

9.032 ACRE TRACT

Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey No. 530 and being 9.032 acres of the 25.816 acre tract conveyed to Fisher Land Corporation, by deed of record in Official Record 1029619, all references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin in the easterly line of the 17.862 acre tract conveyed to Belpco Co., by deed of record in Official Record 11349D19, said iron pin also being the southwesterly corner of said Fisher Land Corporation 25.816 acre tract;

thence North 39° 31' 00" West, along said easterly line of the Belpco Co. 17.862 acre tract and the easterly line of the 7.758 acre tract conveyed to Columbia-Hague No. 3 Ltd., by deed of record in Deed Book 3295, Page 150, a distance of 882.66 feet to a point;

thence North 50° 29' 00" East, crossing the Fisher Land Corporation 25.816 acre tract, a distance of 449.70 feet to a point in the westerly right-of-way line of Conrail Railroad;

thence South 39° 31' 00" East, along said right-of-way line of Conrail Railroad, being 50 feet westerly, as measured at right angles and parallel with the centerline of said Railroad, a distance of 826.37 feet to an angle point in said line;

thence North 50° 29' 00" East, continuing along said right-of-way line, a distance of 17.00 feet to an angle point in said line;

thence South 39° 31' 00" East, continuing along said right-of-way line, being 33 feet westerly, as measured at right angles and parallel with the centerline of Conrail Railroad, a distance of 37.13 feet to the northeasterly corner of the Lew E. Wallace, Kenneth Zarbaugh and Roger J. White, as Trustees 10.00 acre tract;

thence South 48° 07' 54" West, crossing said Lew E. Wallace, Kenneth Zarbaugh and Roger J. White as Trustees 10.00 acre tract, a distance of 467.00 feet to the place of beginning, containing 9.032 acres, more or less.

TOGETHER WITH, two (2) additional strips of land for ingress and egress purposes.

STRIP 1

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey No. 530 and bounded and described as follows:

Beginning at a point in the easterly line of the 17.862 acre tract conveyed to Belpco Co. by deed of record in Official Record 11349D19, said point being the southwesterly corner of the 25.816 acre tract conveyed to Fisher Land Corporation, by deed of record in Official Record 1029619;

thence North 48° 07' 54" East, along the southerly line of said 25.816 acre tract, a distance of 50.04 feet to a point;

thence South 39° 31' 00" East, a distance of 177.75 feet to a point;

thence South 65° 48' 28" West, a distance of 51.82 feet to a point in the easterly line of the 41.225 acre tract conveyed to Big Bear Stores Co., by deed of record in Official Record 02086A12;

thence along said easterly line of the Big Bear Stores Co. 41.225 acre tract and the easterly line of the Belpco Co. 17.862 acre tract, being the arc of a spiral curve, a chord bearing and distance of North 39° 31' 48" West, 91.00 feet to a point;

thence North 39° 31' 00" West, continuing along said easterly line of the 17.862 acre tract, a distance of 71.00 feet to the place of beginning.

STRIP 2

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey No. 530 and bounded and described as follows:

Beginning at the northeasterly corner of "SAFIN INDUSTRIAL PARK NO. 1", as the plat of same is of record in Plat Book 41, Page 3, said northeasterly corner also being the northeasterly terminus of Safin Road (60.0 feet in width), a northwesterly corner of the 15.690 acre tract (Parcel No. 4) conveyed to Lew E. Wallace, et al (3) Trs., by deed of record in Official Record 2086A01;

thence along the northerly terminus of said Safin Road, South 67° 57' 34" West, 60.03 feet to the northeasterly corner of Reserve "D" of said "SAFIN INDUSTRIAL PARK NO. 1";

thence North 23° 58' 51" West, 24.81 feet to a point of curvature of a curve to the left;

thence along the arc of said curve (Delta = 24° 01' 09", Radius = 170.0 feet), a chord bearing and distance of North 35° 59' 26" West, 403.67 feet to a point of tangency;

thence North 48° 00' 00" West, 356.62 feet to a point of tangent to spiral;

thence along a spiral curve to the right, a chord bearing and distance of North 47° 27' 43" West, 315.38 feet to a point of spiral to curve;

thence along the arc of a curve to the right (Delta = 5° 20' 00", Radius = 6016.52 feet), a chord bearing and distance of North 43° 45' 30" West, 559.84 feet to a point of curve to spiral;

thence along the arc of a spiral curve to the right, a chord bearing and distance of North 39° 58' 55" West, 291.28 feet to a point in the southerly line of the 17.862 acre tract conveyed to Belpco Co., by deed of record in Official Record 11349D19;

thence along said southerly line of said 17.862 acre tract, North 65° 48' 53" East, 61.96 feet to the southeasterly corner of said tract and being in the southwesterly line of the 10.0 acre tract (Parcel No. 1), conveyed to Lew E. Wallace, et al (3) Trs., by deed of record in Official Record 2086A01;

thence along said southwesterly line of the 10.0 acre tract, being the arc of a spiral curve to the left, a chord bearing and distance of South 40° 03' 33" East, 273.25 feet to a point of spiral to curve;

thence continuing along said southwesterly line and the southwesterly line of the Lew E. Wallace, et al (3) Trs., 15.690 acre tract, being the arc of a curve to the left (Delta = 5° 20' 00", Radius = 5956.52 feet), a chord bearing and distance of South 43° 45' 30" East, 554.26 feet to a point of curve to spiral;

thence continuing along said southwesterly line of the 15.690 acre tract, being the arc of a spiral curve to the left, a chord bearing and distance of South 47° 27' 48" East, 313.73 feet to a point of spiral to tangent;

thence continuing along said southwesterly line of the 15.690 acre tract, South 48° 00' 00" East, 356.61 feet to a point of curvature of a curve to the right;

thence along the arc of said curve (Delta = 24° 01' 09", Radius = 1030.0 feet), a chord bearing and distance of South 35° 59' 26" East, 428.64 feet to a point of tangency;

thence South 23° 58' 51" East, 26.85 feet to the place of beginning.

INGRESS-EGRESS AND MANEUVERING EASEMENT

Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey No. 530 and being part of the 10.00 acre tract (Parcel No. 1) conveyed to Lew E. Wallace, Kenneth Zarbaugh and Roger J. White as Trustees, by deed of record in Official Record 2086A01, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

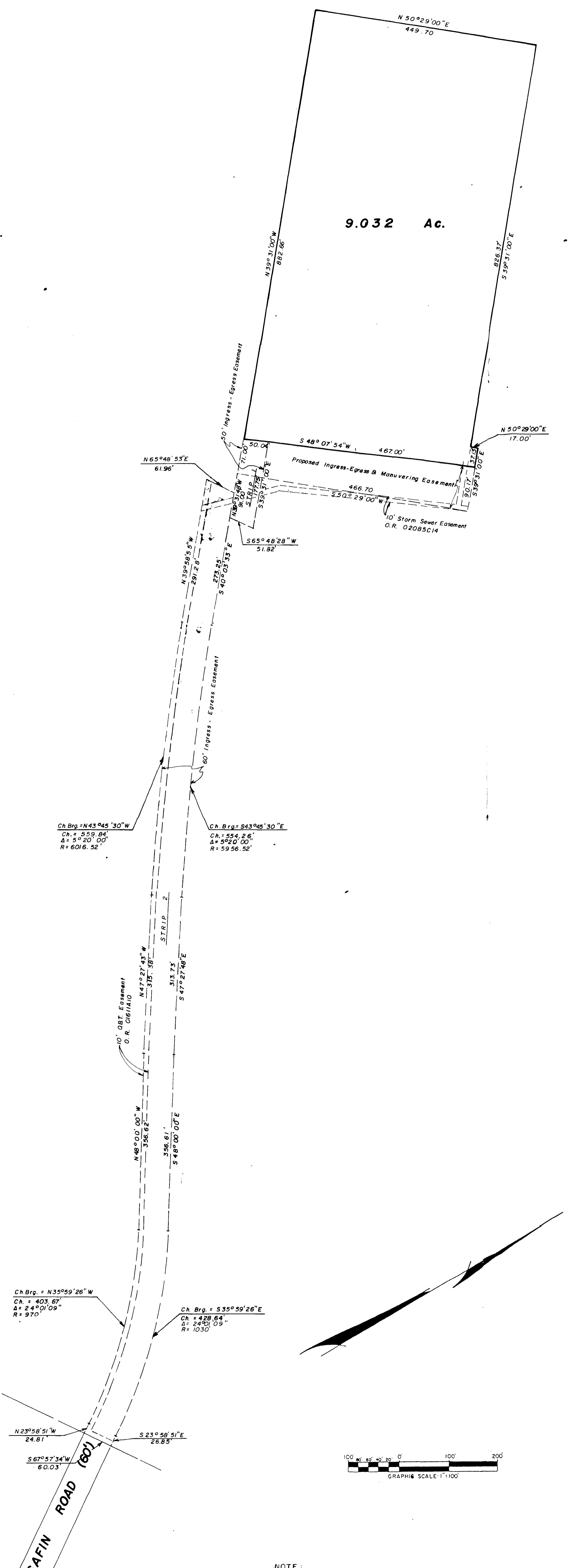
Beginning at an iron pin at the southwesterly corner of the 25.816 acre tract conveyed to Fisher Land Corporation, by deed of record in Official Record 1029619 and being in the easterly line of the 17.862 acre tract conveyed to Belpco Co., by deed of record in Official Record 11349D19;

thence North 48° 07' 54" East, along the southerly line of said Fisher Land Corporation 25.816 acre tract, a distance of 467.00 feet to a point in the westerly right-of-way line of Conrail Railroad;

thence South 39° 31' 00" East, along said right-of-way line of Conrail Railroad (being 33 feet westerly, as measured at right angles and parallel with the centerline of said Railroad), a distance of 90.17 feet to a point;

thence South 50° 29' 00" West, crossing the Lew E. Wallace, Kenneth Zarbaugh & Roger J. White as Trustees 10.00 acre tract, a distance of 466.70 feet to an iron pin in the easterly line of the Belpco Co. 17.862 acre tract;

thence North 39° 31' 00" West, along said easterly line of the 17.862 acre tract, a distance of 71.00 feet to the place of beginning.



NOTE:  
The lines of the ingress-egress easement as shown hereon are continuous and contiguous with the existing dedicated right-of-way line of Safin Road (60 feet wide) and contains no gaps or gores.

