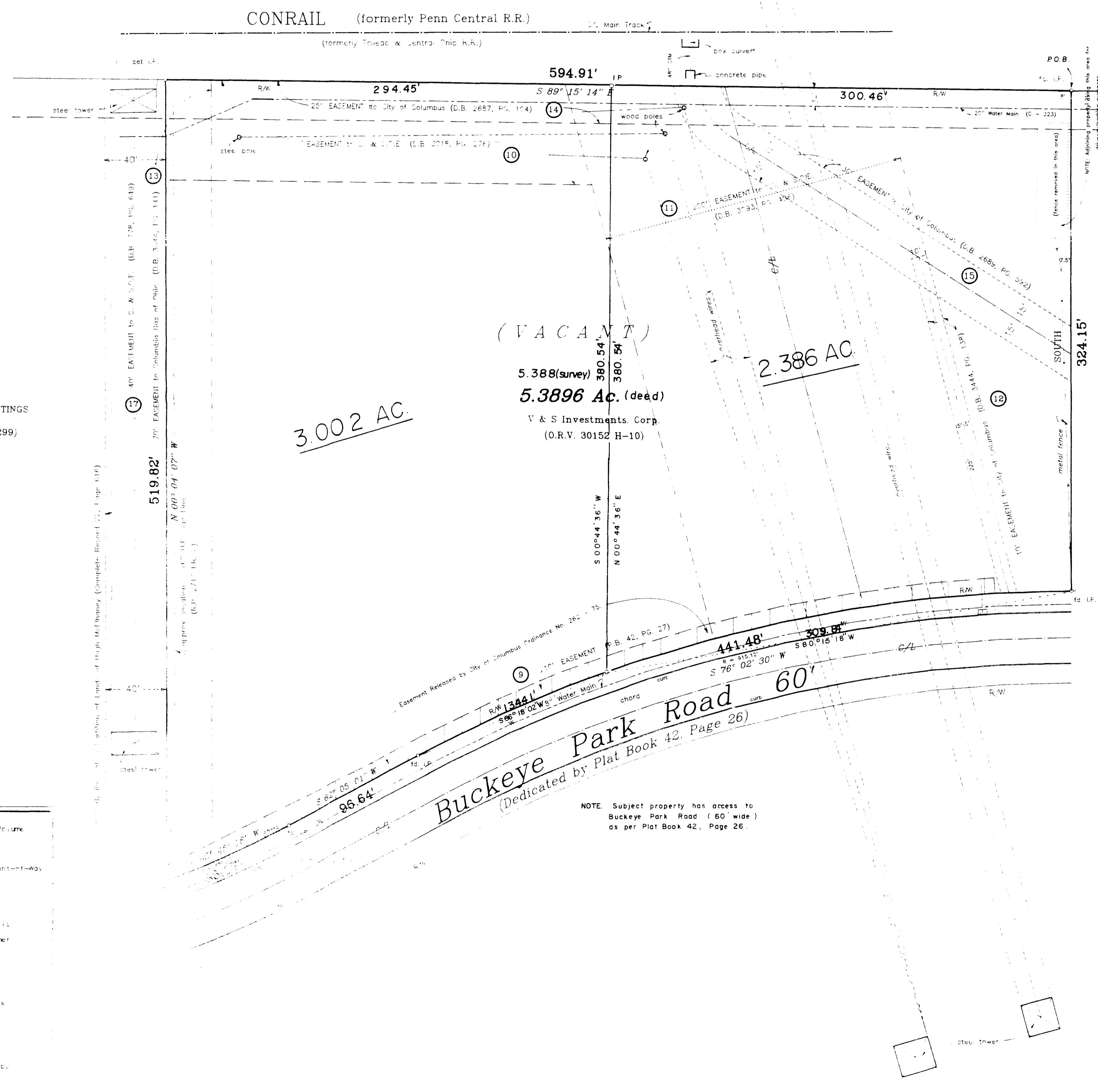
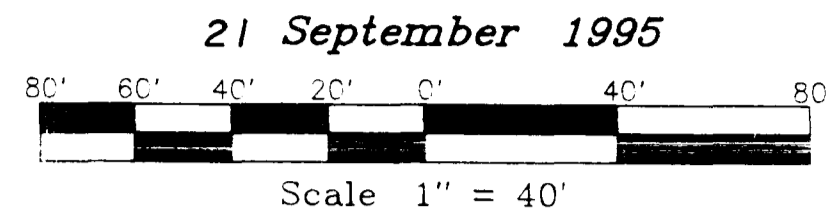


Vicinity Map

Boundary Survey of a 5.3896 Acre tract located in  
Section 3, Township 4, Range 22, Congress Lands,  
City of Columbus, Franklin County, Ohio, for...

**WW Buckeye Park, LLC**  
Chicago Title Insurance Company  
Central City Title Agency, Inc.  
V & S Investments. Corp.

REVISIONS:			
No.	Date	Description	By
1	September 27, 1995	Note, Item (h), name	mfj
2	May 28, 1999	Lot Split	gh
3	November 17, 2000	Title Commitment/Ownership	nam



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

SITUATED IN THE STATE OF OHIO, IN THE COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS AND BOUNDED AND DESCRIBED AS FOLLOWS:  
Being a part of Section 3, Township 4, Range 22, Congress Lands, and being a part of the Fourth Parcel conveyed by the American Rolling Mill Company to the Buckeye Steel Castings Company, by deed of record in Deed Book 1210, page 299, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a iron pin at the northwest corner of that 5 acre tract conveyed to Congress Properties, by deed of record in Deed Book 2954, page 534, of the aforementioned records, said point also being the southerly right-of-way line of the Penn Central Railroad (formerly Toledo and Ohio Central Railroad); thence SOUTH and along the westerly line of said 5 acre tract a distance of 324.15 feet to an iron pin at the southwest corner of said 5 acre tract, said point also being in the northerly right-of-way line of Buckeye Park Road, as said Road is depicted on the record plat thereof, in Plat Book 42, page 26 of the aforementioned records; thence following said right-of-way line and with a curve to the left having a radius of 915.11 feet, the chord to which bears S. 76° 02' 30" W. a distance of 441.48 feet to a point of tangency; thence S. 62° 04' 01" W. and continuing along said right-of-way line, a distance of 96.64 feet to a point of curve; thence continuing along said right-of-way line and along a curve to the right having a radius of 688.45 feet the chord to which bears S. 65° 45' 18" W. a distance of 88.17 feet to a point of tangency; thence S. 89° 15' 14" E. a distance of 294.45 feet to the southwest corner of the parcel described herein, also being 40 feet Easterly from, as measured at right angles, the westerly line of Lot No. 5 of the Partition of Lands of Hugh McElhenny, of record in Complete Record 22, page 616, Common Pleas Court, Franklin County, Ohio; thence N. 00° 04' 07" W. and parallel to the westerly line of Lot No. 5 of the Partition of Lands of Hugh McElhenny, a distance of 519.82 feet to a point in the previously mentioned southerly right-of-way line of the Penn Central Railroad; thence S. 89° 15' 14" E. and along the southerly right-of-way line of the Penn Central Railroad a distance of 594.91 feet to the place of beginning, containing 5.3896 Acres, more or less.

**SURVEYOR'S CERTIFICATE**

The undersigned hereby certifies to:

V. & S. INVESTMENTS, CORP.  
Chicago Title Insurance Company  
Central City Title Agency, Inc.  
Discon Services, Inc.

that this survey conforms to the ALTA 1992 Minimum Standard Details Requirements for ALTA/ACSM Land Title Surveys as adopted by American Land Title Association and American Congress on Surveying and Mapping:

- (a) that on September 19 and 20, 1995, the undersigned did perform an actual field inspection and survey of the premises shown on the plat of survey, dated September 21, 1995 and prepared by the undersigned;
- (b) that the information shown on the survey plat is true and correct as determined by the field inspection and survey as of the date thereof;
- (c) that the improvements erected on the premises are wholly within the boundary of the premises and no part thereof encroaches thereon or overhangs any easements or rights-of-way or the boundaries thereof; if there be any such encroachment, overhang or violation, the same must be clearly specified and shown on the survey;
- (d) that the improvements are wholly within any platted building restriction lines, however established;
- (e) that no adjoining structure encroaches upon the premises or upon any easements, appurtenances or rights-of-way, if there be any such encroachments, the same must be clearly specified and shown on the survey;
- (f) the following parties appear to have some claim or right to the premises by virtue of tenant signs or directories visible from the exterior of the building(s):  
(list all occupants identified on any building sign or directories);
- (g) that there are no visible rights-of-way, old highways or abandoned roads, lanes or alleyways, drains, sewers or water pipes, telephone, telegraph or electric power poles, wires or lines, cable television transformers, lines and equipment, oil pits, wells, springs, streams, rivers, ponds or lakes, cemeteries or family burying grounds, located on, under, overhanging, crossing or running through the premises;
- (h) subject property is contiguous to 5.00 Ac. (O.R.V. 8510 G-05)

Central City Title Agency, Inc.  
Title Commitment No. 30343  
Effective Date October 3, 2000  
Schedule B-Part II

- Item 9: The premises are subject to platted easements as shown on the record plat of the Dedication of Buckeye Park Road of record in Plat Book 42, Page 26, Recorder's Office, Franklin County, Ohio. Platted.
- Item 10: The premises are subject to a Right-of-Way and Easement from Buckeye International, Inc. to Columbus and Southern Ohio Electric Company dated September 20, 1966, filed October 20, 1966, and recorded in Deed Book 3016, Page 176, Recorder's Office, Franklin County, Ohio. Platted.
- Item 11: The premises are subject to an easement from Buckeye International, Inc., formerly The Buckeye Steel Castings Company to Columbus and Southern Ohio Electric Company dated September 30, 1970, filed October 6, 1970 and recorded in Deed Book 3093, Page 406, Recorder's Office, Franklin County, Ohio. Platted.
- Item 12: The premises are subject to a Deed of Easement from Buckeye International, Inc. to the City of Columbus, Ohio dated October 25, 1974, filed December 17, 1974 and recorded in Deed Book 3444, Page 135, Recorder's Office, Franklin County, Ohio. Platted.
- Item 13: The premises are subject to an easement from Mary J. Obetz and W. Obetz to The Ohio Fuel Supply Company dated June 3, 1914, filed September 21, 1914 and recorded in Miscellaneous Record Volume 9, Page 439, as assigned to Columbus Gas of Ohio, Inc. by Assignment dated December 31, 1963, filed March 23, 1964 and recorded in Deed Book 2345, Page 30, as modified by Modification of Right of Way dated October 1, 1974, filed December 17, 1974 and recorded in Deed Book 3444, Page 141, Recorder's Office, Franklin County, Ohio. Platted.
- Item 14: The premises are subject to an easement from Buckeye Steel Castings Co. to the City of Columbus, Ohio dated October 11, 1965, filed October 20, 1965 and recorded in Deed Book 2687, Page 104, Recorder's Office, Franklin County, Ohio. Platted.
- Item 15: The premises are subject to a Deed of Easement from the Buckeye Steel Castings Company to the City of Columbus, Ohio dated October 19, 1965, filed October 29, 1965 and recorded in Deed Book 2689, Page 592, Recorder's Office, Franklin County, Ohio. Platted.

**Legend**

C.B.	=	Used Book
C.R.V.	=	Official Record Volume
I.P.	=	Iron Pin
RR	=	Railroad tracks
CL	=	Centerline
R.O.W.	=	Right-of-Way
L.A.R.W.	=	Limited Access Right-of-Way
M.H.	=	Manhole
S.B.	=	Sector Basin
F.H.	=	Fire Hydrant
P.F.	=	Power Pole
L.P.	=	Light Pole
E.	=	Electric
E.E.	=	Underground Electric
E.M.	=	Electric Meter
E.T.	=	Electric Transformer
S.	=	Gas
S.M.	=	Gas Meter
S.V.	=	Gas Valve
W.	=	Water
W.M.	=	Water Meter
W.V.	=	Water Valve
T.	=	Telephone
O.B.T.	=	Ohio Bell Telephone
C.T.V.	=	Cable Television
R.F.	=	Record Flag
C.S.	=	Sanitary sewer
C.M.	=	Storm sewer
C.L.S.	=	Communication sewer
E.C.	=	Eductor
C.W.	=	Concrete wall
C.S.P.	=	Concrete steel poles
C.P.	=	concrete

NOTE: Subject property has access to Buckeye Park Road (60' wide) as per Plat Book 42, Page 26.

**UTILITY WARNING**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATE AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2 WORKING DAYS  
**BEFORE YOU DIG**  
CALL TOLL FREE 800-362-2764  
UTILITY PROTECTION SERVICE



BY: *Albert J. Myers*  
Albert J. Myers, Professional Surveyor No. 6579

**Myers Surveying**  
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Bexley, Ohio 43209-2577  
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