

North 3° 24' 16" East, a distance of 210.20 feet to an iron pin at a point of curvature of a curve to the left;

Northwesterly, being along the arc of said curve (Delta = 30° 22' 27", Radius = 300.00 feet), a chord bearing and distance of North 11° 46' 58" West, 157.18 feet to an iron pin at a point of tangency;

North 26° 58' 11" West, a distance of 150.48 feet to an iron pin at a point of curvature of a curve to the right; and

Northwesterly, being along the arc of said curve (Delta = 26° 29' 00", Radius = 470.00 feet), a chord bearing and distance of North 13° 43' 39" West, 215.32 feet to an iron pin;

thence leaving said proposed right-of-way line and crossing said 41.347 acre tract, the following courses (4) and distances:

South 86° 49' 53" East, a distance of 397.87 feet to an iron pin;

South 3° 10' 07" West, a distance of 379.26 feet to an iron pin;

South 86° 49' 53" East, a distance of 127.01 feet to an iron pin; and;

South 3° 10' 07" West, a distance of 330.00 feet to the place of beginning, containing 5.688 acres of land, more or less.

Subject, however, to all legal right-of-ways and/or easements, if any, of previous record.

The bearings are based on the same meridian as the centerline of Campus View Boulevard having a bearing of North 82° 10' 07" East, as shown on the recorded plat of Crosswoods Center Section Two in Plat Book 61, Page 79, Recorder's Office, Franklin County, Ohio.

PROPOSED HIGH CROSS BOULEVARD
1.358 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 2, Range 18, United States Military Lands and being 1.358 acres of that 41.347 acre tract of land as conveyed to High Cross Associates L.L.C. by deed of record in Official Record 33944B15, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follow:

Beginning at an iron pin in the easterly right-of-way of High Cross Boulevard at the southerly terminus of said Boulevard as shown in Plat Book 83, Page 97;

thence leaving said southerly terminus and crossing said 41.347 acre tract along the easterly right-of-way line of proposed High Cross Boulevard, the following courses (7) and distances:

South 6° 43' 06" West, a distance of 79.42 feet to an iron pin at a point of curvature of a curve to the left;

Southeasterly, being along the arc of said curve (Delta = 30° 04' 42", Radius = 470.00 feet), a chord bearing and distance of South 11° 55' 48" East, 243.91 feet to an iron pin at a point of tangency;

South 26° 58' 11" East, a distance of 150.48 feet to an iron pin at a point of curvature of a curve to the right;

Southeasterly, being along the arc of said curve (Delta = 30° 22' 27", Radius = 300.00 feet), a chord bearing and distance of South 11° 46' 58" East, 157.18 feet to an iron pin at a point of tangency;

South 3° 24' 16" West, a distance of 210.20 feet to an iron pin at a point of curvature of a curve to the left;

Southeasterly, being along the arc of said curve (Delta = 18° 44' 42", Radius = 170.00 feet), a chord bearing and distance of South 5° 58' 05" East, 55.37 feet to an iron pin at a point of compound curvature; and,

Southeasterly, being along the arc of said curve to the left (Delta = 97° 52' 26", Radius = 20.00 feet), a chord bearing and distance of South 64° 16' 34" East, 30.16 feet to an iron pin in the northerly right-of-way of Hutchinson Avenue as shown in Plat Book 62, Page 52;

thence southwesterly, being along the northerly right-of-way line of said Hutchinson Avenue on the arc of a curve to the left (Delta = 5° 39' 04", Radius = 530.00 feet), a chord bearing and distance of South 63° 57' 37" West, 52.25 feet to an iron pin at a point of reverse curvature;

thence southwesterly, continuing along the northerly right-of-way line of said Hutchinson Avenue on the arc of said curve to the right (Delta = 7° 08' 58", Radius = 470.00 feet), a chord bearing and distance of South 64° 42' 40" West, 58.61 feet to an iron pin at the southeasterly corner of that 2.636 acre tract as conveyed to Dick Clark Restaurants, Inc. by deed of record in Official Record 23119I12;

thence North 3° 24' 16" East, being along the easterly line of said 2.636 acre tract, a distance of 330.11 feet to an iron pin at the northeasterly corner of said 2.636 acre tract at a point of curvature of a curve to the left;

thence being along the westerly right-of-way line of proposed High Cross Boulevard, the following courses (4) and distances:

Northwesterly, being along the arc of said curve (Delta = 30° 22' 27", Radius = 240.00 feet), a chord bearing and distance of North 11° 46' 58" West, 125.75 feet to an iron pin at a point of tangency;

North 26° 58' 11" West, a distance of 150.48 feet to an iron pin at a point of curvature of a curve to the right;

Northwesterly, being along the arc of said curve (Delta = 30° 04' 42", Radius = 530.00 feet), a chord bearing and distance of North 11 55' 48" West, 275.05 feet to an iron pin at a point of tangency; and,

North 86 53' 29" West, a distance of 16.94 feet to an iron pin at the southeasterly corner of that 1.975 acre tract as conveyed to Essex Microtel Associates L.P. by deed of record in Official Record 17309B08;

thence North 3 06' 31" East, being along the easterly line of said 1.975 acre tract, a distance of 79.26 feet to an iron pin at the southerly terminus of said High Cross Boulevard as shown in Plat Book 83, Page 97;

thence South 86 53' 29" East, being along the southerly terminus of said High Cross Boulevard, a distance of 81.94 feet to the place of beginning, containing 1.358 acres of land, more or less.

Subject, however, to all legal right-of-ways and/or easements, if any, of previous record.

The bearings are based on the same meridian as the centerline of Campus View Boulevard having a bearing of North 82 10' 07" East, as shown on the recorded plat of Crosswoods Center Section Two in Plat Book 61, Page 79, Recorder's Office, Franklin County, Ohio.

EMH&T INC.
CONSULTING ENGINEERS & SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
(614) 471-5150

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of B & G Realty, Inc., Title First Agency, Inc. and all lenders that lend money secured by the Property (as defined below) within one (1) year of the date hereof, and their respective successors and assigns.

The undersigned hereby certifies to the aforesaid parties, as of the date set forth below, that:

A. This survey is an accurate representation of the premises described in Title First Agency, Inc. Commitment No. 75146298, dated June 24, 1997 (the "Property"), that was made on the ground as per the field notes shown hereon in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and revised by A.C.S.M. and A.L.T.A. in 1992, and correctly shows the boundary lines and dimensions and area of the Property, correctly shows the distance to the nearest intersecting street and the point of reference from which the Property is measured in the record description, correctly shows the size, type and location of all buildings, structures and other improvements on the Property, and correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, setback lines, easements and other matters of record affecting the Property whether or not visible, according to the legal description of such rights-of-way, setback lines, easements and other matters (with instrument, volume and page numbers as indicated).

B. Except as shown, there are no visible easements, roads or rights-of-way across the Property or any other easements or rights-of-way of which the undersigned has been advised, no party walls, no encroachments on adjoining premises, easements, streets or alleys by and of said buildings, structures or other improvements, and no encroachments on the Property by buildings, structures or other improvements situated on adjoining premises.

C. I further certify that the right-of-way line(s) for road(s) is/are completely contiguous to the perimeter lines of the premises along the entire right-of-way, and said right-of-way(s) is/are dedicated and accepted by the (City/County).

D. Said property lies within Zone "X" (areas determined to be outside 500-year floodplain) as shown on U.S. Department of H.U.D. Flood Insurance Rate Map Community Panel Number 39049C0135 G published by the Federal Emergency Management Agency, effective date August 2, 1995.

Date: August 27, 1997

STATE OF OHIO JAMES R. HILL S-6919 REGISTERED SURVEYOR

James R. Hill
Registered Surveyor No. 6919
in the State of Ohio

3-49-5-4475-7-386

Clevenger

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