

RECORD DESCRIPTION

17.445 ACRE TRACT:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 544 and being part of the original 44.341 acre tract conveyed to Setterlin Development Company by deed of record in O. R. 843304, records of the Recorder's Office, Franklin County Ohio and being more particularly described as follows:

Beginning for reference at the point of intersection of the centerlines of Setterlin Drive, Paragon Drive and Milliken Court, as the same are shown and delineated on the record plot of "ROBERTS ROAD CORPORATE PARK DEDICATION OF SETTERLIN DRIVE, PARAGON DRIVE AND EASEMENTS" of record in Plat Book 57, Page 97;

Thence along the centerline of Setterlin Drive with a curve to the left, having a radius of 400.00 feet, a central angle of 53° 53' 11", the chord to which bears North 11° 44' 51" West, a chord distance of 362.48 feet, to a point of tangency;

Thence North 38° 41' 26" West, a distance of 259.69 feet, continuing along the centerline of Setterlin Drive to a point;

Thence North 51° 18' 34" East, a distance of 30.00 feet, to an iron pin in the northerly right-of-way line of Setterlin Drive, said point being the point of true beginning for the herein described tract;

Thence North 32° 47' 36" East, a distance of 471.73 feet, across the said original 44.341 acre tract to an iron pin in the northeasterly line of said 44.341 acre tract and the right-of-way line of Conrail;

Thence South 57° 12' 24" East, a distance of 1192.33 feet, along the northeasterly line of the said original 44.341 acre tract and the right-of-way line of Conrail to an iron pin at a northeasterly corner of the 3,800 acre tract conveyed to Foster Business Forms by deed of record in O. R. 7953E08;

Thence South 36° 02' 37" West, a distance of 598.82 feet, along the westerly line of the said 3,800 acre tract to an iron pin in the northerly right-of-way line of Milliken Court (60 feet in Width) at the southwesterly corner of the said 3,800 acre tract;

Thence North 74° 48' 15" West, a distance of 649.24 feet, along the northerly right-of-way line of Milliken Court to an iron pin at a point of curvature;

Thence along a curve to the right having a radius of 35.00 feet a central angle of 81° 57' 53", the chord to which bears North 33° 49' 19" West, a chord distance of 45.91 feet, to an iron pin at a point of reverse curvature in the northeasterly right-of-way line of said Setterlin Drive;

Thence the following two (2) courses and distances along the northeasterly right-of-way line of said Setterlin Drive:

1. Thence along a curve to the left having a radius of 430.00 feet a central angle of 45° 51' 04" the chord to which bears North 15° 45' 54" West, a chord distance of 335.00 feet, to an iron pin at a point of curvature;
2. Thence North 38° 41' 26" West, a distance of 259.69 feet, to the point of true beginning containing 17.445 acres, more or less.

PROPOSED EXPANSION AREA

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 544 and being part of the 17.445 acre tract conveyed to Vincent P. Tippmann, by deed of record in Official Record 10077H01, all references being to records in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point in the southwesterly right-of-way line of Conrail Railroad, at the northwesterly corner of the Vincent P. Tippmann 4.437 acre tract, the northeasterly corner of the Vincent P. Tippmann 4.437 acre tract, of record in Official Record 12792117;

thence South 57° 12' 24" East, along the right-of-way line of Conrail Railroad, a distance of 388.37 feet to a point;

thence South 32° 47' 36" West, a distance of 358.00 feet to a point;

thence North 57° 12' 24" West, a distance of 388.37 feet to a point in the southeasterly line of the Vincent P. Tippmann 4.437 acre tract;

thence North 32° 47' 36" East, along said southeasterly line of the 4.437 acre tract, a distance of 358.00 feet to the point of beginning, containing 3.192 acres more or less.

Surveyed & Platted
By
EVANS, MECHWART, HAMBLETON, & TILTON INC.
CONSULTING ENGINEERS AND SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
614/471-5150

TO THE MERCANTILE TITLE AGENCY, INC., METROPOLITAN LIFE INSURANCE COMPANY AND TIPPMANN--COLUMBUS II

I hereby certify that as of the date shown hereon, the survey was established by actual on-the-ground instrument survey showing that the record description and all information thereon is correct, that the survey accurately shows the location of the building, structures and other improvements situated on the said property; that, except as shown there are no visible easement or rights-of-way on said property or any other easements or rights known to the undersigned, no party walls, no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and no encroachments on said property by buildings, structures or other improvements situated on adjoining property, except as shown hereon; that the said property and only the said property constitutes one tax lot except as shown on the survey; and that all zoning, use and density classification are properly shown thereon. The undersigned has received and examined a copy of the title insurance commitment of First American Title Insurance Company No. MTA-COL-01-28 dated February 14, 2001, and of each instrument listed therein and the location of each easement to the extent it can be located has been shown thereon. Access to and egress from the subject premises and the improvements and structures thereon are provided via Setterlin Drive and Milliken Court. Municipal water, municipal storm sewer and municipal sanitary sewer facilities and telephone, gas and electric services of public utilities are available.

By *Robert J. Sandz* 4-30-01
Robert J. Sandz
Registered Surveyor No. 8053

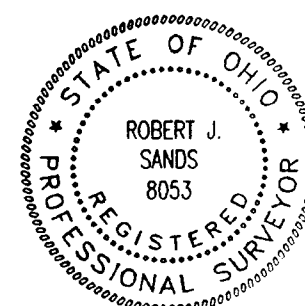
SCALE 1" = 60' SEPTEMBER 15, 1995

Revised February 23, 2001

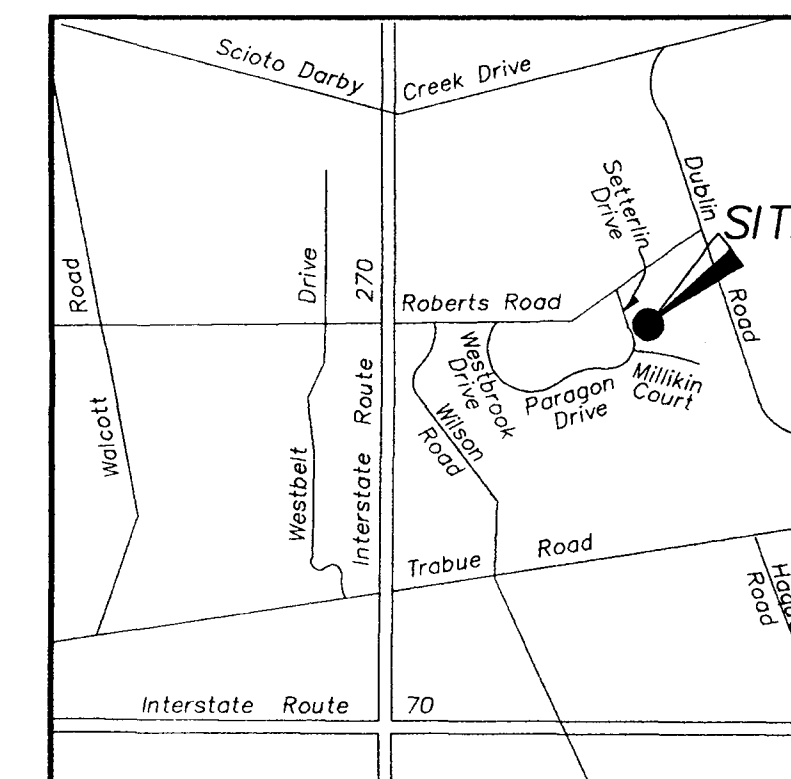
Revised April 30, 2001

60' 0' 60' 120'

GRAPHIC SCALE 1" = 60'



**SURVEY OF ACREAGE PARCEL
LOCATED IN VIRGINIA MILITARY SURVEY NO. 544
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**



LOCATION MAP
No Scale

NOTE:

The bearings shown hereon are based on the same meridian as the right-of-way line of Roberts Road (S 51° 10' 30" W) of record in Plat Book 57, Page 97.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (Dated August 2, 1995), the property surveyed and shown hereon lies within Zone X (area outside the 500 year flood plain); Community Panel No. 39049C0138 G.

Current Zoning Classification is M-2.

Subject tract appears to be in Conformance with all Restrictions of record in Official Record 6832815.

There are 26 Striped Parking Spaces.

Property is currently used for a Refrigerated Warehouse.

Setterlin Drive and Milliken Court have been dedicated and accepted for public maintenance by the City of Columbus.

The building contains 237,281 Square Feet.

The building is 35 feet high.

Easements of record in Plat Book 57, Page 97 were applicable are shown.

Easements of record in Plat Book 58, Page 70, are not located on the subject tract.

UTILITY STATEMENT:

The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

