

2.937 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 1, Range 18, United States Military Lands, being part of that tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 200301300030458, as leased to Columbus Urban Growth Corporation with a 99 year lease in Instrument Number 200312290404389, and part of that original 14.472 acre tract conveyed as Tract 1 and that original 1.724 acre tract conveyed as Tract 2 to City of Columbus by deed of record in Instrument Number 200301300030439, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Northland Park Avenue with Northland Ridge Boulevard (formerly Retail Ventures Boulevard, Ord. No. 1608-2005), of record in Plat Book 105, Pages 83-85;

Thence South $86^{\circ} 30' 01''$ East, with the centerline of said Northland Park Avenue, a distance of 30.00 feet to a point;

Thence South $03^{\circ} 29' 59''$ West, across the right-of-way of said Northland Park Avenue, a distance of 30.00 feet to an iron pin set at the northwesterly corner of "VVJCP Condominium", of record in Condominium Plat Book 206, Pages 34-38, the TRUE POINT OF BEGINNING;

Thence South $03^{\circ} 29' 59''$ West, with the westerly line of said VVJCP Condominium, a distance of 447.83 feet to an iron pin set in the northerly line of that 9.643 acre tract conveyed to Wentwood Breckenridge I, L.P. by deed of record in Official Record 34676D01;

Thence North $86^{\circ} 16' 45''$ West, with the northerly line of said 9.643 acre tract, a distance of 192.85 feet to a P.K. nail found in the easterly line of that 1.261 acre tract conveyed to Cummins & Davis, LLC by deed of record in Instrument Number 200205210126632;

Thence North $03^{\circ} 38' 09''$ East, with the easterly line of said 1.261 acre tract and that 0.529 acre tract conveyed to Howard L. Love, Trustee by deeds of record in Instrument Numbers 200110310251529 and 200606060109208, a distance of 112.00 feet to a 3/4 inch iron pipe found;

Thence North $86^{\circ} 16' 28''$ West, with the northerly line of said 0.529 acre tract, a distance of 291.14 feet to a 3/4 inch iron pipe found on the arc of a curve in the easterly right-of-way line of Karl Road, being in the easterly line of that 0.026 acre tract conveyed as Parcel No. 64 to City of Columbus by deed of record in Deed Book 3051, Page 674;

Thence with the easterly right-of-way of said Karl Road, the easterly line of said Parcel No. 4, and with the arc of said curve to the left, having a central angle of $00^{\circ} 51' 21''$, a radius of 1165.00 feet, an arc length of 17.40 feet and a chord bearing and distance of North $02^{\circ} 44' 07''$ West, 17.40 feet to an iron pin set at a point of reverse curvature, being the southwesterly terminus of said Northland Park Avenue;

Thence with the southerly right-of-way line of said Northland Park Avenue, the following courses and distances:

With said curve to the right, having a central angle of $80^{\circ} 32' 37''$, a radius of 50.00 feet, an arc length of 70.29 and a chord bearing and distance of North $37^{\circ} 06' 31''$ East, 64.64 feet to an iron pin set at a point of reverse curvature;

With said curve to the left, having a central angle of $10^{\circ} 00' 42''$, a radius of 337.50 feet, an arc length of 58.97 feet and a chord bearing and distance of North $72^{\circ} 22' 28''$ East, 58.90 feet to an iron pin set at a point of compound curvature;

With said curve to the left, having a central angle of $32^{\circ} 57' 48''$, a radius of 287.00 feet, an arc length of 165.12 feet and a chord bearing and distance of North $50^{\circ} 53' 13''$ East, 162.85 feet to an iron pin set at a point of reverse curvature;

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With said curve to the right, having a central angle of 59° 05' 40", a radius of 270.00 feet, an arc length of 278.48 feet and a chord bearing and distance of North 63° 57' 09" East, 266.30 feet to an iron pin set at a point of tangency; and

South 86° 30' 01" East, a distance of 43.38 feet to the TRUE POINT OF BEGINNING, containing 2.937 acres, more or less.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments CLARK and CLARK AZIMUTH, having a bearing of North 00° 39' 58" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

10/7/10



Edward J. Miller
Registered Surveyor No. 8250

Date

EJM: hlk/21Sept2010
2_937 ac 20101210BNDY

010-103735

PRELIMINARY APPROVAL Class ok Deed Order FRANKLIN COUNTY ENGINEERING DEPT. DATE: 070010 BY: <i>[Signature]</i>

BOUNDARY DESCRIPTION OF 3.742 ACRES
South of Morse Road
East of Karl Road

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 1, Range 18, United States Military District, being part of the remainder of that 14.472 acre tract conveyed to the City of Columbus of record in Instrument Number 200301300030439, and part of that 73.434 acre lease premises leased to Columbus, Urban Growth Corporation of record in Instrument Number 200312290404389 (99 Year Lease), and described as follows:

Beginning at a $\frac{3}{4}$ inch iron pin found marking the southwesterly corner of that 0.526 acre tract conveyed to Jacinto Wilson Beard and Karen Stansberry Beard of record in Official Record 20394A10, a northwesterly corner of said 14.472 acre tract, and in the easterly right-of-way line of Karl Road, as dedicated by Ordinance No. 1112-59 of record in Deed Book 2207, Page 293;

thence South $86^{\circ} 18' 45''$ East, with a line common to said 14.472 acre tract and said 0.526 acre tract, a distance of 161.02 feet to a $\frac{3}{4}$ inch iron pin found;

thence North $03^{\circ} 51' 31''$ East, with a line common to said 14.472 and 0.526 acre tracts, with a line common to said 14.472 acre tract and that tract conveyed to the City of Columbus of record in Deed Book 2199, Page 348, a distance of 355.06 feet to a $\frac{3}{4}$ inch iron pin found at a corner thereof, in the southerly line of that tract dedicated to the City of Columbus of record in Ordinance No. 931-63 and Plat Book 36, Page 98 "Morse Road Dedication and Utility Easements in Northland Shopping Center", and in the southerly right-of-way line of Morse Road;

thence with said southerly right-of-way line, the following courses:

South $86^{\circ} 18' 45''$ East, a distance of 463.83 feet to a $\frac{3}{4}$ inch iron pin found;

South $77^{\circ} 47' 00''$ East, a distance of 101.04 feet to a $\frac{3}{4}$ inch iron pin found;

South $86^{\circ} 18' 45''$ East, a distance of 75.33 feet to an iron pin set at a point on a curve;

thence with the lines of that plat entitled "New Northland Crossing, Northland Park Avenue, and Retail Ventures Boulevard Dedication and Easements" of record in Plat Book 105, Page 83, being the westerly right-of-way line of Northland Ridge Boulevard, renamed by Ordinance Number 1608-2005 (formerly Retail Ventures Boulevard) and the northerly right-of-way line of New Northland Crossing, the following courses:

southerly, with the arc of a curve to the right, having a central angle of $12^{\circ} 10' 55''$, a radius of 38.00 feet, an arc length of 8.08 feet, and a chord that bears South $02^{\circ} 35' 29''$ East, a chord distance of 8.06 feet to an iron pin set at a point of tangency;

South $03^{\circ} 29' 59''$ West, a distance of 39.94 feet to an iron pin set at a point of curvature;

southerly, with the arc of a curve to the left, having a central angle of $08^{\circ} 06' 35''$, a radius of 312.00 feet, an arc length of 44.16 feet, and a chord that bears South $00^{\circ} 33' 18''$ East, a chord distance of 44.12 feet to an iron pin set at a point of reverse curvature;

southerly, with the arc of a curve to the right, having a central angle of $08^{\circ} 06' 35''$, a radius of 288.00 feet, an arc length of 40.76 feet, and a chord that bears South $00^{\circ} 33' 18''$ East, a chord distance of 40.73 feet to an iron pin set at a point of tangency;

South $03^{\circ} 29' 59''$ West, a distance of 37.19 feet to an iron pin set at a point of curvature;

southwesterly, with the arc of a curve to the right, having a central angle of $90^{\circ} 00' 00''$, a radius of 38.00 feet, an arc length of 59.69 feet, and a chord that bears South $48^{\circ} 29' 59''$ West, a chord distance of 53.74 feet to an iron pin set at a point of tangency;

BOUNDARY DESCRIPTION OF 3.742 ACRES

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North 86° 30' 01" West, a distance of 307.31 feet to an iron pin set at a point of curvature;

westerly, with the arc of a curve to the left, having a central angle of 41° 43' 05", a radius of 325.00 feet, an arc length of 236.64 feet, and a chord that bears South 72° 38' 26" West, a chord distance of 231.45 feet to an iron pin set at a point of reverse curvature;

southwesterly, with the arc of a curve to the right, having a central angle of 15° 17' 06", a radius of 288.00 feet, an arc length of 76.83 feet, and a chord that bears South 59° 25' 27" West, a chord distance of 76.60 feet to an iron pin set at a point of tangency;

South 67° 04' 00" West, a distance of 121.40 feet to an iron pin set at a point of curvature;

northwesterly, with the arc of a curve to the right, having a central angle of 100° 17' 12", a radius of 50.00 feet, an arc length of 87.52 feet, and a chord that bears North 62° 47' 24" West, a chord distance of 76.76 feet to an iron pin set at a point on a curve and in the easterly right-of-way line of Karl Road;

thence northerly, with said easterly right-of-way line, with the arc of a curve to the right, having a central angle of 02° 04' 21", a radius of 540.00 feet, an arc length of 19.53 feet, and a chord that bears North 11° 36' 38" West, a chord distance of 19.53 feet to the *Point of Beginning*, containing 3.742 acres, more or less, being out of Franklin County Auditor's Parcel Number 010-103735.

Subject to any rights-of-way, easements, and restrictions, of record.

The bearings contained herein are based on the Ohio State Plane Coordinate System (South Zone) per NAD83 (1986 Adjustment). Control for bearings was from coordinates for Franklin County Geodetic Survey Monuments CLARK and CLARK AZIMUTH, having a bearing of North 00° 39' 58" East, established by the Franklin County Engineering Department.

This description was prepared through the use of existing records and actual field surveys performed by Evans, Mechwart, Hambleton & Tilton, Inc. in August 2003 and May 2004.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

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

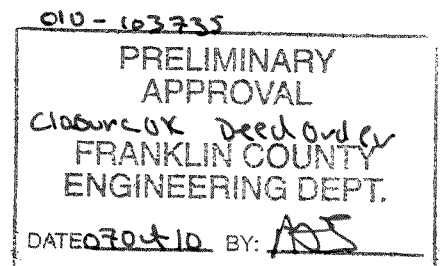


EVANS, MECHWART, HAMBLETON & TILTON, INC.

10/7/10

Edward J. Miller
Professional Surveyor No. 8250

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BOUNDARY DESCRIPTION OF 13.134 ACRES
South of Morse Road
East of Karl Road

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 1, Range 18, United States Military District, being part of the remainder of the 45.807 acre tract conveyed as Parcel I to the City of Columbus, Ohio of record in Instrument Number 200301300030458 and part of the remainder of the 14.472 acre tract conveyed as Tract 1 to the City of Columbus, Ohio of record in Instrument Number 200304210115043, and part of that 73.434 acre lease premises leased to Columbus, Urban Growth Corporation of record in Instrument Number 200312290404389 (99 Year Lease), and described as follows:

Beginning, for reference, at a one inch solid iron pin in a monument box found marking an angle point in the new centerline of Morse Road (County Road 17) (width varies), being Station 121+18.91 as shown on the centerline plat for County Road 17 Morse Road and recorded in Plat Book 34, Page 115;

thence South 87° 30' 15" East, a distance of 230.62 feet, with said new centerline of Morse Road, to a point;

thence South 02° 29' 45" West, a distance of 92.29 feet, to an iron pin set in the southerly line of that tract dedicated to the City of Columbus of record in Ordinance Number 931-63 and Plat Book 36, Page 98 "Morse Road Dedication and Utility Easements in Northland Shopping Center," and in the southerly right-of-way line of Morse Road, at the common corner of said 45.807 acre tract and the 0.989 acre tract conveyed to EF Properties, LLC by deed of record in Instrument Number 200605050086322, being the *True Point of Beginning*;

thence with said southerly right-of-way line, the northerly line of said 45.807 acre tract, the following courses:

North 89° 41' 25" East, a distance of 149.13 feet, to a 3/4 inch iron pipe found;

South 87° 30' 15" East, a distance of 297.45 feet, to an iron pin set at a common corner of said 45.807 acre tract and the remainder of the 1.000 acre tract conveyed to Telhio Credit Union by deed of record in Instrument Number 200501140009798;

thence South 03° 29' 59" West, a distance of 244.05 feet, with the line common to said 45.807 acre tract and said 1.000 acre tract, to an iron pin set at a common corner thereof;

thence South 86° 30' 01" East, a distance of 106.36 feet, with the northerly line of said 45.807 acre tract, with the southerly line of said 1.000 acre tract, to an iron pin set at the common corner thereof and in the westerly terminus of New Northland Crossing as shown on Plat Book 111, Pages 67 and 68 "Tamarack Boulevard Dedication and Easements;"

thence South 03° 29' 59" West, a distance of 38.50 feet, with said westerly terminus, to an iron pin set at the terminus of the southerly right-of-way line of New Northland Crossing;

thence with the perimeter of said "Tamarack Boulevard Dedication and Easements," said southerly right-of-way line, and the westerly right-of-way line of Tamarack Boulevard as shown on "Tamarack Boulevard Dedication and Easements," the following courses:

South 86° 30' 01" East, a distance of 68.23 feet, to an iron pin set;

with the arc of a curve to the right, having a central angle of 90°00'00", a radius of 18.00 feet, an arc length of 28.27 feet, a chord bearing and distance of South 41° 30' 01" East, 25.46 feet, to an iron pin set;

South 03° 29' 59" West, a distance of 41.59 feet, to an iron pin set;

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with the arc of a curve to the right, having a central angle of $09^{\circ}02'23''$, a radius of 165.00 feet, an arc length of 26.03 feet, a chord bearing and distance of South $08^{\circ} 01' 11''$ West, 26.01 feet, to an iron pin set;

South $12^{\circ} 32' 22''$ West, a distance of 80.42 feet, to an iron pin set;

with the arc of a curve to the right having a central angle of $19^{\circ}40'40''$, a radius of 165.00 feet, an arc length of 56.67 feet, a chord bearing and distance of South $22^{\circ} 22' 42''$ West, 56.39 feet to an iron pin set;

South $32^{\circ} 13' 02''$ West, a distance of 120.76 feet, to an iron pin set;

with the arc of a curve to the left, having a central angle of $28^{\circ}41'54''$ a radius of 225.00 feet, an arc length of 112.70 feet, a chord bearing and distance of South $17^{\circ} 52' 05''$ West, 111.52 feet, to an iron pin set;

South $03^{\circ} 31' 08''$ West, a distance of 148.35 feet, to an iron pin set;

with the arc of a curve to the right, having a central angle of $89^{\circ}58'51''$ a radius of 18.00 feet, an arc length of 28.27 feet, a chord bearing and distance of South $48^{\circ} 30' 34''$ West, 25.45 feet, to an iron pin set on the northerly right-of-way of Northland Park Avenue (60 feet wide) as shown on Plat Book 112, Pages 30 and 31 "Northland Park Avenue Extension";

thence with the northerly right-of-way of said Northland Park Avenue the following courses:

North $86^{\circ} 30' 01''$ West, a distance of 466.39 feet to an iron pin set;

with the arc of a curve to the left, having a central angle of $08^{\circ}15'28''$ a radius of 355.00 feet, an arc length of 51.16 feet, a chord bearing and distance of South $89^{\circ} 22' 15''$ West, 51.12 feet, to an iron pin set;

South $85^{\circ} 14' 31''$ West, a distance of 13.97 feet to an iron pin set;

with the arc of a curve to the right, having a central angle of $08^{\circ}15'28''$ a radius of 295.00 feet, an arc length of 42.52 feet, a chord bearing and distance of South $89^{\circ} 22' 15''$ West, 42.48 feet, to an iron pin set;

North $84^{\circ} 33' 33''$ West, a distance of 108.28 feet to an iron pin set;

with the arc of a curve to the right, having a central angle of $109^{\circ}01'50''$ a radius of 6.00 feet, an arc length of 11.42 feet, a chord bearing and distance of North $30^{\circ} 02' 38''$ West, 9.77 feet, to an iron pin set on the easterly right-of-way of Northland Ridge Boulevard (width varies) as shown on Plat book 105, Pages 83-85 "New Northland Crossing, Northland Park Avenue and Retail Venture Boulevard Dedication and Easements";

thence with the easterly right-of-way of said Northland Ridge Boulevard the following courses:

with the arc of a curve to the right, having a central angle of $10^{\circ}37'42''$ a radius of 270.00 feet, an arc length of 50.09 feet, a chord bearing and distance of North $29^{\circ}47'08''$ East, 50.01 feet, to an iron pin set;

with the arc of a reverse curve to the left, having a central angle of $63^{\circ}12'00''$ a radius of 330.00 feet, an arc length of 364.01 feet, a chord bearing and distance of North $03^{\circ} 29' 59''$ East, 345.83 feet, to an iron pin set;

BOUNDARY DESCRIPTION OF 13.134 ACRES

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with the arc of a reverse curve to the right, having a central angle of 21°28'47" a radius of 270.00 feet, an arc length of 101.22 feet, a chord bearing and distance of North 17° 21' 38" West, 100.63 feet, to an iron pin set;

North 86° 30' 01" West, a distance of 5.08 feet to an iron pin set;

with the arc of a curve to the right, having a central angle of 09°56'04" a radius of 275.00 feet, an arc length of 47.68 feet, a chord bearing and distance of North 01° 28' 03" West, 47.62 feet, to an iron pin set;

North 03° 29' 59" East, a distance of 45.36 feet to an iron pin set;

with the arc of a curve to the right, having a central angle of 90°00'00" a radius of 12.00 feet, an arc length of 18.85 feet, a chord bearing and distance of North 48° 29' 59" East, 16.97 feet, to an iron pin set;

South 86° 30' 01" East, a distance of 6.00 feet to an iron pin set;

North 03° 29' 59" East, a distance of 44.50 feet to an iron pin set at the southwesterly corner of said 0.989 acre tract;

thence South 86° 30' 01" East, with the southerly line of said 0.989 acre tract, a distance of 189.97 feet to an iron pin set at the southeasterly corner thereof;

thence North 03° 29' 59" East, with the easterly line of said 0.989 acre tract, a distance of 228.93 feet to the *True Point of Beginning*, containing 13.134 acres, more or less, being out of Franklin County Auditor's Parcel Number 010-103735.

Subject to any rights-of-way, easements, and restrictions, of record.

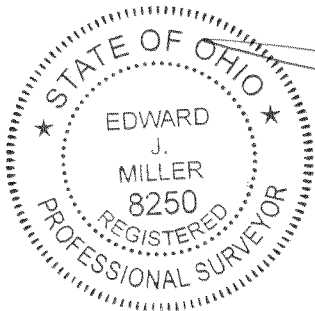
The bearings contained herein are based on the Ohio State Plane Coordinate System (South Zone) per NAD83 (1986 Adjustment). Control for bearings was from coordinates for Franklin County Geodetic Survey Monuments CLARK and CLARK AZIMUTH, having a bearing of North 00° 39' 58" East, established by the Franklin County Engineering Department.

This description was prepared through the use of existing records and actual field surveys performed by Evans, Mechwart, Hambleton & Tilton, Inc. in August 2003 and May 2004.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

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

EVANS, MECHWART, HAMBLETON & TILTON, INC. 10/7/10



Edward J. Miller
Professional Surveyor No. 8250

