

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

Bricker & Eckler LLP  
100 South Third Street  
Columbus, OH 43215  
Attention: Craig A. Haddox  
(Site Number/Name: CLMB-247/McCutcheon/New Life Church)

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(Space above this line for Recorder's use.)

### MEMORANDUM OF LAND LEASE AGREEMENT

THIS MEMORANDUM OF LAND LEASE AGREEMENT ("Memorandum") evidences that a Land Lease Agreement ("Agreement") was entered into as of Oct. 17, 2013, by and between NEW LIFE COMMUNITY BAPTIST CHURCH, an Ohio nonprofit corporation ("LESSOR"), with a mailing address of 3690 Stygler Rd., Columbus, Ohio 43230, and NEW PAR, a Delaware partnership, d/b/a Verizon Wireless ("LESSEE"), with an office located at 180 Washington Valley Road, Bedminster, New Jersey 07921, Attention: Network Real Estate, for certain real property located in the County of Franklin, State of Ohio, within the property of LESSOR which is described in Volume 9069, Page D18, as recorded in the Franklin County, Ohio Recorder's Office on February 17, 1987 (all of LESSOR's property being referred as the "Property"), together with a right of access and to install and maintain utilities, for an initial term of five (5) years. The term shall commence based upon the date LESSEE commences construction on the Premises (as defined below), or on the first (1st) day of the month following the date which is eighteen (18) months after the Agreement is fully signed by both parties, whichever occurs first. In the event the date of commencing construction is

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Site Number CLMB-247  
McCutcheon/New Life Church  
Memorandum of Land Lease Agreement

determinative and such date falls between the 1st and 15th of the month, the Agreement shall commence on the 1st of that month and if such date falls between the 16th and 31st of the month, then the Agreement shall commence on the 1st day of the following month. The term is subject to LESSEE's rights to extend the term of the lease for five (5) terms of five (5) years each. If at the end of the fifth (5th) five (5) year extension term the Agreement has not been terminated by either LESSOR or LESSEE by giving to the other written notice of an intention to terminate it at least three (3) months prior to the end of such term, the Agreement shall continue in force upon the same covenants, terms and conditions for a further term of five (5) years and for five (5) year terms thereafter until terminated by either LESSOR or LESSEE by giving to the other written notice of its intention to so terminate at least three (3) months prior to the end of such term.

The premises to be leased is that certain parcel of property located at 3690 Stygler Road, City of Columbus, County of Franklin, State of Ohio, and being described as a parcel containing approximately one thousand seven hundred forty-five square feet (the "Land Space"), and being part of the Property, together with the non-exclusive right (the "Rights of Way") for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks, over or along two rights of way of appropriate width extending from the nearest public right-of-way, Stygler Road, to the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along one or more rights of way from the Land Space, and a non-exclusive right ("Utility Rights of Way No. 1" and "Utility Rights of Way No. 2", collectively the "Utility Rights of Way") for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along said Utility Rights of Way, said Land Space, Rights of Way, and Utility Rights of Way (hereinafter collectively referred to as the "Premises") being described in Exhibit "A" attached hereto and made a part hereof. In the event any public utility is unable to use the aforementioned right-of-way, LESSOR has agreed to grant an additional right-of-way either to the LESSEE or to the public utility at no cost to the LESSEE.

If LESSOR elects, during the Term (i) to sell or otherwise transfer all or any portion of the Property, whether separately or as part of a larger parcel of which the Property is a part, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, with or without an assignment of this Agreement to such third party, LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the same terms and conditions of such offer. If LESSEE fails to meet such bona fide offer within thirty (30) days after written notice thereof from LESSOR, LESSOR may sell

or grant the easement or interest in the Property or portion thereof to such third person in accordance with the terms and conditions of such third party offer. For purposes of this Paragraph, any transfer, bequest or devise of LESSOR's interest in the Property as a result of the death of LESSOR, whether by will or intestate succession, or any conveyance to LESSOR's family members by direct conveyance or by conveyance to a trust for the benefit of family members shall not be considered a sale of the Property for which LESSEE has any right of first refusal.

LESSEE agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to any equipment of LESSOR or other lessees of the Property which existed on the Property prior to the date this Agreement is executed by the Parties. In the event any after-installed LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE will take all commercially reasonable steps necessary to correct and eliminate the interference, including but not limited to, at LESSEE's option, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Agreement or relocate the equipment as long as LESSEE is making a good faith effort to remedy the interference issue. LESSOR agrees that LESSOR and/or any other tenants of the Property who currently have or in the future take possession of the Property will be permitted to install only such equipment that is of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to the then existing equipment of LESSEE. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

IN WITNESS WHEREOF, LESSOR and LESSEE have duly executed this Memorandum of Land Lease Agreement as of the day and year first above written.

**LESSOR:**

NEW LIFE COMMUNITY BAPTIST  
CHURCH, an Ohio nonprofit corporation

Elaine K. Visgaitis  
Witness  
Print Name Elaine K. Visgaitis

Pat Hayes  
Witness  
Print Name Pat Hayes

\_\_\_\_\_  
Witness  
Print Name \_\_\_\_\_

\_\_\_\_\_  
Witness  
Print Name \_\_\_\_\_

By: [Signature]  
Its: ASST. TREAS.  
Date: 3/11/2013

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

**LESSEE:**

New Par d/b/a Verizon Wireless  
By: Verizon Wireless (VAW) LLC, Its  
General Partner

By: [Signature]  
Name: Lynn Ramsey  
Title: Area Vice President Network  
Date: 10/17/13

STATE OF Ohio,  
COUNTY OF Franklin, SS:

BEFORE ME, a Notary Public in and for said county and state, personally appeared Jim Strong, Assistant Treasurer, and \_\_\_\_\_, of NEW LIFE COMMUNITY BAPTIST CHURCH, an Ohio nonprofit corporation, the nonprofit corporation which executed the foregoing instrument, who acknowledged that they did sign the foregoing instrument for and on behalf of said nonprofit corporation, being thereunto duly authorized, and that the same is their free act and deed individually and as such officers and the free act and deed of said nonprofit corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at \_\_\_\_\_, this 11<sup>th</sup> day of March, 2013.



Michelle T. Kirk  
Notary Public, State of Ohio  
My Commission Expires 08-11-2013

Michelle T. Kirk  
NOTARY PUBLIC

(Seal)

My commission expires 06-11-2013

ACKNOWLEDGMENT

STATE OF ILLINOIS,  
COUNTY OF COOK, SS:

The foregoing instrument was acknowledged before me this 17 day of Oct., 2013 by Lynn Ramsey, the Area Vice President Network of Verizon Wireless (VAW) LLC, the General Partner of New Par, a Delaware partnership, d/b/a Verizon Wireless, on behalf of the limited liability company and partnership.

Signature



My commission expires:

  
\_\_\_\_\_

Prepared by Craig A. Haddox, Bricker & Eckler LLP, 100 South Third Street, Columbus, OH 43215

**EXHIBIT "A"**

Legal Description of Land Space and Right-of-Way

DESCRIPTION OF 0.040 ACRE LAND SPACE  
FOR NEW PAR, DBA VERIZON WIRELESS  
FROM LANDS OWNED BY  
NEW LIFE COMMUNITY BAPTIST CHURCH  
FRANKLIN COUNTY, OHIO

This is a description for New Par, dba Verizon Wireless, of a 0.040 acre Land Space all out of that 5.090 acre tract of land owned by New Life Community Baptist Church, of record in Official Record Volume 09069 D-18, all references to records being on file in the Office of the Recorder, Franklin County, Ohio.

Situate in the State of Ohio, County of Franklin, City of Columbus, being a part of Lot No. 1 of the John F. Conroy's Heir's Subdivision, recorded in Plat Book 19, Page 34, and being a 0.040 acre Land Space, all out of that 5.090 acre tract of land owned by New Life Community Baptist Church, of record in Official Record Volume 09069 D-18, said 0.040 acre Land Space being more particularly described as follows:

The **Point of Reference** being a solid iron bar found at the southwest corner of said 5.090 acre tract, being located 22.5 feet easterly of, as measured at right angles from the centerline of Stygler Road; The **Secondary Point of Reference** being an iron pin found at the southeast corner of said 5.090 acre tract, which bears South 85°22'11" East, along the south line of said 5.090 acre tract, at a distance of 923.54 feet; Thence from said **Point of Reference**, South 85°22'11" East, along the south line of said 5.090 acre tract, a distance of 746.89 feet to a point; Thence North 04°37'49" East, into said 5.090 acre tract, a distance of 229.57 feet to an iron pin set and being the **True Place of Beginning** of the herein described 0.040 acre Land Space;

Thence North 85°22'11" West, a distance of 56.00 feet to an iron pin set;

Thence North 04°37'49" East, a distance of 36.00 feet to an iron pin set;

Thence South 85°22'11" East, a distance of 19.15 feet to an iron pin set;

Thence South 56°25'46" East, a distance of 12.40 feet to an iron pin set;

**EXHIBIT "A"**

Legal Description of Land Space and Right-of-Way  
(continued)

Thence South 71°39'24" East, a distance of 26.76 feet to an iron pin set;

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Thence South 04°37'49" West, a distance of 23.66 feet to the True Place of Beginning, containing 0.040 acre (1,745 square feet).

For the purpose of this description, a bearing of South 85°22'11" East was used on the south line of that 5.090 acre tract of land owned by New Life Community Baptist Church, of record in Official Record Volume 09069 D-18, on file in the Office of the Recorder, Franklin County, Ohio. Said bearing being determined by GPS observations and values as provided by the Government of the United States of America, through the Department of National Geodetic Survey.

PRECISION SURVEYING SERVICES, LLC  
Consulting Surveyors

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John W. Evers                      05-17-2012

DESCRIPTION OF 0.275 ACRE RIGHTS OF WAY FOR EXIT  
FOR NEW PAR, DBA VERIZON WIRELESS  
FROM LANDS OWNED BY  
NEW LIFE COMMUNITY BAPTIST CHURCH  
FRANKLIN COUNTY, OHIO

This is a description for New Par, dba Verizon Wireless, of a 0.275 acre Rights of Way for Exit, all out of that 5.090 acre, and 5.111 acre tracts of land owned by New Life Community Baptist Church, of record in Official Record Volume 09069 D-18, all references to records being on file in the Office of the Recorder, Franklin County, Ohio.

Situate in the State of Ohio, County of Franklin, City of Columbus, being a part of Lot No. 1 of the John F. Conroy's Heir's Subdivision, recorded in Plat Book 19, Page 34, and being a 0.275 acre Rights of Way for Exit, all out of that 5.090 acre, and 5.111 acre tracts of land owned by New Life Community Baptist Church, of record in Official Record

**EXHIBIT "A"**

Legal Description of Land Space and Right-of-Way  
(continued)

Volume 09069 D-18, said 0.275 acre Rights of Way for Exit being more particularly described as follows:

The **Point of Reference** being a solid iron bar found at the southwest corner of said 5.090 acre tract, being located 22.5 feet easterly of, as measured at right angles from the centerline of Stygler Road; The **Secondary Point of Reference** being an iron pin found at the southeast corner of said 5.090 acre tract, which bears South 85°22'11" East, along the south line of said 5.090 acre tract, at a distance of 923.54 feet; Thence from said **Point of Reference**, North 04°23'49" East, along the west line of said 5.090 acre tract, and said 5.111 acre tract, a distance of 180.71 feet to a point; Thence South 85°22'11" East, into said 5.111 acre tract, a distance of 117.73 feet to the **True Place of Beginning** of the herein described 0.275 acre Rights of Way for Exit;

Thence North 31°01'04" East, a distance of 128.52 feet to a point;

Thence South 85°22'11" East, a distance of 406.47 feet to a point;

Thence South 04°37'49" West, a distance of 84.54 feet to a point in the perimeter of a 0.494 acre Rights of Way;

Thence North 85°22'11" West, along the perimeter of said 0.494 acre Rights of Way, a distance of 20.00 feet to a point;

Thence North 04°37'49" East, a distance of 34.54 feet to a point of curvature;

Thence 47.12 feet along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 90°00'00", the chord of which bears North 40°22'11" West, a chord distance of 42.43 feet to a point of tangency;

Thence North 85°22'11" West, a distance of 328.56 feet to a point of curvature;

**EXHIBIT "A"**

**Legal Description of Land Space and Right-of-Way  
(continued)**

Thence 27.76 feet along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 63°36'45", the chord of which bears South 62°49'27" West, a chord distance of 26.35 feet to a point of tangency;

Thence South 31°01'04" West, a distance of 100.61 feet to a point on the perimeter of said 0.494 acre Rights of Way;

Thence North 58°58'56" West, along the perimeter of said 0.494 acre Rights of Way, a distance of 20.00 feet to the True Place of Beginning, containing 0.275 acre (11,976 square feet).

For the purpose of this description, a bearing of South 85°22'11" East was used on the south line of that 5.090 acre tract of land owned by New Life Community Baptist Church, of record in Official Record Volume 09069 D-18, on file in the Office of the Recorder, Franklin County, Ohio. Said bearing being determined by GPS observations and values as provided by the Government of the United States of America, through the Department of National Geodetic Survey.

PRECISION SURVEYING SERVICES, LLC  
Consulting Surveyors

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John W. Evers                      05-02-2012

**DESCRIPTION OF 0.041 ACRE UTILITY RIGHTS OF WAY NO. 1  
FOR NEW PAR, DBA VERIZON WIRELESS  
FROM LANDS OWNED BY  
NEW LIFE COMMUNITY BAPTIST CHURCH  
FRANKLIN COUNTY, OHIO**

This is a description for New Par, dba Verizon Wireless, of a 0.041 acre Utility Rights of Way all out of that 5.090 acre tract of land owned by New Life Community

**EXHIBIT "A"**

Legal Description of Land Space and Right-of-Way  
(continued)

Baptist Church, of record in Official Record Volume 09069 D-18, all references to records being on file in the Office of the Recorder, Franklin County, Ohio.

Situate in the State of Ohio, County of Franklin, City of Columbus, being a part of Lot No. 1 of the John F. Conroy's Heir's Subdivision, recorded in Plat Book 19, Page 34, and being a 0.494 acre Rights of Way, all out of that 5.090 acre tract of land owned by New Life Community Baptist Church, of record in Official Record Volume 09069 D-18, said 0.041 acre Utility Rights of Way being more particularly described as follows:

The **Point of Reference** being a solid iron bar found at the southwest corner of said 5.090 acre tract, being located 22.5 feet easterly of, as measured at right angles from the centerline of Stygler Road; The **Secondary Point of Reference** being an iron pin found at the southeast corner of said 5.090 acre tract, which bears South 85°22'11" East, along the south line of said 5.090 acre tract, at a distance of 923.54 feet; Thence from said **Point of Reference**, North 04°23'49" East, along the west line of said 5.090 acre tract, a distance of 31.41 feet to the **True Place of Beginning** of the herein described 0.041 acre Utility Rights of Way;

Thence North 04°23'49" East, along the west line of said 5.090 acre tract, a distance of 10.00 feet to a point;

Thence South 85°22'11" East, into said 5.090 acre tract, a distance of 170.90 feet to a point on the perimeter of a 0.494 acre Rights of Way;

Thence South 43°33'42" East, along the perimeter of said 0.494 acre Rights of Way, a distance of 15.00 feet;

Thence North 85°22'11" West, a distance of 182.04 feet to the True Place of Beginning, containing 0.041 acre (1,765 square feet).

For the purpose of this description, a bearing of South 85°22'11" East was used on the south line of that 5.090 acre tract of land owned by New Life Community Baptist Church, of record in Official Record Volume 09069 D-18, on file in the Office of the

**EXHIBIT "A"**

Legal Description of Land Space and Right-of-Way  
(continued)

Recorder, Franklin County, Ohio. Said bearing being determined by GPS observations and values as provided by the Government of the United States of America, through the Department of National Geodetic Survey.

PRECISION SURVEYING SERVICES, LLC  
Consulting Surveyors

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John W. Evers                      05-02-2012

DESCRIPTION OF 0.051 ACRE UTILITY RIGHTS OF WAY NO. 2  
FOR NEW PAR, DBA VERIZON WIRELESS  
FROM LANDS OWNED BY  
NEW LIFE COMMUNITY BAPTIST CHURCH  
FRANKLIN COUNTY, OHIO

This is a description for New Par, dba Verizon Wireless, of a 0.051 acre Utility Rights of Way all out of that 5.090 acre tract of land owned by New Life Community Baptist Church, of record in Official Record Volume 09069 D-18, all references to records being on file in the Office of the Recorder, Franklin County, Ohio.

Situate in the State of Ohio, County of Franklin, City of Columbus, being a part of Lot No. 1 of the John F. Conroy's Heir's Subdivision, recorded in Plat Book 19, Page 34, and being a 0.494 acre Rights of Way, all out of that 5.090 acre tract of land owned by New Life Community Baptist Church, of record in Official Record Volume 09069 D-18, said 0.041 acre Utility Rights of Way being more particularly described as follows:

The **Point of Reference** being a solid iron bar found at the southwest corner of said 5.090 acre tract, being located 22.5 feet easterly of, as measured at right angles from the centerline of Stygler Road; The **Secondary Point of Reference** being an iron pin found at the southeast corner of said 5.090 acre tract, which bears South 85°22'11" East, along the south line of said 5.090 acre tract, at a distance of 923.54 feet; Thence from said **Point of Reference**, South 85°22'11" East, along the south line of said 5.090 acre tract, a distance

**EXHIBIT "A"**

Legal Description of Land Space and Right-of-Way  
(continued)

of 580.58 feet to a point; Thence North  $04^{\circ}37'49''$  East, into said 5.090 acre tract, a distance of 31.41 feet to the **True Place of Beginning** of the herein described 0.051 acre Utility Rights of Way, and being a corner of a 0.494 acre Rights of Way;

Thence North  $04^{\circ}37'49''$  East, along the perimeter of said 0.494 acre Rights of Way, a distance of 10.00 feet to a point;

Thence South  $85^{\circ}22'11''$  East, a distance of 38.20 feet to a point of curvature;

Thence 24.77 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of  $70^{\circ}58'16''$ , the chord of which bears North  $59^{\circ}08'42''$  East, a chord distance of 23.22 feet to a point of tangency;

Thence North  $23^{\circ}39'34''$  East, a distance of 144.29 feet to a point in the perimeter of said 0.494 acre Rights of Way;

Thence South  $85^{\circ}22'11''$  East, along the perimeter of said Rights of Way, a distance of 10.58 feet to a point;

Thence South  $23^{\circ}39'34''$  West, a distance of 169.12 feet to a point;

Thence North  $85^{\circ}22'11''$  West, a distance of 59.58 feet to the True Place of Beginning, containing 0.051 acre (2,236 square feet).

For the purpose of this description, a bearing of South  $85^{\circ}22'11''$  East was used on the south line of that 5.090 acre tract of land owned by New Life Community Baptist Church, of record in Official Record Volume 09069 D-18, on file in the Office of the Recorder, Franklin County, Ohio. Said bearing being determined by GPS observations and values as provided by the Government of the United States of America, through the Department of National Geodetic Survey.

**EXHIBIT "A"**

Legal Description of Land Space and Right-of-Way  
(continued)

PRECISION SURVEYING SERVICES, LLC  
Consulting Surveyors

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John W. Evers                      06-13-2012

DESCRIPTION OF 0.494 ACRE RIGHTS OF WAY  
FOR NEW PAR, DBA VERIZON WIRELESS  
FROM LANDS OWNED BY  
NEW LIFE COMMUNITY BAPTIST CHURCH  
FRANKLIN COUNTY, OHIO

This is a description for New Par, dba Verizon Wireless, of a 0.494 acre Rights of Way all out of that 5.090 acre, and 5.111 acre tracts of land owned by New Life Community Baptist Church, of record in Official Record Volume 09069 D-18, all references to records being on file in the Office of the Recorder, Franklin County, Ohio.

Situate in the State of Ohio, County of Franklin, City of Columbus, being a part of Lot No. 1 of the John F. Conroy's Heir's Subdivision, recorded in Plat Book 19, Page 34, and being a 0.494 acre Rights of Way, all out of that 5.090 acre, and 5.111 acre tracts of land owned by New Life Community Baptist Church, of record in Official Record Volume 09069 D-18, said 0.494 acre Rights of Way being more particularly described as follows:

The **Point of Reference** being a solid iron bar found at the southwest corner of said 5.090 acre tract, being located 22.5 feet easterly of, as measured at right angles from the centerline of Stygler Road; The **Secondary Point of Reference** being an iron pin found at the southeast corner of said 5.090 acre tract, which bears South 85°22'11" East, along the south line of said 5.090 acre tract, at a distance of 923.54 feet; Thence from said **Point of Reference**, North 04°23'49" East, along the west line of said 5.090 acre tract, and said 5.111 acre tract, a distance of 122.93 feet to the **True Place of Beginning** of the herein described 0.494 acre Rights of Way;

**EXHIBIT "A"**

Legal Description of Land Space and Right-of-Way  
(continued)

Thence North 04°23'49" East, along the west line of said 5.111 acre tract, a distance of 30.00 feet to a point;

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Thence South 85°22'11" East, into said 5.111 acre tract, a distance of 72.83 feet to a point of curvature;

Thence 55.51 feet along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 63°36'45", the chord of which bears North 62°49'27" East, a chord distance of 52.70 feet to a point, said point also being the True Place of Beginning of a 0.275 acre Right of Way for Exit;

Thence South 58°58'56" East, along the perimeter of said 0.275 acre Right of Way for Exit, a distance of 20.00 feet to a point;

Thence South 31°01'04" West, a distance of 17.24 feet to a point of curvature;

Thence 65.08 feet along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 74°34'46", the chord of which bears South 06°16'19" East, a chord distance of 60.58 feet to a point of tangency;

Thence South 43°33'42" East, and passing from said 5.111 acre tract, and into said 5.090 acre tract, a distance of 68.21 feet to a point;

Thence South 85°22'11" East, a distance of 351.03 feet to a point of curvature;

Thence 31.42 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00'00", the chord of which bears North 49°37'49" East, a chord distance of 28.28 feet to a point of tangency;

Thence North 04°37'49" East, a distance of 139.88 feet to a point;

Thence South 85°22'11" East, a distance of 130.31 feet to a point;

**EXHIBIT "A"**

Legal Description of Land Space and Right-of-Way  
(continued)

Thence North 04°37'49" East, a distance of 18.28 feet to an iron pin set at the southwest corner of a 0.037 acre Land Space;

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Thence South 85°22'11" East, along the south line of said 0.037 acre Land Space, a distance of 30.00 feet to a point;

Thence South 04°37'49" West, a distance of 38.28 feet to a point;

Thence North 85°22'11" West, a distance of 140.31 feet to a point;

Thence South 04°37'49" West, a distance of 159.88 feet to a point;

Thence North 85°22'11" West, a distance of 398.67 feet to a point;

Thence North 43°33'42" West, and passing from said 5.090 acre tract, and into said 5.111 acre tract, a distance of 137.28 feet to a point;

Thence North 85°22'11" West, a distance of 80.08 feet to the True Place of Beginning, containing 0.494 acre (21,501 square feet).

For the purpose of this description, a bearing of South 85°22'11" East was used on the south line of that 5.090 acre tract of land owned by New Life Community Baptist Church, of record in Official Record Volume 09069 D-18, on file in the Office of the Recorder, Franklin County, Ohio. Said bearing being determined by GPS observations and values as provided by the Government of the United States of America, through the Department of National Geodetic Survey.

PRECISION SURVEYING SERVICES, LLC  
Consulting Surveyors

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John W. Evers                      05-02-2012