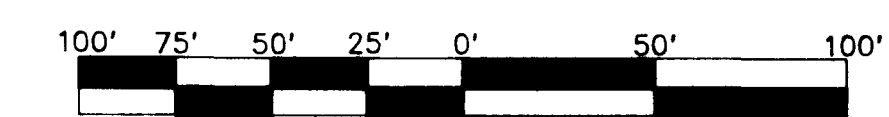


REVISIONS:			
No.	Date	Description	By



Scale 1" = 50'  
 JUNE 18, 1999  
 ALTA/ACSM LAND TITLE SURVEY

**Legal Description**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section 4, Township 5, Range 22, Refuge Lands, being part of Lots 1, 2 and 3 and all of Lots 4, 5, 6 and 7 of George E. Hutchinson's Subdivision as is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 101, all of Lots 1, 2, 3, 10, 11 and 12 of E. Sorin's Subdivision of Lot 58 of William Phelan's Mount Pleasant Addition, all of Lots 7, 8, 9 and 13 of E. Sorin's Subdivision of Lot 59 of William Phelan's Mount Pleasant Addition and all of Lots 4, 5, 6 and 7 of E. Sorin's Subdivision of Lot 60 of William Phelan's Mount Pleasant Addition as E. Sorin's Subdivision is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 286 and part of Parcel 6 and 7 of Robert Neil's Estate, being all of a 12 foot alley vacated by City of Columbus Ordinance Number 32513, all of Sixth Street and the part of a 12 foot alley vacated by City of Columbus Ordinance Number 716-64, all of Peru Alley and the part of a 12 foot alley vacated by City of Columbus Ordinance Number 10-89, and also being all of the tracts conveyed to Indresco, Inc. in Official Record Volume 20392, Page 1-10, Tract One, Parcel 1 (11.643 Acres), Tract One, Parcel 2 (0.500 Acres), Tract One, Parcel 3 (0.091 Acres) and Tract Two and Official Record Volume 20392, Page J-02, Tract One, all records being of the Recorder's Office, Franklin County, Ohio, unless otherwise noted and being more particularly described as follows:

Beginning at a P.K. nail set in the south line of said Lot 1 of Hutchinson's Subdivision, at the intersection of the east line of North Fourth Street (60 feet wide) and the north line of East First Avenue (60 feet wide), also being the southwest corner of said 11.643 Acre tract;

Thence, along the east line of North Fourth Street, across said Lots 1, 2 and 3 of Hutchinson's Subdivision, along the west line of said Lots 1, 2 and 3 of Sorin's Subdivision of Lot 58 and part of the west line of said alley vacated by Ordinance Number 10-89, North 08 degrees 17 minutes 41 seconds West, 295.50 feet to a found iron pin at the northwest corner of said Lot 3 of Sorin's Subdivision of Lot 58 and the northwest corner of said 0.500 Acre tract, also being the southwest corner of Lot 4 of said Sorin's Subdivision of Lot 59;

Thence, along the north line of said Lot 3 of Sorin's Subdivision of Lot 58 and of said 0.500 Acre tract and along the south line of said Lot 4 of Sorin's Subdivision of Lot 58, South 86 degrees 34 minutes 53 seconds East, 150.06 feet to a set railroad spike at the northeast corner of said Lot 3 of Sorin's Subdivision of Lot 58 and of said 0.500 Acre tract, also being the southeast corner of said Lot 4 of Sorin's Subdivision of Lot 59 and in the west line of said vacated Peru Alley;

Thence, along part of the west line of said vacated Peru Alley and along the east lines of Lots 4, 5 and 6 of said Sorin's Subdivision of Lot 59 and the east line of Lot 3 of Sorin's Subdivision of Lot 60, North 08 degrees 17 minutes 41 seconds West, 295.50 feet to a set iron pin at the intersection of the west line of said vacated Peru Alley and the south line of East Second Avenue (60 feet wide), also being the northeast corner of said Lot 3 of Sorin's Subdivision of Lot 60;

Thence, along the north line of said Lots 4, 5, 6 and 7 of Sorin's Subdivision of Lot 60 and along the north lines of vacated Peru Alley and vacated Sixth Street and across part of said Parcel 6, also being along the north lines of said 0.091 Acre tract, said tract two, and part of said 11.643 Acre tract and along the south line of East Second Avenue, South 86 degrees 41 minutes 21 seconds East, 759.22 feet to a point;

Thence, continuing across part of said Parcel 6 and along the north line of said 11.643 Acre tract and also along the south line of East Second Avenue, South 79 degrees 39 minutes 30 seconds East, 265.06 feet to a P.K. nail set in the top of a concrete wall at the northeast corner of said 11.643 Acre tract and in the west line of the Conrail Railroad;

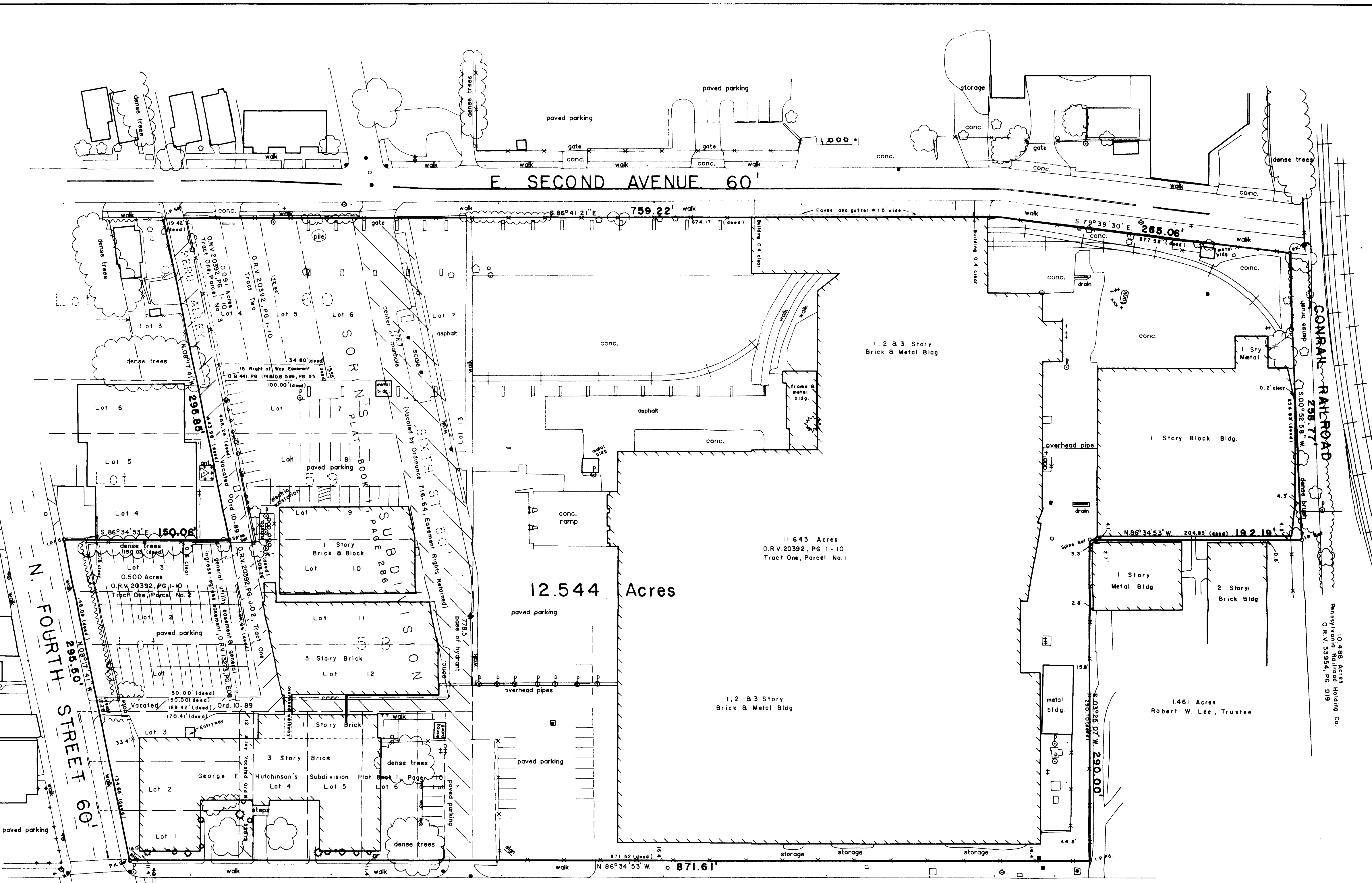
Thence, along part of the east line of said 11.643 Acre tract and the west line of the Conrail Railroad and also along part of the west line of the 10.488 Acre tract conveyed to Pennsylvania Railroad Holding Company in Official Record Volume 33954, Page D-19, South 00 degrees 52 minutes 58 seconds West, 258.77 feet to a set iron pin at the northeast corner of the 1.461 Acre tract conveyed to Robert W. Lee, Trustee in Instrument No. 199802230039709;

Thence, continuing along part of the east line of said 11.643 Acre tract and along the north line of said 1.461 Acre tract, North 86 degrees 34 minutes 53 seconds West, 192.19 feet to a set railroad spike at the northwest corner of said 1.461 Acre tract;

Thence, continuing along part of the east line of said 11.643 Acre tract and along part of the west line of said 1.461 Acre tract, South 03 degrees 25 minutes 07 seconds West 290.00 feet to a found iron pin at the southeast corner of said 11.643 Acre tract and in the north line of East First Avenue as shown on the Plat of the Dedication of First Avenue of record in Plat Book 5, Page 446;

Thence, along the south lines of said 11.643 Acre tract, said Lots 1, 4, 5, 6 and 7 of Hutchinson's Subdivision and said alley vacated by Ordinance No. 32513 and of said vacated portion of Sixth Street and along the north line of East First Avenue, North 86 degrees 34 minutes 53 seconds West, 871.61 feet to the Point of Beginning CONTAINING 12.544 ACRES, subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is the Ohio State Plane Coordinate System as shown on the Ohio Department of Transportation Plans for FRA-670-3-93. This description is based on a field survey by Myers Surveying Company, Inc. in June 1999.



Being 12.544 Acres in Half Section 4, Township 5, Range 22, Refuge Lands, City of Columbus, County of Franklin, State of Ohio.

for  
**COMMONWEALTH LAND TITLE INSURANCE COMPANY**  
 and / or  
**PREFERRED REAL ESTATE INVESTMENTS, INC.**  
 and / or  
**HARBISON-WALKER REFACTORIES COMPANY**

I hereby certify to:  
**COMMONWEALTH LAND TITLE INSURANCE COMPANY**  
 and / or  
**PREFERRED REAL ESTATE INVESTMENTS, INC.**  
 and / or  
**HARBISON-WALKER REFACTORIES COMPANY**

This is to certify that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997, and (2) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Date: June 18, 1999  
 BY: *Paul T. Dinan*  
 Paul T. Dinan, Professional Surveyor 7312



**Myers Surveying**  
 COMPANY  
 2740 East Main Street  
 Bexley, Ohio 43209-2577  
 (614) - 235 - 8677

- Easements**
- Item 8. Easement for utility lines, as shown on the Plat of the Dedication of First Avenue of record in Plat Book 5, Page 446.
  - Item 9. Easement for public utility lines to the City of Columbus, as shown on the Plat of the Dedication of First Avenue of record in Plat Book 5, Page 446.
  - Item 10. Easement and Egress easement contained in Deed filed for record April 14, 1980, in Volume 13273, Page E-C-1 of Franklin County Records - Plotted.
  - Item 11. Easements contained in Sheriff's Deed to Katie Fleming filed for record November 3, 1966, in Volume 441, Page 174 of Franklin County Records - Plotted.
  - Item 12. Easements contained in Deed to William H. Hopkins and Corinne Hopkins filed for record November 27, 1916, in Volume 599, Page 55 of Franklin County Records - Plotted.