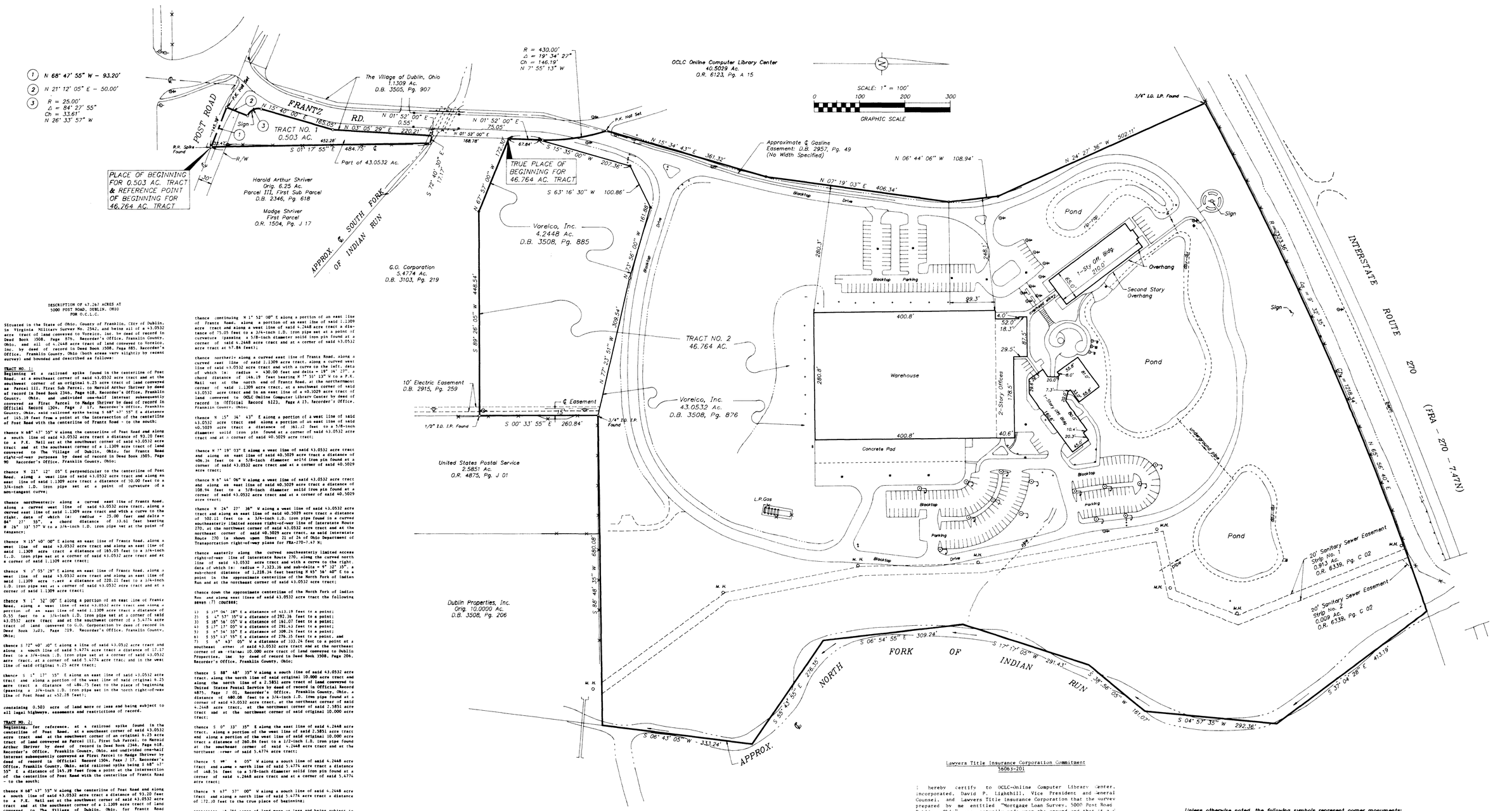

DESCRIPTION OF 47.267 ACRES AT
5000 POST ROAD, DUBLIN, OHIO
FOR O.C.L.C.

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2542, and being all of a 43.0532 acre tract of land conveyed to Vorelco, Inc. by deed of record in Deed Book 3508, Page 876, Recorder's Office, Franklin County, Ohio, and all of a 4.2448 acre tract of land conveyed to Vorelco, Inc. by deed of record in Deed Book 3508, Page 885, Recorder's Office, Franklin County, Ohio (both areas vary slightly by recent survey) and bounded and described as follows:

TRACT NO. 1:
Beginning at a railroad spike found in the centerline of Post Road, at a southeast corner of said 43.0532 acre tract and at the southwest corner of an original 6.25 acre tract of land conveyed as Parcel III, First Sub Parcel, to Harold Arthur Shriver by deed of record in Deed Book 2346, Page 618, Recorder's Office, Franklin County, Ohio, and undivided one-half interest subsequently conveyed as First Parcel to Madge Shriver by deed of record in Official Record 1504, Page J 17, Recorder's Office, Franklin County, Ohio, said railroad spike being S 68° 47' 55" E a distance of 145.39 feet from a point at the intersection of the centerline of Post Road with the centerline of Frantz Road - to the south;

thence N 68° 47' 55" W along the centerline of Post Road and along a south line of said 43.0532 acre tract a distance of 93.20 feet to a P.K. Nail set at the southwest corner of said 43.0532 acre tract and at the southeast corner of a 1.1309 acre tract of land conveyed to The Village of Dublin, Ohio, for Frantz Road right-of-way purposes by deed of record in Deed Book 3505, Page 90 Recorder's Office, Franklin County, Ohio;

thence N 21° 12' 05" E perpendicular to the centerline of Post Road, along a west line of said 43.0532 acre tract and along an east line of said 1.1309 acre tract a distance of 50.00 feet to a 3/4-inch I.D. iron pipe set at a point of curvature of a non-tangent curve;

thence northwesterly along a curved east line of Frantz Road, along a curved west line of said 43.0532 acre tract, along a curved east line of said 1.1309 acre tract and with a curve to the right, data of which is: radius = 25.00 feet and delta = 84° 27' 55", a chord distance of 33.61 feet bearing N 26° 33' 57" W to a 3/4-inch I.D. iron pipe set at the point of tangency;

thence N 15° 40' 00" E along an east line of Frantz Road, along a west line of said 43.0532 acre tract and along an east line of said 1.1309 acre tract a distance of 185.05 feet to a 3/4-inch I.D. iron pipe set at a corner of said 43.0532 acre tract and at a corner of said 1.1309 acre tract;

thence N 03° 05' 29" E along an east line of Frantz Road, along a west line of said 43.0532 acre tract and along an east line of said 1.1309 acre tract a distance of 220.21 feet to a 3/4-inch I.D. iron pipe set at a corner of said 43.0532 acre tract and at a corner of said 1.1309 acre tract;

thence N 01° 52' 00" E along a portion of an east line of Frantz Road, along a west line of said 43.0532 acre tract and along a portion of an east line of said 1.1309 acre tract a distance of 0.55 feet to a 3/4-inch I.D. iron pipe set at a corner of said 43.0532 acre tract and at the southwest corner of a 5.4774 acre tract of land conveyed to G.G. Corporation by deed of record in Deed Book 3103, Page 219, Recorder's Office, Franklin County, Ohio;

thence S 72° 40' 30" E along a line of said 43.0532 acre tract and along a south line of said 5.4774 acre tract a distance of 17.17 feet to a 3/4-inch I.D. iron pipe set at a corner of said 43.0532 acre tract, at a corner of said 5.4774 acre tract, and in the west line of said original 6.25 acre tract;

thence S 01° 17' 55" E along an east line of said 43.0532 acre tract and along a portion of the west line of said original 6.25 acre tract a distance of 484.78 feet to the place of beginning (passing a 3/4-inch I.D. iron pipe set in the north right-of-way line of Post Road at 452.28 feet);

containing 0.503 acre of land more or less and being subject to all legal highways, easements and restrictions of record.

TRACT NO. 2:
Beginning, for reference, at a railroad spike found in the centerline of Post Road, at a southeast corner of said 43.0532 acre tract and at the southwest corner of an original 6.25 acre tract of land conveyed as Parcel III, First Sub Parcel, to Harold Arthur Shriver by deed of record in Deed Book 2346, Page 618, Recorder's Office, Franklin County, Ohio, and undivided one-half interest subsequently conveyed as First Parcel to Madge Shriver by deed of record in Official Record 1504, Page J 17, Recorder's Office, Franklin County, Ohio, said railroad spike being S 68° 47' 55" E a distance of 145.39 feet from a point at the intersection of the centerline of Post Road with the centerline of Frantz Road - to the south;

thence N 68° 47' 55" W along the centerline of Post Road and along a south line of said 43.0532 acre tract a distance of 93.20 feet to a P.K. Nail set at the southwest corner of said 43.0532 acre tract and at the southeast corner of a 1.1309 acre tract of land conveyed to The Village of Dublin, Ohio, for Frantz Road right-of-way purposes by deed of record in Deed Book 3505, Page 907, Recorder's Office, Franklin County, Ohio;

thence N 21° 12' 05" E perpendicular to the centerline of Post Road, along a west line of said 43.0532 acre tract and along an east line of said 1.1309 acre tract a distance of 50.00 feet to a 3/4-inch I.D. iron pipe set at a point of curvature of a non-tangent curve;

thence northwesterly along a curved east line of Frantz Road, along a curved west line of said 43.0532 acre tract, along a curved east line of said 1.1309 acre tract and with a curve to the right, data of which is: radius = 25.00 feet and delta = 84° 27' 55", a chord distance of 33.61 feet bearing N 26° 33' 57" W to a 3/4-inch I.D. iron pipe set at the point of tangency;

thence N 15° 40' 00" E along an east line of Frantz Road, along a west line of said 43.0532 acre tract and along an east line of said 1.1309 acre tract a distance of 185.05 feet to a 3/4-inch I.D. iron pipe set at a corner of said 43.0532 acre tract and at a corner of said 1.1309 acre tract;

thence N 03° 05' 29" E along an east line of Frantz Road, along a west line of said 43.0532 acre tract and along an east line of said 1.1309 acre tract a distance of 220.21 feet to a 3/4-inch I.D. iron pipe set at a corner of said 43.0532 acre tract and at a corner of said 1.1309 acre tract;

thence N 01° 52' 00" E along a portion of an east line of Frantz Road, along a west line of said 43.0532 acre tract, along a portion of an east line of said 1.1309 acre tract and along a west line of a 5.4774 acre tract of land conveyed to G.G. Corporation by deed of record in Deed Book 3103, Page 219, Recorder's Office, Franklin County, Ohio, a distance of 168.33 feet to a 5/8-inch diameter solid iron pin found at the southwest corner of said 4.2448 acre tract, at the northwest corner of said 5.4774 acre tract and at the true place of beginning of the tract herein intended to be described (passing a 3/4-inch I.D. iron pipe set at a corner of said 43.0532 acre tract and at the southwest corner of said 5.4774 acre tract at 0.55 feet);

thence continuing N 1° 52' 00" E along a portion of an east line of Frantz Road, along a portion of an east line of said 1.1309 acre tract and along a west line of said 4.2448 acre tract a distance of 75.05 feet to a 3/4-inch I.D. iron pipe set at a point of curvature (passing a 5/8-inch diameter solid iron pin found at a corner of said 4.2448 acre tract and at a corner of said 43.0532 acre tract at 67.84 feet);

thence northerly along a curved east line of Frantz Road, along a curved east line of said 1.1309 acre tract, along a curved west line of said 43.0532 acre tract and with a curve to the left, data of which is: radius = 430.00 feet and delta = 19° 34' 27", a chord distance of 146.19 feet bearing N 7° 55' 13" W to a P.K. Nail set at the north end of Frantz Road, at the northernmost corner of said 1.1309 acre tract, at a southwest corner of said 43.0532 acre tract and in an east line of a 40.5029 acre tract of land conveyed to OCLC Online Computer Library Center by deed of record in Official Record 6123, Page A 15, Recorder's Office, Franklin County, Ohio;

thence N 15° 34' 43" E along a portion of a west line of said 43.0532 acre tract and along a portion of an east line of said 40.5029 acre tract a distance of 361.32 feet to a 5/8-inch diameter solid iron pin found at a corner of said 43.0532 acre tract and at a corner of said 40.5029 acre tract;

thence N 7° 19' 03" E along a west line of said 43.0532 acre tract and along an east line of said 40.5029 acre tract a distance of 406.34 feet to a 5/8-inch diameter solid iron pin found at a corner of said 43.0532 acre tract and at a corner of said 40.5029 acre tract;

thence N 6° 44' 06" W along a west line of said 43.0532 acre tract and along an east line of said 40.5029 acre tract a distance of 108.94 feet to a 5/8-inch diameter solid iron pin found at a corner of said 43.0532 acre tract and at a corner of said 40.5029 acre tract;

thence N 24° 27' 36" W along a west line of said 43.0532 acre tract and along an east line of said 40.5029 acre tract a distance of 502.11 feet to a 3/4-inch I.D. iron pipe found in a curved southeasterly limited access right-of-way line of Interstate Route 270, at the northwest corner of said 43.0532 acre tract and at the northeast corner of said 40.5029 acre tract, as said Interstate Route 270 is shown upon Sheet 21 of 24 of Ohio Department of Transportation right-of-way plans for FRA-270-7.47 N;

thence easterly along the curved southeasterly limited access right-of-way line of Interstate Route 270, along the curved north line of said 43.0532 acre tract and with a curve to the right, data of which is: radius = 7,323.36 and sub-chord = 8° 12' 35", a sub-chord distance of 1,218.34 feet bearing N 65° 56' 40" E to a point in the approximate centerline of the North Fork of Indian Run and at the northeast corner of said 43.0532 acre tract;

thence down the approximate centerline of the North Fork of Indian Run and along east lines of said 43.0532 acre tract the following seven (7) courses:
1) S 37° 04' 28" E a distance of 413.19 feet to a point;
2) S 04° 57' 35" W a distance of 292.36 feet to a point;
3) S 38° 56' 05" W a distance of 181.07 feet to a point;
4) S 17° 13' 05" W a distance of 291.43 feet to a point;
5) S 06° 54' 55" E a distance of 309.24 feet to a point;
6) S 55° 43' 55" E a distance of 276.35 feet to a point, and
7) S 06° 43' 05" W a distance of 333.24 feet to a point at a southeast corner of said 43.0532 acre tract and at the northeast corner of an original 10.000 acre tract of land conveyed to Dublin Properties, Inc. by deed of record in Deed Book 3508, Page 206, Recorder's Office, Franklin County, Ohio;

thence S 88° 48' 35" W along a south line of said 43.0532 acre tract, along the north line of said original 10.000 acre tract and along the north line of a 2.5851 acre tract of land conveyed to United States Postal Service by deed of record in Official Record 4875, Page J 01, Recorder's Office, Franklin County, Ohio, a distance of 680.08 feet to a 3/4-inch I.D. iron pipe found at a corner of said 43.0532 acre tract, at the northwest corner of said 2.5851 acre tract and at the northeast corner of said 4.2448 acre tract, at the northwest corner of said original 10.000 acre tract and at the northwest corner of said original 10.000 acre tract;

thence S 0° 33' 55" E along the east line of said 4.2448 acre tract, along a portion of the west line of said 2.5851 acre tract and along a portion of the west line of said original 10.000 acre tract a distance of 260.84 feet to a 1/2-inch I.D. iron pipe found at the southeast corner of said 4.2448 acre tract and at the northwest corner of said 5.4774 acre tract;

thence S 89° 26' 05" W along a south line of said 4.2448 acre tract and along a north line of said 5.4774 acre tract a distance of 448.54 feet to a 5/8-inch diameter solid iron pin found at a corner of said 4.2448 acre tract and at a corner of said 5.4774 acre tract;

thence N 27° 37' 00" W along a south line of said 4.2448 acre tract and along a north line of said 5.4774 acre tract a distance of 172.20 feet to the true place of beginning;

containing 46.764 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed in December, 1990. Basis of bearings is the centerline of Post Road at N 68° 47' 55" W as shown in Deed Book 3508, Page 876, Recorder's Office, Franklin County, Ohio.

I hereby certify that the four courses (South from I-270) along the west lines of the Vorelco, Inc. 43.0532 acre tract are contiguous with the east lines of the OCLC Online Computer Library Center 40.5029 acre tract.

Lawyers Title Insurance Corporation Commitment
56063-201

I hereby certify to OCLC-Online Computer Library Center, Incorporated, David P. Lighthill, Vice President and General Counsel, and Lawyers Title Insurance Corporation that the survey prepared by me entitled "Mortgage Loan Survey, 5000 Post Road, Dublin, Ohio" was actually made upon the ground and that it and the information, courses, and distances shown thereon are correct; that the title lines and lines of actual possession are the same, that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property and that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1988.

The site lies within Zone C (areas of minimal flooding) as per flood insurance rate map of the Federal Emergency Management Agency, Village of Dublin, Ohio, Panel 7 of 8, Community Panel No. 390673-0007 C (effective date: September 4, 1985). North Fork of Indian Run is in Zone A3 (areas of 100-year flood) but floodway is contained within the channel.

In my opinion, the following easements do not apply to subject premises:

Deed Book 2685, Page 1
Deed Book 3254, Page 642
Deed Book 3449, Page 449
Deed Book 2805, Page 317 superceded)
Deed Book 3020, Page 180
Official Record 484, Page 109 superceded)

Richard J. Bull
Richard J. Bull
Ohio Surveyor No. 4723

Unless otherwise noted, the following symbols represent corner monuments:
—○— 3/4" I.D. Iron Pipe Set
—●— 5/8" Dia Solid Iron Pin Found

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2875 W. DUBLIN-GRANVILLE RD.
WORTHINGTON, OHIO

VORELCO, INC
(D.B. 3508, PGS. 876 & 885)

MORTGAGE LOAN SURVEY
5000 POST ROAD
DUBLIN, OHIO

47.267 AC. IN V.M.S. 2542

SCALE: 1" = 100' | JOB NO. SV-7478 | 1 / 1
DWN: TLR | CK'D: RJB | DEC. 14, 1990

Rev: December 21, 1990