

14.051 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 3, Township 2, Range 19 United States Military Lands, being all of the 14.051 acre tract conveyed to The Shoppes at River Ridge, LLC by deeds of record Instrument Numbers 200505120091072, 200505120094073, and 200505120091074 (all references are to the records of the Recorder's Office, Franklin County, Ohio), and more particularly described as follows:

Beginning, for Reference, at a monument in the centerline intersection of U.S. Route 161 (Dublin-Granville Road) and Dale Drive, also being in the north line of a 2.519 acre tract conveyed to The City of Dublin by deed of record in Instrument Number 199911150285244, ;

thence North 86° 41' 19" West, with the centerline of said U.S. Route 161, a distance of 303.98 feet to a point;

thence South 03° 18' 41" West, with the westerly line of that original 2.519 acre tract conveyed to Wendy's International Inc. by deed of record in Deed Book 3443, Page 321, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

thence South 86° 41' 19" East, a distance of 24.94 feet, to an iron pin set;

thence South 76° 23' 01" East, a distance of 111.80 feet, to an iron pin set;

thence South 86° 41' 19" East, a distance of 114.04 feet, to an iron pin set;

with a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", and chord that bears South 41° 41' 50" East a distance of 35.36 feet, to an iron pin set;

thence South 03° 18' 41" West, a distance of 175.00 feet, to an iron pin set;

thence South 86° 41' 19" East, a distance of 60.00 feet, to an iron pin set;

thence North 03° 18' 41" East, a distance of 20.50 feet, to an iron pin set;

with a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", and chord that bears North 48° 18' 10" East, a distance of 35.36 feet, to an iron pin set;

thence South 86° 41' 19" East, a distance of 1.00 feet, to an iron pin set;

with a curve to the left having a radius of 124.50 feet, an arc length of 128.57 feet, a central angle of 59° 10' 10", and chord that bears North 63° 43' 32" East, a distance of 122.93 feet, to an iron pin set;

thence North 34° 08' 31" East, a distance of 23.29 feet, to an iron pin set;

with a curve to the right having a radius of 75.50 feet, an arc length of 77.97 feet, a central angle of 59° 10' 10", and chord that bears North 63° 43' 36" East, a distance of 74.55 feet, to an iron pin set;

thence South 86° 41' 19" East, a distance of 450.39 feet, to a 5/8" Rebar Found (capped "WOOLPERT") in the westerly line of "Wood Hill Condominium", a plat of record in Cond. Plat Book 32, Page 14;

thence South 03° 12' 32" West, a distance of 574.02 feet to a point;

thence North 86° 56' 13" West, a distance of 1059.76 feet to a point;

thence North 18° 16' 19" West, a distance of 401.53 feet to a point;

thence South 86° 54' 23" East, a distance of 212.39 feet to a point;

thence North 03° 18' 41" East, a distance of 261.41 feet to the TRUE POINT OF BEGINNING.
Containing 14.051 acres, more or less.

EVANS, MECHWART, HAMBLETON AND TILTON, INC.