

SCHEDULE "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL I
BEING A TRACT OF LAND OFF OF THE SOUTH END OF THE C.G. BELLONS FACTORY TRACT AND BEING PART OF ONE-HALF SECTION 27, TOWNSHIP 5, RANGE 22, REFUGEE LANDS...

PARCEL II
BEGINNING AT AN IRON STAKE IN THE SOUTH LINE OF SOUTH PUBLIC LANE, NOW LIVINGSTON AVENUE, AND 122.25 FEET SOUTH 87° E FROM STAKE IN THE EAST LINE OF THE HELL PATH OF THE COLUMBIAN FEEDER TO THE OHIO CANAL...

PARCEL III
BEING A TRACT OF LAND OFF OF THE NORTH END OF CHARLES O. BELLONS FACTORY TRACT, AND BEING A PART OF HALF SECTION 27, SECTION 8, RANGE 22, REFUGEE LANDS, BEGINNING AT AN IRON PIN IN THE SOUTH LINE OF SOUTH PUBLIC LANE, NOW LIVINGSTON AVENUE...

PARCEL IV
BEING LOT NUMBER SIX (6) OF THE L. HOSTER BREWING COMPANY SUBDIVISION AS THE SAME IS NUMBERED AND RECORDED IN PLAT BOOK 86, PAGE 18, AND 20, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO...

PARCEL V
BEING PART OF HALF SECTION 27, TOWNSHIP 5, RANGE 22, REFUGEE LANDS, IN THE SAID CITY, AND BEING A TRACT OF LAND BOUNDARIES IDENTICAL TO THE TRACT DESCRIBED IN DEED BOOK 2152, PAGE 97...

PARCEL VI
BEING A TRIANGULAR STRIP OF LAND, BEGINNING AT AN IRON PIN IN THE SOUTH LINE OF ROBERT ARMSTRONG, JR.'S POINT PLEASANT ADDITION, PRODUCED WESTERLY TO THE SOUTHWEST CORNER OF LOT NUMBER 13 OF SAID ADDITION...

PARCEL VII
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LOCATED IN HALF SECTION 27, TOWNSHIP 5, RANGE 22, REFUGEE LANDS, BEING A 0.805 ACRE TRACT CONSISTING OF A 0.360 ACRE OUT OF PARCELS 5 AND ALL OF PARCELS 8 (0.445 ACRE) BY SURVEY CONVEYED TO HARSCO CORPORATION IN DEED BOOK 2152, PAGE 97...

PARCEL VIII
BEING A TRIANGULAR STRIP OF LAND, BEGINNING AT AN IRON PIN IN THE NORTH LINE OF ROBERT ARMSTRONG, JR.'S POINT PLEASANT ADDITION, PRODUCED WESTERLY TO THE SOUTHWEST CORNER OF LOT NUMBER 13 OF SAID ADDITION...

PARCEL IX
BEING PART OF HALF SECTION 27, TOWNSHIP 5, RANGE 22, REFUGEE LANDS AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTH LINE OF LIBERTY STREET (FORMERLY FRANKLIN STREET) DISTANT 210 FEET WEST OF THE SOUTHWEST CORNER OF LOT NUMBER TWENTY-TWO (22) OF ROBERT ARMSTRONG'S POINT PLEASANT ADDITION TO THE CITY OF COLUMBUS...

PARCEL X
BEING A TRACT OF LAND OFF OF THE SOUTH END OF THE C.G. BELLONS FACTORY TRACT AND BEING PART OF ONE-HALF SECTION 27, TOWNSHIP 5, RANGE 22, REFUGEE LANDS...

PARCEL XI
BEING A TRACT OF LAND OFF OF THE SOUTH END OF THE C.G. BELLONS FACTORY TRACT AND BEING PART OF ONE-HALF SECTION 27, TOWNSHIP 5, RANGE 22, REFUGEE LANDS...

PARCEL XII
BEING A TRACT OF LAND OFF OF THE SOUTH END OF THE C.G. BELLONS FACTORY TRACT AND BEING PART OF ONE-HALF SECTION 27, TOWNSHIP 5, RANGE 22, REFUGEE LANDS...

PARCEL XIII
BEING A TRACT OF LAND OFF OF THE SOUTH END OF THE C.G. BELLONS FACTORY TRACT AND BEING PART OF ONE-HALF SECTION 27, TOWNSHIP 5, RANGE 22, REFUGEE LANDS...

PARCEL XIV
BEING A TRACT OF LAND OFF OF THE SOUTH END OF THE C.G. BELLONS FACTORY TRACT AND BEING PART OF ONE-HALF SECTION 27, TOWNSHIP 5, RANGE 22, REFUGEE LANDS...

PARCEL XV
BEING A TRACT OF LAND OFF OF THE SOUTH END OF THE C.G. BELLONS FACTORY TRACT AND BEING PART OF ONE-HALF SECTION 27, TOWNSHIP 5, RANGE 22, REFUGEE LANDS...

DESCRIPTION OF 6.729 ACRES OF LAND

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section 27, Township 5, Range 22, Refuge Lands, being a 6.729 acre tract of land comprised of all of Parcel 1, all of Parcel 2, all of Parcel 3, all of Parcel 4, and part of Parcel 5 as described in a deed to Harsco Corporation, of record in Deed Book 2152, Page 97...

Beginning at an iron pin set in the northerly right-of-way line of Liberty Street, at the southeasterly corner of said Parcel 2 as described in Deed Book 2171, Page 381, at the southwesterly corner of that 1.093 acre tract as described in a deed to 503 South Front Street Limited Partnership, of record in Official Record Volume 27075 G03, and being referenced North 87°53'56" West, a distance of 300.00 feet from a drill hole found at the intersection of the northerly right-of-way line of said Liberty Street and the westerly right-of-way line of Front Street;

Thence North 87°53'56" West, along the northerly right-of-way line of said Liberty Street, along the southerly line of said Parcel 2, Parcel 3 and Parcel 1 as described in said Deed Book 2171, Page 381, a distance of 209.48 feet to an iron pin found (1 foot deep) at the southwesterly corner of said Parcel 1, in the easterly line of said Parcel 5, as described in said Deed Book 2152, Page 97;

Thence North 11° 53'46" East, continuing along a right-of-way line of said Liberty Street, along the westerly line of said Parcel 1, along the easterly line of said Parcel 5, a distance of 5.07 feet to an iron pin found with a plastic cap stamped Hockaden and Assoc.;

Thence North 87°53'56" West, continuing along the northerly right-of-way line of said Liberty Street, as delineated on the plat "Liberty Street Dedication and Easements", of record in Plat Book 86, Page 18, crossing through said Parcel 5, a distance of 12.66 feet to an iron pin set at a point of curvature;

Thence continuing along the northerly right-of-way line of said Liberty Street, through said Parcel 5, along the arc of a curve to the left, having a radius of 276.56 feet, a central angle of 10°50'44", an arc distance of 52.35 feet to an iron pin found with a plastic cap stamped Hockaden and Assoc., at a point of tangency, said arc being subtended by a chord bearing South 86°40'42" West, a chord distance of 52.27 feet;

Thence South 81°15'20" West, continuing along the northerly right-of-way line of said Liberty Street, through said Parcel 5, a distance of 245.68 feet to an iron pin set in the westerly line of said Parcel 5, in the easterly line of the Columbus Feeder to the Ohio and Erie Canal (abandoned) as described in a Lease of Canal Lands to the Columbus & Southern Ohio Electric Company, of record in Lease Record 83, Page 346, witness an iron pin found with a plastic cap stamped Hockaden and Assoc., at the northerly right-of-way line of said Liberty Street at a point of curvature, bearing South 81°15'20" West, a distance of 22.76 feet.

Thence North 08°33'59" West, along the easterly line of said Columbus Feeder to the Ohio and Erie Canal (abandoned), along the westerly line of said Parcel 5, the westerly line of said Parcel 4, as described in Deed Book 2152, Page 97, a distance of 190.21 feet to a concrete canal marker with " " steel rod;

Thence North 02°41'46" West, along the easterly line of said Columbus Feeder to the Ohio and Erie Canal (abandoned), along the westerly line of said Parcel 4, the westerly line of said Parcel 1 and Parcel 3, as described in Deed Book 2152, Page 97, a distance of 641.63 feet to an iron pin set in the southerly right-of-way line of Fulton Street;

Thence South 78°00'27" East, along the southerly right-of-way line of said Fulton Street, along the northerly line of said Parcel 2, as described in Deed Book 2152, Page 97; the northerly line of said First Parcel as described in said Deed Book 3070, Page 116, a distance of 428.03 feet to a drill hole found at the intersection of the southerly right-of-way line of said Fulton Street and the westerly right-of-way line of Second Street;

Thence South 00°01'21" West, along the westerly right-of-way line of said Second Street, the easterly line of said First Parcel, along the easterly line of said Second Parcel as described in said Deed Book 3070, Page 116, a distance of 365.46 feet to an iron pin found (1 foot deep), at a northeasterly corner of that Parcel #1 as described in a deed to Front & Fulton Real Estate Trust, of record in Deed Book 2852, Page 519;

Thence South 89°34'54" West, into said original Second Parcel, along a northerly line of said Parcel #1, a distance of 154.50 feet to an iron pin set;

Thence South 04°24'37" West, continuing through said original Second Parcel, along the westerly line of said Parcel #1, a distance of 158.80 feet to an iron pin set at a southwesterly corner of said Parcel #1, in the southerly line of said original Second Parcel, in the northerly line of said Parcel 4 as described in said Deed Book 2152, Page 97;

Thence South 78°33'20" East, along a southerly line of said Parcel #1, the northerly line of said Parcel 4, a distance of 149.95 feet to a railroad spike found at the northeasterly corner of said Parcel 4;

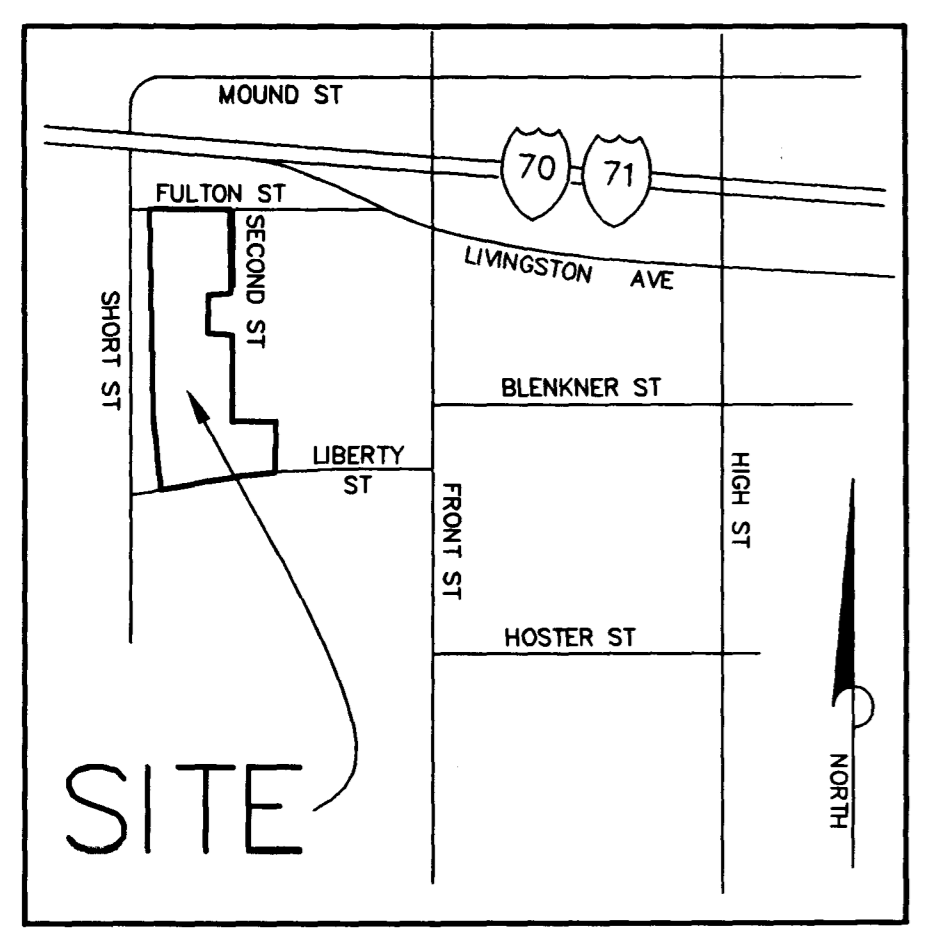
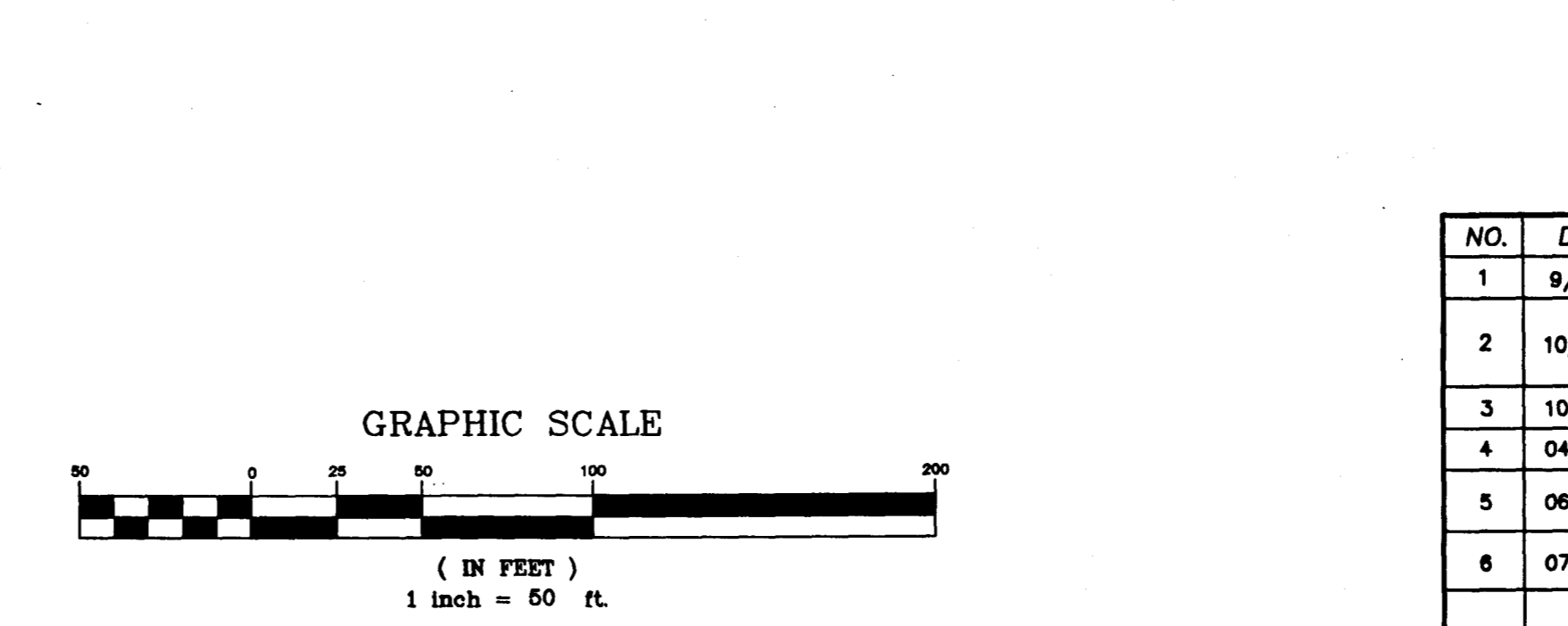
Thence South 11°53'46" West, along a westerly line of said Parcel #1, along the easterly line of said Parcel 4, a distance of 17.19 feet to an iron pin set at a southwesterly corner of said Parcel #1, at the northwesterly corner of said Parcel 1, as described in said Deed Book 2171, Page 381;

Thence South 87°53'56" East, along the southerly line of said Parcel #1, along the northerly line of said Parcel 1, the northerly line of said Parcel 3 and Parcel 2 as described in said Deed Book 2171, Page 381, a distance of 186.18 feet to an iron pin set at the northeasterly corner of said Parcel 2, in the westerly line of that 1.093 acre tract as described in a deed to 503 South Front Street Limited Partnership, of record in Official Record Volume 27075 G03;

Thence South 02°06'04" West, along the easterly line of said Parcel 2, the westerly line of said 1.093 acre tract, a distance of 135.00 feet to the True Place of Beginning and containing an area of 6.729 acres of land.

For the purpose of this description a bearing of North 87°53'56" West was used on the northerly right-of-way line of Liberty Street (50') as delineated on the plat "Liberty Street Dedication and Easements", of record in Plat Book 86, Pages 18, 19 & 20, and all other bearing relate to this basis of bearing.

This description was prepared from an actual field survey of the premises in September, 2000 by ms consultants, inc., under the direct supervision of John L. Price, Registered Professional Surveyor No. 7159. All iron pins set are 5/8" x 30" rebar with a yellow plastic cap stamped "ms cons. columb".



LOCATION MAP -NOT TO SCALE-

FLOODPLAIN NOTES

BY GRAPHICAL PLOTTING ONLY, PART OF PARCELS I, II AND III ARE WITHIN ZONE "X", AREAS OF 500 YEAR FLOOD, AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD. PART OF PARCELS I, II, III, IV, V, VI, VII, VIII, IX, X AND XI ARE LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AND SHOWN ON THE FLOOD INSURANCE RATE MAP, 39049C0235 G, EFFECTIVE DATE: AUGUST 2, 1995.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF BEARING

FOR THE PURPOSE OF THIS PLAT, A BEARING OF NORTH 87°53'56" WEST WAS USED ON THE NORTH RIGHT-OF-WAY LINE OF LIBERTY STREET AS SHOWN ON THE PLAT "LIBERTY STREET DEDICATION AND EASEMENTS", OF RECORD IN PLAT BOOK 86, PAGE 18, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

BENCH MARKS

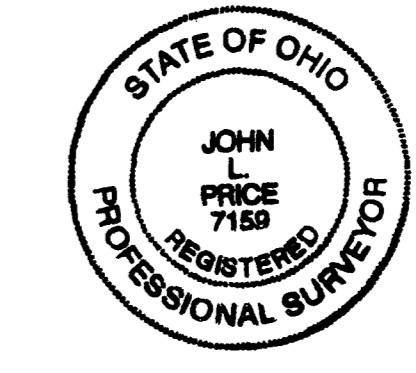
- T-RESET-1990: BRASS DISK AT SOUTHWEST CORNER HIGH STREET AND MOUND STREET, TOP OF CONCRETE RETAINING WALL, 12' NORTH OF FLAG POLES. ELEVATION=774.576
R-308: BRASS DISK AT NORTHWEST CORNER HIGH STREET AND LIVINGSTON AVENUE, IN BRIDGE ABUTMENT. ELEVATION=764.814
TBM-DRILL HOLE AT NORTHWEST CORNER OF FRONT STREET AND LIBERTY STREET. ELEVATION=739.17
TBM-NORTH BONNET BOLT OF FIRE HYDRANT, SOUTH SIDE OF LIBERTY STREET, 320' WEST OF FRONT STREET. ELEVATION=740.84
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD 88).

SCHEDULE "B"

NOTES PERTAINING TO ITEMS IN SCHEDULE B, SECTION II, FROM A COMMITMENT FOR TITLE INSURANCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 20160340 COM, EFFECTIVE DATE: JULY 6, 2000 AT 7:00 A.M.

- ITEM 1. EASEMENTS OF RECORD IN PLAT BOOK 86, PAGE 18, 19 AND 20, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. PERPETUAL EASEMENTS FOR SEWER UTILITY LINES ARE SHOWN HEREON, TEMPORARY EASEMENTS FOR THE SEWER CONSTRUCTION ARE NOT SHOWN HEREON.
ITEM 2. EASEMENTS OF RECORD IN DEED BOOK 969, PAGE 355, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PETERS RUN REGULATOR CHAMBER AND CONNECTIONS: FIRST PARCEL, 15 FOOT WIDE EASEMENT IS PLOTTED HEREON. SECOND PARCEL, 20 FOOT WIDE EASEMENT IS PLOTTED HEREON. THIRD PARCEL, 15 FOOT WIDE EASEMENT IS PLOTTED HEREON. FOURTH PARCEL, 15 FOOT WIDE EASEMENT IS PLOTTED HEREON. FIFTH PARCEL, 15 FOOT WIDE EASEMENT IS PLOTTED HEREON. SIXTH PARCEL, 15 FOOT WIDE EASEMENT IS PLOTTED HEREON. SEVENTH PARCEL, 10 FOOT WIDE EASEMENT IS PLOTTED HEREON. THE TEMPORARY EASEMENT FOR CONSTRUCTION IS NOT SHOWN HEREON.
ITEM 3. EASEMENT OF RECORD IN DEED BOOK 1611, PAGE 20, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. 20 FOOT WIDE DRIVEWAY EASEMENT IS SHOWN HEREON.
ITEM 4. EASEMENT OF RECORD IN DEED BOOK 1983, PAGE 521, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. 10 FOOT WIDE EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, IS PLOTTED HEREON.
ITEM 5. EASEMENT OF RECORD IN DEED BOOK 372, PAGE 130, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. TWO BLANKET EASEMENTS TO THE CITY OF COLUMBUS, OHIO. THE FIRST IS TO CONSTRUCT, OPERATE, USE AND MAINTAIN A MAIN TRUNK SEWER KNOWN AS THE PETER RUN SEWER FROM FRONT STREET WESTERLY TO THE FEEDER CANAL. THE APPROXIMATE LOCATION OF THE SEWER IS SHOWN HEREON. THE SECOND IS TO CONSTRUCT, OPERATE, USE AND MAINTAIN A MAIN TRUNK SEWER KNOWN AS THE INTERCEPTING SEWER BEING LOCATED 125 EASTERLY FROM THE FEEDER CANAL. THE APPROXIMATE LOCATION OF THE SEWER IS SHOWN HEREON.
ITEM 6. EASEMENT OF RECORD IN DEED BOOK 558, PAGE 470, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. BLANKET EASEMENT TO THE CITY OF COLUMBUS, OHIO TO CONSTRUCT, OPERATE, USE AND MAINTAIN A 72 INCH SEWER, APPROXIMATE LOCATION OF SEWER SHOWN HEREON.
ITEM 7. EASEMENT OF RECORD IN OFFICIAL RECORDS VOLUME 33838, PAGE B16, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. IRREGULAR STRIP EASEMENT TO THE COLUMBUS SOUTHERN POWER COMPANY IS PLOTTED HEREON.
ITEM 8. EASEMENT OF RECORD IN OFFICIAL RECORD VOLUME 15816, PAGE A05, MODIFIED IN OFFICIAL RECORDS VOLUME 16199, PAGE 115, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. IRREGULAR SHAPED STORM SEWER EASEMENT AREA FROM THE STATE OF OHIO TO THE CITY OF COLUMBUS, OHIO IS PLOTTED HEREON.
ITEM 9. EASEMENT OF RECORD IN COMPLETE RECORD 12, PAGE 336, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. DOES NOT APPLY, AS PER CHICAGO TITLE.
ITEM 10. RESTRICTIONS OF RECORD IN DEED BOOK 228, PAGE 298, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. THIS IS A TRANSFER OF REAL PROPERTY FROM THE CITY OF COLUMBUS TO THE L. HOSTER BREWING COMPANY CONTAINING ONE ACRE OF LAND WITH THE CITY OF COLUMBUS RETAINING EASEMENT RIGHTS FOR THE PETERS RUN SEWER, THE LOCATION OF THE TRACT CANNOT BE PLOTTED FROM THE INFORMATION CONTAINED IN THE DEED.
ITEM 11. AGREEMENT FOR SPUR TRACK MOVEMENT OF RECORD IN DEED BOOK 1211, PAGE 102, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. TRACKS HAVE BEEN REMOVED OR HAVE BEEN COVERED OVER.
ITEM 12. RAILROAD SWITCHING AGREEMENTS OF RECORD OFFICIAL RECORD VOLUME 231, PAGE 583; DEED BOOK 227, PAGE 411 AND DEED BOOK 228, PAGE 332, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. TRACKS HAVE BEEN REMOVED OR HAVE BEEN COVERED OVER.

THE UNDERSIGNED HEREBY CERTIFIES TO WINNTER INVESTMENT, INC., HARSCO CORPORATION, CHICAGO TITLE INSURANCE COMPANY AND THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7 (A), 7(C), 8, 9, 10, 11, AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION), UNDERSIGNED FURTHER CERTIFIED THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."



MS CONSULTANTS, INC.
John L. Price 7/15/01
JOHN L. PRICE
PROFESSIONAL SURVEYOR NO. 7159

Table with columns: NO., DATE, DESCRIPTION, BY. Contains 6 entries of survey work.

ALTA/ACSM LAND TITLE SURVEY
153 WEST FULTON STREET
WEST OF FRONT STREET
NORTH OF LIBERTY STREET
CLIENT: WINNTER INVESTMENT, INC.
ms consultants, inc.
CONSULTING ENGINEERS & PLANNERS
DRAWN BY: JLP CHECKED BY: CSS CREW CHIEF: CSS PROJECT No. 24-202.324 SHEET 1 OF 2
SCALE: 1" = 50' DATE: 9-22-00

