

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Lots 1, 5 and 6 in the east half of Section No. 3, Township 4, Range 22, Congress Lands, containing 28.331 acres of land, more or less, part of said 28.331 acres being out of the residue of that 10 acre tract of land designated as THIRD PARCEL, part of said 28.331 acres being out of the residue of that 18.98 acre tract of land designated as FOURTH PARCEL and part of said 28.331 acres being all of the residue of that 20.331 acre tract of land designated as FIFTH PARCEL, as said parcels are described in the deed to The Buckeye Steel Castings Company, of record in Deed Book 1210, Page 299, Recorder's Office, Franklin County, Ohio, said 28.331 acre area of land being more particularly described as follows:

Beginning at a 3/4-inch (I.D.) iron pipe set at a point in a curve at the point of intersection of the easterly line of said Lot No. 6 and a southerly right-of-way line of Buckeye Park Road, sixty feet in width, as the same is designated and delineated upon the recorded Plat of the Dedication of Buckeye Park Road and Easements, of record in Plat Book 42, Pages 26 and 27, the same being the northeasterly corner of the residue of said FIFTH PARCEL, said iron pipe also being in the westerly line of Christian Mueller's Lockbourne Road Subdivision, of record in Plat Book 10, Page 149, both being of record in the Recorder's Office, Franklin County, Ohio;

Thence eastwardly with the southerly right-of-way boundary of said Buckeye Park Road and with the northerly boundary of said residue tracts, the following seven (7) courses and distances:

- 1.) S-89°47'08"E, a distance of 269.50 feet to 3/4-inch (I.D.) iron pipe set at a point of tangency;
- 2.) N-15°12'09"W, a distance of 16.40 feet to a 3/4-inch (I.D.) iron pipe set at a point of tangency;
- 3.) With the arc of a curve to the left having a radius of 448.30 feet, a central angle of 74°34'00" and a chord that bears N-52°29'09"W, a chord distance of 543.12 feet to a 3/4-inch (I.D.) iron pipe set at a point (curve not tangent to the existing road); the same being in a southerly right-of-way line of said Alice Marion Subdivision, the same being in a southerly right-of-way line of said Buckeye Park Road;
- Thence eastwardly with the southerly right-of-way boundary of said Buckeye Park Road and with the northerly boundary of said residue tracts, the following seven (7) courses and distances:
- 1.) S-89°47'08"E, a distance of 269.50 feet to 3/4-inch (I.D.) iron pipe set at a point of tangency;
- 2.) with the arc of curve to the left having a radius of 748.45 feet, a central angle of 28°07'51" and chord that bears N-76°08'57"E, a chord distance of 363.79 feet to a 3/4-inch (I.D.) iron pipe found at a point of tangency;
- 3.) N-62°05'01"E, distance of 96.64 feet to a 3/4-inch (I.D.) iron pipe found at a point of tangency;
- 4.) with the arc of a curve to the right having a radius of 855.12 feet, central angle of 27°54'59" and a chord that bears N-76°02'31"E, a chord distance of 412.53 feet to a 3/4-inch (I.D.) iron pipe found at a point of tangency;
- 5.) EAST, a distance of 439.04 feet to a 3/4-inch (I.D.) iron pipe found at a point of tangency;
- 6.) with the arc of a curve to the left having radius of 268.38 feet, a central angle of 30°00'00" and a chord that bears N-75°00'00"E, a chord distance of 138.92 feet to a 3/4-inch (I.D.) iron pipe set at a point of reverse curvature;
- 7.) with the arc of a curve to the right having a radius of 420.00 feet, a central angle of 30°17'10" and a chord that bears N-75°08'35"E, a chord distance of 114.94 feet to the point of beginning and containing 28.331 acres of land, more or less.

Thence eastwardly with the southerly right-of-way boundary of said State Route 104, with the northerly right-of-way boundary of said State Route 104, with the southerly line of said FIFTH PARCEL, a distance of 410.33 feet to a 3/4-inch (I.D.) iron pipe set at an angle point in the southerly boundary of the residue of said FIFTH PARCEL, the same being an angle point in the northerly right-of-way boundary of said State Route 104, said iron pipe also being the easterly corner of that 5.440 acre tract of land designated as PARCEL NO. 111WL and described in the deed to the City of Columbus, of record in Deed Book 3109, Page 536, Recorder's Office, Franklin County, Ohio;

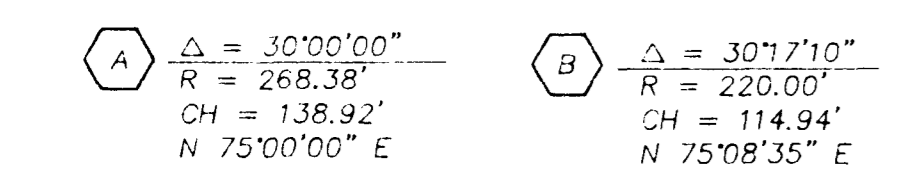
Thence N-84°25'20"W, with a northerly right-of-way line of said State Route 104 with a southerly line of the residue of said FIFTH PARCEL, with the southerly line of the residue of said FOURTH PARCEL and with a northerly line of said 5.440 acre tract, a distance of 910.28 feet to a 3/4-inch (I.D.) iron pipe set at a corner of said 5.440 acre tract in the westerly line of said Lot No. 5, said iron pipe also being in the southerly extension of the easterly line of Alice Marion Subdivision, of record in Plat Book 20, Page 12, Recorder's Office, Franklin County, Ohio;

Thence northwardly, with the northeasterly boundary of said Alice Marion Subdivision, the following three (3) courses and distances:

- 1.) with the arc of a curve to the right having a radius of 603.70 feet, a central angle of 10°23'20" and a chord that bears N-20°23'50"W, a chord distance of 109.31 feet to a 3/4-inch (I.D.) iron pipe set at a point of tangency;

Thence northwardly, with the northeasterly boundary of said Alice Marion Subdivision, the following three (3) courses and distances:

- 1.) with the arc of a curve to the right having a radius of 603.70 feet, a central angle of 10°23'20" and a chord that bears N-20°23'50"W, a chord distance of 109.31 feet to a 3/4-inch (I.D.) iron pipe set at a point of tangency;
- Subject to all rights-of-way, easements and restrictions, if any, of previous record.
- We hereby state that the foregoing description was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in January of 1998.
- All of the survey markers noted in the foregoing description were in place in January of 1998.
- The bearings given in the foregoing description are based on the bearing of S-89°47'08"E as shown along a portion of the centerline of said Buckeye Park Road.



○ — Indicates a 3/4-inch (I.D.) Iron Pipe Set unless otherwise noted on this map

The 28.331 acre area of land shown hereon is located in Zone X (areas determined to be outside the 500-year flood plain) as shown on the Flood Insurance Rate Map for Franklin County Community Panel No. 39049C0265 G. Effective Date: August 2, 1995.

The undersigned hereby certifies that the foregoing description and map were prepared by the undersigned and were actually made with the ground and the survey and the information, courses and distances shown thereon are accurate and that the property is contained along its entire common boundaries and is enclosed within the perimeter thereof. The unimproved parcels of the land shown on the survey are contiguous and there are no gaps or gaps; (2) the right-of-way lines for Buckeye Park Road and State Route 104 are shown; (3) the dimensions, area, acreage, frontage, number of acres, location and date of filing of all easements are as shown and are within the boundary lines of the property; (4) there are no violations of any setback or building line requirements shown by applicable zoning and ordinances or recorded restrictive covenants; (5) any such setback or building line requirements are shown on the survey; (6) there is no visible evidence of easements, encroachments or other matters affecting the property appearing from a physical inspection, other than those shown and defined thereon; (7) all recorded easements or right-of-ways listed in the Title Report have been shown as noted; (8) utility services required for the operation of the property enter through adjoining public streets or the survey shows the point of entry and location of such services which pass through or are located on adjoining private land; (9) the survey shows the location of all water, storm, drainage systems for the collection and disposal of rain and surface waters; (10) the buildings and improvements are not located in or on any easement affecting the property or any utility lines constructed thereon; (11) the property does not lie within any hazard areas in accordance with the instrument entitled "Statement of Hazard Areas and Flood Development Federal Insurance Administration's Goals and Hazard Areas Map"; (12) there are no marked parking spaces within the boundary lines of the property; (13) the street address of the property is Buckeye Park Road; (14) the survey is made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys promulgated and adopted by A.T.A. and A.C.M. in 1984, and includes items 1-11 of Table thereon, and meets the Accuracy Standard of an "A" class survey.

BAUER, DAVIDSON & MERCHANT, INC.

Surveying Engineers

*Signature*  
Professional Engineer, No. 634

BOUNDARY SURVEY MAP OF 28.331 ACRES OF LAND LOCATED BETWEEN BUCKEYE PARK ROAD AND STATE ROUTE 104 AND WEST OF LOCKBOURNE ROAD, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OHIO.

SCALE: 1"=100'  
ORDER NO. 33-98  
FEBRUARY 5, 1998  
REVISED FEBRUARY 17, 1998

**BAUER, DAVIDSON & MERCHANT, INC.**  
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