

ALTA/ACSM SURVEY

SECTION 23, TOWNSHIP 21, REFUGEES LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

5.407 ACRES OF LAND

DESCRIPTION OF A 5.407 ACRE TRACT

Situated in the City of Columbus, County of Franklin, State of Ohio, Section 23, Township 12, Range 21, Refugee Lands and being a 5.407 acre tract of land out of "Parcel 1" (0.682 acres) and "Parcel 2" (4.726 acres) as conveyed to G.O.L.D. Properties, LLC in Instrument No. 199810020251655 and being more particularly described as:

Commencing, for reference, at a railroad spike found at the center line intersection of Brice Road and Channingway Boulevard (80'), as dedicated in Plat Book 43, Page 68;

Thence, South 89°30'20" West, with the centerline of said Channingway Boulevard, a distance of 260.00 feet to a point;

Thence, North 00°29'40" West, a distance of 40.00 feet to a 3/4-inch iron set found in the northerly right-of-way line of said Channingway Boulevard, said iron pin being the southwest corner of said "Parcel 1", the southeasterly corner of said "Parcel 2" and being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 89°30'20" West, with said northerly right-of-way line and with the southerly line of said "Parcel 1", a distance of 61.80 feet to a 3/4-inch iron pin set;

Thence, with said northerly right-of-way line and with said southerly line of "Parcel 2", with the arc of a curve to the left, having a radius of 440.00 feet, a delta angle of 18°26'01", a chord bearing of South 80°17'20" West and a chord distance of 140.95 feet to a 3/4-inch iron pin set;

Thence, with said northerly right-of-way line and with said southerly line of "Parcel 2", with the arc of a curve to the right, having a radius of 360.00 feet, a delta angle of 27°36'09", a chord bearing of South 84°52'23" West and a chord distance of 171.76 feet to a 3/4-inch iron pin set;

Thence, with said northerly right-of-way line and with said southerly line of "Parcel 2", with the arc of a curve to the right, having a radius of 20.00 feet, a delta angle of 87°48'56", a chord bearing of North 37°24'48" West and a chord distance of 27.74 feet to a 3/4-inch iron pin set in the easterly right-of-way line of Lake Club Drive (60'), the same being in the westerly line of said "Parcel 2";

Thence, with said easterly right-of-way line and with said westerly line of "Parcel 2", with the arc of a curve to the left, having a radius of 1560.00 feet, a delta angle of 06°29'55", a chord bearing of North 03°14'57" East and a chord distance of 176.84 feet to a 3/4-inch iron pin set;

Thence, with said easterly right-of-way line and with said westerly line of "Parcel 2", with the arc of a curve to the left, having a radius of 707.54 feet, a delta angle of 18°41'27", a chord bearing of North 09°20'46" West and a chord distance of 229.79 feet to a 3/4-inch iron pin found at the northwesterly corner of said "Parcel 2", the same being the southeasterly corner of that 9.955 acre tract of land conveyed to Brice-Livingston Co., L.T.D., of record in Instrument No. 199810290276804;

Thence, North 89°30'20" East, with the northerly line of said "Parcel 2" and with the southerly line of said 9.955 acres, a distance of 612.61 feet to a 3/4-inch iron pin found at the northeasterly corner of said "Parcel 2", the same being the southeasterly corner of said 9.955 acres and being in the westerly right-of-way line of said Brice Road;

Thence, South 00°29'40" East, with the easterly line of said "Parcel 2", with the easterly line of said "Parcel 1" and with said westerly right-of-way line, a distance of 369.25 feet to a 3/4-inch iron pin set;

Thence, with said westerly right-of-way line and with the southwest line of said "Parcel 1", with the arc of a curve to the right, having a radius of 20.00 feet, a delta angle of 90°00'00", a chord bearing of South 44°30'20" West and a chord distance of 28.28 feet to a 3/4-inch iron pin set;

Thence, South 89°30'20" West, with said northerly right-of-way line and with the southerly line of said "Parcel 1", a distance of 180.00 feet to the TRUE PLACE OF BEGINNING.

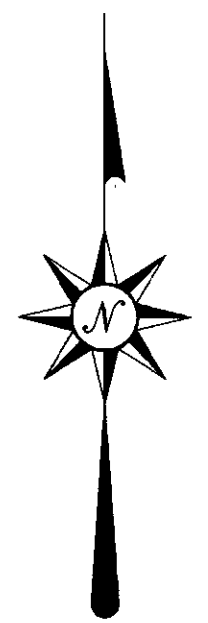
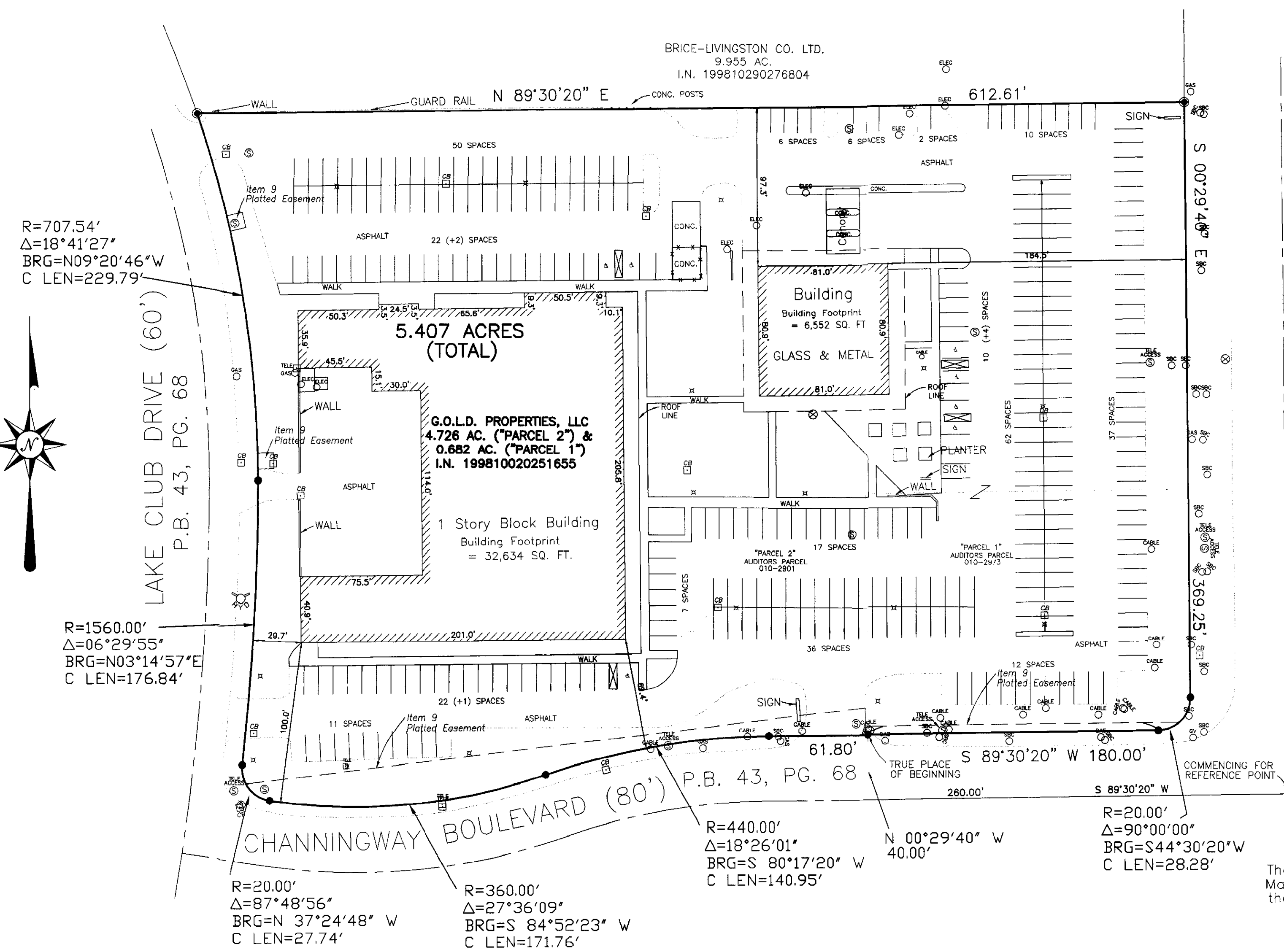
Containing 5.407 acres of land, more or less, includes all of Auditors Parcel # 010-2901 and all of Auditors Parcel # 010-2973.

Subject to all easements, restrictions, and rights-of-way of record

Bearings are based on North 89°30'20" East, as given for the northerly right-of-way line of Channingway Boulevard on the plat of dedication for said street, of record in Plat Book 43, Page 68.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Franklin County, Ohio.

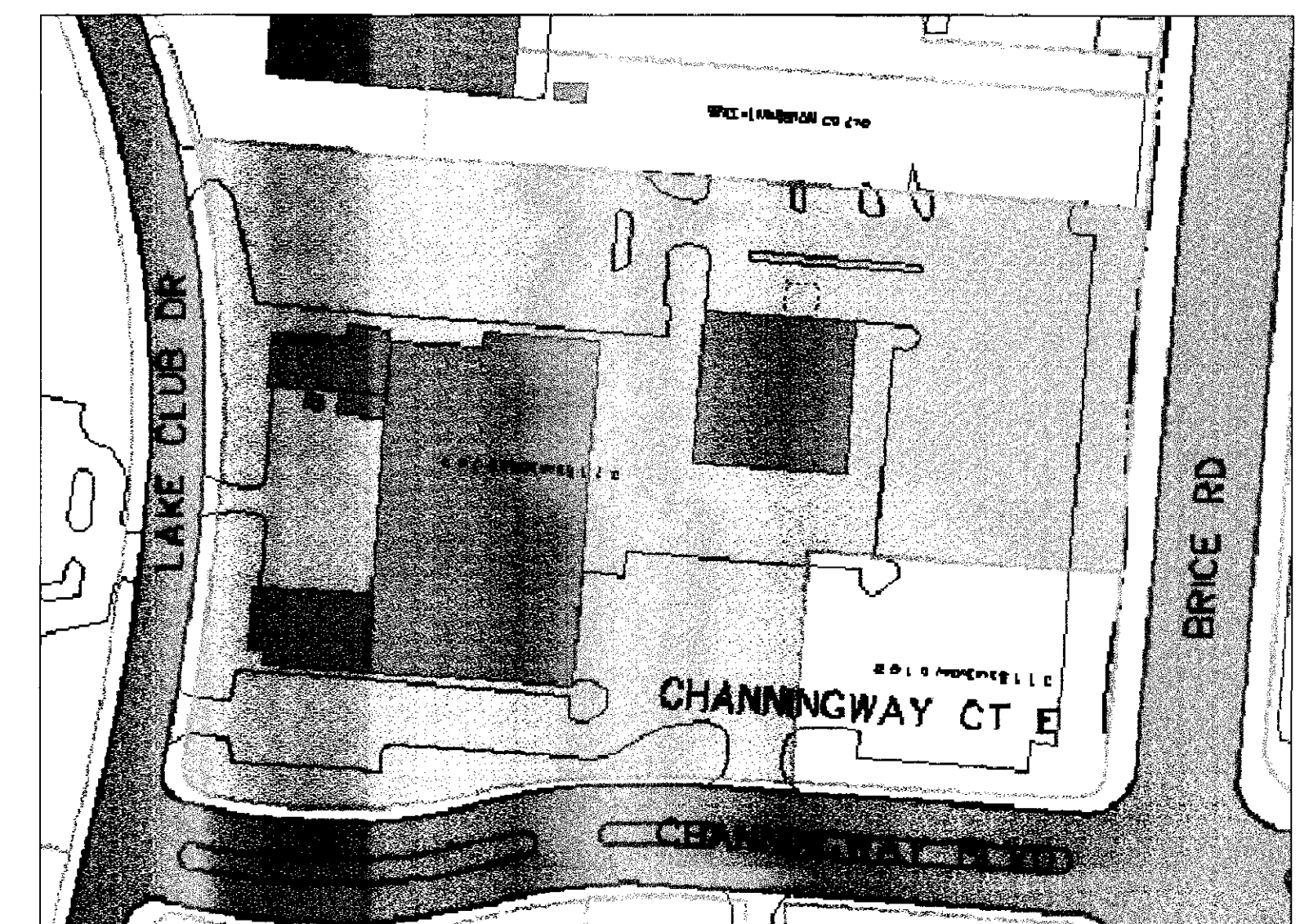


Legend	
☐	Ex. Catch Basin
⊙	Ex. Gas Valve
⊗	Ex. Manhole
⊕	Ex. Hydrant
⊖	Ex. Water Valve
⊗	Ex. Light
⊕	Ex. Telephone Box
⊖	Ex. Underground Utilities mark
⊗	Ex. Electric Box
●	IRON PIN FOUND
⊙	3/4" IRON PIN W/CAP SET
▲	RAILROAD SPIKE FOUND

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Construction Fax (614) 895-9549



Order No. 767-2005 REV.



LOCATION MAP

The items shown on this survey of the 5.407 acre tract of land correspond to those items with the same numbers that are shown in SCHEDULE B-SECTION 2 of the LAWYERS TITLE INSURANCE CORPORATION, Case OH120417AD

- Item 9 Plat Book 43, Page 68, Easements (Plotted)
- Item 10 DB 2784, PG 392, Easement to The City of Columbus (Plotted)
- Item 11 Deed Book 3271, Page 134, Columbus & Southern Ohio Electric, Insufficient information to plot.
- Item 12 Deed Book 3303, Page 520, Columbus & Southern Ohio Electric, (Approximate Location Plotted)
- Item 13 Plat Book 44, Page 100, Plat does not exist under this number.

BRICE ROAD
P.B. 43, PG. 68

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Wells Fargo Bank, N.A. and its successors or assigns, Mashtex Ohio, LLC and Lawyers Title Insurance Company, Paramount Title Agency, Inc. that:

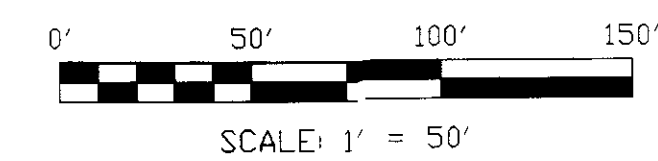
(a) This plat of survey and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association, the American Congress on Surveying and Mapping and the National Society of Professional Surveyors in 1999; meets the accuracy requirements for an Urban Survey, as defined therein; and includes items 1, 2, 3, 4, 6, 7, (a), (b)(1) & (c), 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereof, and

(b) This plat of survey and the property description set forth hereon ("Property") was prepared by me, a registered land surveyor in the State of Ohio and was actually made upon the ground. In addition, the undersigned hereby certifies that (1) the information, courses and distances shown on this survey are correct, (2) the size, location and type of improvements are shown hereon and all are indicated, (3) the Property is contiguous to, and has access to and from Channingway Boulevard, a public roadway, (4) there are no easements or encumbrances (including utility lines) affecting the Property other than as shown and depicted on this survey, (5) there are no encroachments of any improvements on this Property over any easements or encumbrances, or onto adjoining property, (6) there are no encroachments of any improvements on adjoining property onto the Property, (7) all recorded easements and other exceptions, as noted in the Lawyers Title Insurance Company Commitment for Title Insurance No. OH120417AD, dated January 19, 2005 have been correctly plotted hereon; (8) all zoning, use and density classifications are shown hereon, (9) the Property constitutes one contiguous parcel without gaps or gores, and (10) the Property is not located in a 100 Year Flood Plain or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act" of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #39049C0279 G, dated August 2, 1995, which such map panel covers the area in which the Property is situated;

RECEIVED

AUG 10 2005

Franklin County Engineer
Dean C. Ringle, PE, PS.



Bearings are based on N 89°30'20"E, as given for the northerly right-of-way line of Channingway Boulevard on the plat of dedication for said street, of record in Plat Book 43, Page 68, Recorder's Office, Franklin County, Ohio.

NOTES:

- ZONING DISTRICT: C4 (Commercial)
- FLOOD NOTE: The 5.407 acre tract of land shown hereon is located in Zone X (areas determined to be outside of the 500-year flood plain) as shown on the Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0279 G, dated August 2, 1995.
- BUILDING HEIGHT: Typical Building Height = 87' and 14.4 feet
- PARKING:

Open Spaces	310
Handicapped Spaces	7
Total	317



HOY SURVEYING SERVICES, INC.

David B. McCoy
Registered Professional Surveyor No. 7632

7/12/2005
Date

REVISED DATE: JULY 12, 2005