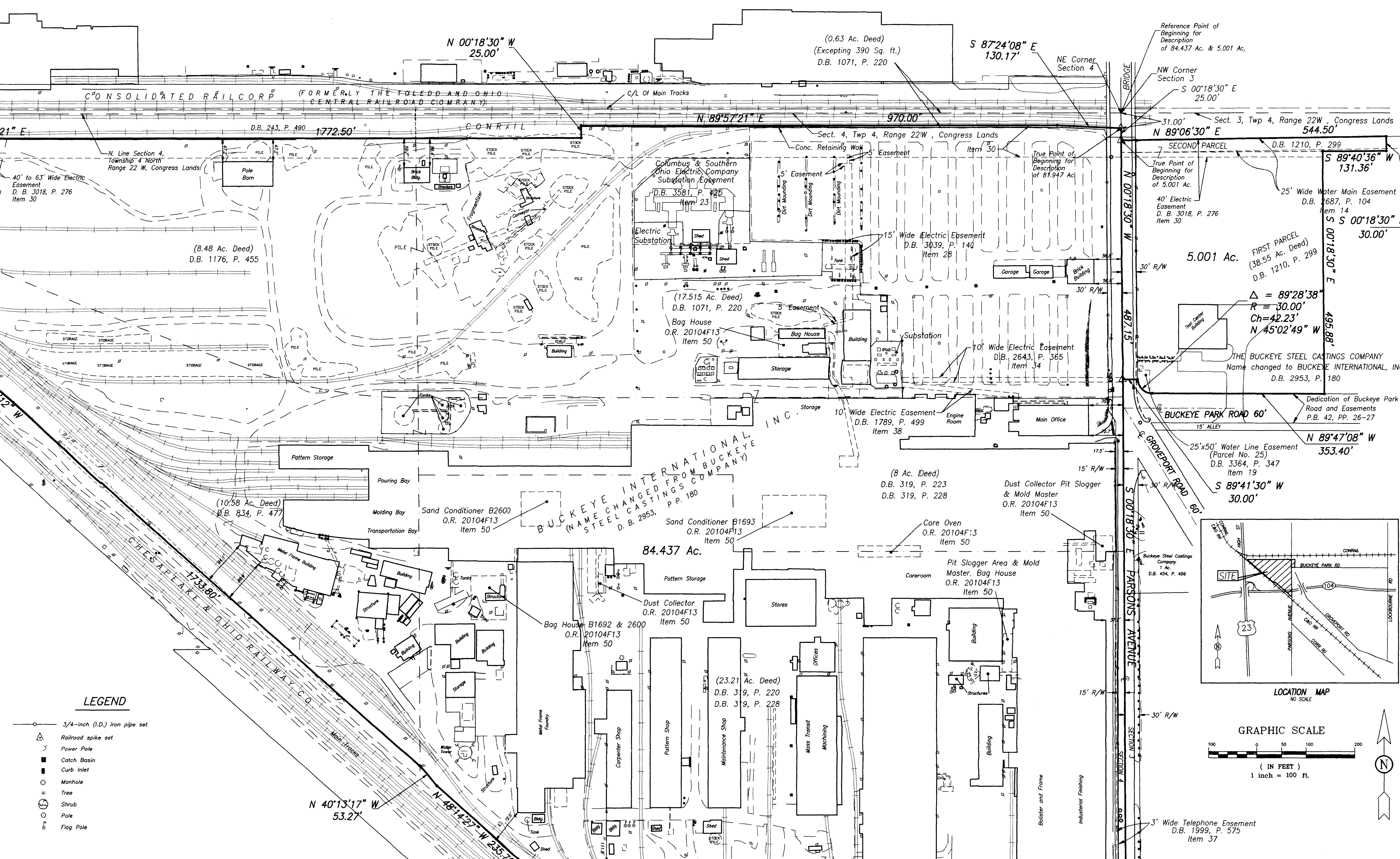

DESCRIPTION OF A 84.437 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF PARSONS AVENUE AND SOUTH OF CONRAIL IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 4, Township 4 North, Range 22 West, Congress Lands, containing 84.437 acres of land, more or less, said 84.437 acres being all or parts of the tracts of land described in the following deeds to The Buckeye Steel Castings Company: all of 17.515 acres (D.B. 1071, P. 220), all of 8 acres (D.B. 319, P. 223 and D.B. 319, P. 228), part of 23.21 acres (D.B. 319, P. 220 and D.B. 319, P. 228), all of 8.59 acres referred to as FIRST PARCEL (D.B. 494, P. 533), all of 3.20 acres referred to as SECOND PARCEL (D.B. 494, P. 533), all of 10.58 acres (D.B. 834, P. 477), all of 8.48 acres (D.B. 1176, P. 455), all of 2.08 acres (D.B. 834, P. 478, D.B. 1176, P. 457), part of 0.63 acre tract (D.B. 1071, P. 220), all of that 0.106 acre (D.B. 621, P. 613) and part of that 2.84 acres (D.B. 1596, P. 571) consequently the name of The Buckeye Steel Castings Company was changed by Certificate of Amendment to Buckeye International, Inc. by deed of record in Deed Book 2953, Page 180, all being of record in the Recorder's Office, Franklin County, Ohio, said 84.437 acres of land being more particularly described as follows:

Beginning, for reference at a point in the centerline of Parsons Avenue at the northeasterly corner of said Section 4, the same being the northwesterly corner of Section 3 of Township 4 North, Range 22 West, Congress Lands; thence S 0°18'30" E, with the centerline of said Parsons Avenue, with the easterly line of said Section 4 and with the westerly line of said Section 3, a distance of 31.00 feet to a drill hole set in concrete on the deck of a Parsons Avenue bridge crossing Conrail Railroad (formerly Toledo and Ohio Central Railroad) at the true point of beginning.

Thence from said true point of beginning, S 0°18'30" E, with the centerline of said Parsons Avenue, with the easterly line of said Section 4 and the westerly line of said Section 3, a distance of 2624.60 feet to a railroad spike set in the northeasterly right-of-way line of Chesapeake and Ohio Railway Company (formerly The Hocking Valley Railway Company), the same being the southwesterly line of said 2.84 acre tract (D.B. 1596, P. 571);

Thence northwestwardly, with the northeasterly line right-of-way line of said Chesapeake and Ohio Railway Company and with the southwesterly boundary line of said 2.84 acre tract, the following sever (7) courses and distances:

1) N 48°09'57" W, a distance of 73.48 feet to a 3/4-inch (I.D.) iron pipe set;

2) N 41°33'57" W, a distance of 60.91 feet to a 3/4-inch (I.D.) iron pipe set;

3) N 35°06'57" W, a distance of 114.25 feet to a 3/4-inch (I.D.) iron pipe set;

4) N 36°33'57" W, a distance of 70.95 feet to a 3/4-inch (I.D.) iron pipe set;

5) N 42°23'27" W, a distance of 87.40 feet to a 3/4-inch (I.D.) iron pipe set;

6) N 48°12'27" W, a distance of 1134.58 feet to a 3/4-inch (I.D.) iron pipe set;

7) N 63°42'31" W, a distance of 140.60 feet to a 3/4-inch (I.D.) iron pipe set at the northwesterly corner of said 2.84 acre tract and at an angle point in the northeasterly right-of-way line of said Chesapeake and Ohio Railway Company;

Thence N 48°14'27" W, with a northeasterly right-of-way line of said Chesapeake and Ohio Railway Company, a distance of 235.76 feet to a 3/4-inch (I.D.) iron pipe set at an angle point;

Thence N 40°13'17" W, with a northeasterly right-of-way line of said Chesapeake and Ohio Railway Company, a distance of 53.27 feet to a 3/4-inch (I.D.) iron pipe set at an angle point;

Thence N 48°29'12" W, with a northeasterly right-of-way line of said Chesapeake and Ohio Railway Company, a distance of 1733.80 feet to a 3/4-inch (I.D.) iron pipe set at an angle point;

Thence N 48°14'27" W, with the northeasterly right-of-way line of said Chesapeake and Ohio Railway Company, a distance of 193.00 feet to a 3/4-inch (I.D.) iron pipe set at the intersection of the northeasterly right-of-way line of said Chesapeake and Ohio Railway Company with the southerly right-of-way line of said Conrail Railroad;

Thence N 89°57'21" E, with the southerly right-of-way line of said Conrail Railroad, a distance of 1772.50 feet to a 3/4-inch (I.D.) iron pipe set;

Thence N 0°18'30" W, with an easterly right-of-way line of said Conrail Railroad, a distance of 25.00 feet to a 3/4-inch (I.D.) iron pipe set;

Thence N 89°57'21" E, with the southerly right-of-way line of said Conrail Railroad, a distance of 970.00 feet to a 3/4-inch (I.D.) iron pipe set at an angle point;

Thence S 87°24'08" E, with the southerly right-of-way line of said Conrail Railroad, a distance of 130.17 feet to the true point of beginning and containing 84.437 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record. Also subject to all legal highways.

The bearings referred to in the hereinabove description are based on the bearing S 0°18'30" E for the centerline of Parsons Avenue as shown on the recorded Plat of Dedication of Buckeye Park Road and Easements of record, in Deed Book 4, Page 26 and 27, Recorder's Office, Franklin County, Ohio.

DESCRIPTION OF A 5.001 ACRE TRACT OF LAND LOCATED ON THE EAST SIDE OF PARSONS AVENUE, BETWEEN BUCKEYE PARK ROAD AND CONRAIL, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 3, Township 4 North, Range 22 West, Congress Lands, containing 5.001 acres of land, more or less, said 5.001 acres being all of SECOND PARCEL and part of FIRST PARCEL as said parcels are described in the deed to The Buckeye Steel Castings Company of record in Deed Book 1210, Page 299, consequently the name of The Buckeye Steel Castings Company was changed by Certificate of Amendment to Buckeye International, Inc. by deed of record in Deed Book 2953, Page 180, both being of record in the Recorder's Office, Franklin County, Ohio, said 5.001 acres of land being more particularly described as follows:

Beginning, for reference at a point in the centerline of Parsons Avenue at the northwesterly corner of Section 3 of Township 4 North, Range 22 West, Congress Lands, the same being the northeasterly corner of Section 4 of Township 4 North, Range 22 West, Congress Lands; thence S 0°18'30"E, with the centerline of said Parsons Avenue, with the westerly line of said Section 3 and with the easterly line of said Section 4, a distance of 56.00 feet to a drill hole set in concrete on the deck of a Parsons Avenue bridge crossing Conrail Railroad (formerly Toledo and Ohio Central Railroad) at the true point of beginning.

Thence from said true point of beginning, N 89°06'30"E, with the southerly right-of-way line of said Conrail Railroad and with the northerly line of said SECOND PARCEL, a distance of 544.50 feet to a 3/4-inch (I.D.) iron pipe set at the northeasterly corner of said SECOND PARCEL;

Thence S 0°18'30"E, with the easterly line of said SECOND PARCEL, a distance of 30.00 feet to a 3/4-inch (I.D.) iron pipe set at the southeasterly corner of said SECOND PARCEL, the same being in a northerly line of said FIRST PARCEL;

Thence S 89°40'36"W, with the southerly line of said SECOND PARCEL and with the northerly line of said FIRST PARCEL, a distance of 131.36 feet to a 3/4-inch (I.D.) iron pipe set at a point;

Thence S 00°18'30"E, crossing said FIRST PARCEL, parallel with and 413.11 feet easterly from, as measured at right angles the centerline of said Parsons Avenue, a distance of 495.88 feet to a 3/4-inch (I.D.) iron pipe set in the northerly right-of-way line of said Buckeye Park Road;

Thence N 89°47'08"W, with the northerly right-of-way line of said Buckeye Park Road, a distance of 353.40 feet to a 3/4-inch (I.D.) iron pipe set at a point of curvature;

Thence northwestwardly with the right-of-way line of said Buckeye Park Road, the same being the arc of a curve to the right having a radius of 30.00 feet, a central angle of 89°28'38" and a chord that bears N 45°02'49"W, a chord distance of 42.23 feet to a 3/4-inch (I.D.) iron pipe set in the easterly right-of-way line of said Parsons Avenue;

Thence S 89°41'30"W, a distance of 30.00 feet to a railroad spike set in the centerline of said Parsons Avenue, the same being in the westerly line of said Section 3;

Thence N 0°18'30"W, with the centerline of said Parsons Avenue, with the westerly line of said FIRST PARCEL, with the westerly line of said SECOND PARCEL, and with the westerly line of said Section 3, a distance of 487.15 feet to the true point of beginning and containing 5.001 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record. Also subject to all legal highways.

LEGEND

- 3/4-inch (I.D.) iron pipe set
- Railroad spike set
- Power Pole
- Catch Basin
- Curb Inlet
- Manhole
- Tree
- Shrub
- Pole
- Flag Pole

EASEMENT REFERENCE

The items as shown on the ALTA drawing correspond to those items with the same number that are shown in Schedule B – Section 2 of the Chicago Title Insurance Company Commitment Number 9811035-CCT.

* Insufficient information to plot this item on the map.

Item 14	D.B. 2687, P. 104;	25' wide water main easement granted to the City of Columbus
Item 18	D.B. 3107, P. 556;	One Aerial and six occupational and one sewer easement for Highway Purposes (State Route 104) granted to the City of Columbus
Item 19	D.B. 3364, P. 347;	25' wide water line easement (Parcel No. 25) granted to the City of Columbus
Item 23	D.B. 3581, P. 425;	240'x242' Substation site easement granted to Columbus and Southern Ohio Electric Company
Item 25	D.B. 3102, P. 549;	Easement for electric guy and anchor granted to Columbus and Southern Ohio Electric Company
Item 28	D.B. 3039, P. 140;	5' and 15' wide electric easements granted to Columbus and Southern Ohio Electric Company
Item 30	D.B. 3018, P. 276;	40' to 63' wide electric transmission easement granted to Columbus and Southern Ohio Electric Company
Item 34	D.B. 2643, P. 365;	10' and 5' wide electric easement granted to Columbus and Southern Ohio Electric Company
Item 36	D.B. 1999, P. 577;	3' wide telephone easement granted to The Ohio Bell Telephone Company
Item 37	D.B. 1999, P. 575;	3' wide telephone easement granted to The Ohio Bell Telephone Company
Item 38	D.B. 1789, P. 499	10' wide electric easement granted to Columbus and Southern Ohio Electric Company
* Item 44	D.B. 812, P. 380;	6' wide fence easement granted to The Board of County Commissioners
* Item 46	D.B. 1071, P. 220	Rights reserved by The American Rolling Mill Company (in D.B. 322, P. 266)
* Item 47	Case No. 96CVH08-6602	Restrictions regarding air contaminant sources – filed in Court of Common Pleas, Franklin County, Ohio
Item 50	O.R. 20104, F 13	Bill of sale from The Ohio Air Quality Development Authority to Buckeye Steel Castings Company
* Extra Item	D.B. 322, P. 266	The Columbus Iron and Steel Company grants to The Toledo and Ohio Railway Co. right-of-way from railroad track located in about 17 acre tract to be used for the purpose of reaching proposed sidings in the about 31 acre tract lying immediately south of grantors land. (Blanket Easement).
Item 20	D.B. 3444, P. 138;	10' wide storm sewer easement granted to the City of Columbus
Item 21	D.B. 3583, P. 842;	Sanitary sewer easement granted to the City of Columbus
Item 22	D.B. 1383, P. 563;	Gas pipeline Right-of-way granted to The Ohio Fuel Gas Company
Item 24	D.B. 3225, P. 507;	50' and 25' wide electric easements granted to Columbus and Southern Ohio Electric Company
Item 26	D.B. 3096, P. 672;	50' and 25' wide electric easements granted to Columbus and Southern Ohio Electric Company
Item 27	D.B. 3093, P. 406;	200' wide electric easement granted to Columbus and Southern Ohio Electric Company
Item 29	D.B. 3035, P. 625;	10' wide electric easement granted to Columbus and Southern Ohio Electric Company
Item 31	D.B. 2948, P. 157;	Gas pipeline right-of-way granted to Columbia Gas of Ohio, Inc.
Item 32	D.B. 2933, P. 310;	10' wide electric easement granted to Columbus and Southern Ohio Electric Company
Item 33	D.B. 2867, P. 139;	5' wide electric easement granted to Columbus and Southern Ohio Electric Company
Item 35	D.B. 2394, P. 573;	10' wide electric easement granted to Columbus and Southern Ohio Electric Company
Item 39	D.B. 1523, P. 21;	16' wide sewer line easement granted to the Board of County Commissioners
Item 40	D.B. 1498, P. 179;	200' wide electric transmission line easement granted to the Columbus and Southern Ohio Electric Company
Item 41	D.B. 1498, P. 173;	200' wide electric transmission line easement granted to the Columbus and Southern Ohio Electric Company
Item 42	D.B. 1033, P. 169;	Underground telephone cable easement granted to The Ohio Bell Telephone Company
Item 43	D.B. 914, P. 564;	Telephone line easement granted to The Ohio Bell Telephone Company
Item 45	Misc. Rec. 9, P. 439;	Gas pipeline easement granted to The Ohio Fuel Supply Co.
Item 45	D.B. 3444, P. 141;	Modification of gas pipeline right-of-way by Columbia Gas of Ohio, Inc.
Item 45	D.B. 3449, P. 446;	Modification of gas pipeline right-of-way by Columbia Gas of Ohio, Inc.
Item 48	P.B. 42, P. 26	Platted easements shown on The Plat of Dedication of Buckeye Park Road and Easements are not located in the area surveyed.
Item 49	O.R. 16985D02	Temporary Construction Easement to The City of Columbus (May 6, 1991). Has expired since the improvements have been completed.

THE FOLLOWING EASEMENTS ARE NOT LOCATED WITHIN THE LANDS SURVEYED:

Item 12	D.B. 1107, P. 592;	Easement for Highway purposes granted to the County of Franklin
Item 13	D.B. 2248, P.489;	Right-of-way easements granted to the City of Columbus
Item 15	D.B. 2689, P. 592;	Storm sewer easement granted to the City of Columbus
Item 16	D.B. 2764, P. 534;	Storm sewer easement granted to the City of Columbus
Item 17	D.B. 3002, P. 11;	Sanitary sewer easement granted to the City of Columbus

The parcel described hereon is located in Zone X (areas determined to be outside 500-year floodplain) as shown on the Flood Insurance Rate Map for the Franklin County, Ohio and Incorporated Area, Community Panel Number 39049C0265 G, dated August 2, 1995.

SURVEYORS CERTIFICATION

I hereby certify to the best of my professional ability and knowledge to BankAmerica Business Credit, Inc., as Agent, its successors and assigns, Central City Title Agency, Ltd. and Chicago Title Insurance Company that the survey prepared by me entitled "ALTA Survey of Acreage Parcels" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no easements, encroachments or use affecting this property appearing from a careful physical inspection of the same, other that those furnished by the Title Insurance Company and shown and depicted thereon; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shown the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described heron do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration – Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys' jointly established and adopted by ALTA and ACSM in October, 1997," and meets the occuracy requirements of an "Urban Survey" as defined therein and the "Optional Survey Responsibilities and Specifications" set forth in Table A thereof as Items 1, 2, 3, 4, 7, 8, 10, 11, 13, 14, 15 and 16.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
By [signature]
Gatis Erenpreiss
Professional Surveyor No. 5572

STATE OF OHIO — GATIS ERENPREISS 5572 — REGISTERED SURVEYOR

ADRESS:
2211 Parsons Avenue

ALTA SURVEY OF ACREAGE PARCELS LOCATED SOUTH OF CONRAIL RAILROAD AND EAST AND WEST OF PARSONS AVENUE, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
255 Green Meadows Drive S.
P.O. Box 370
Powell, Ohio 43065
(614) 846-3393

Order No. 3800-98

ID #04 February 8, 1999 Dwg/380098/38008ALT