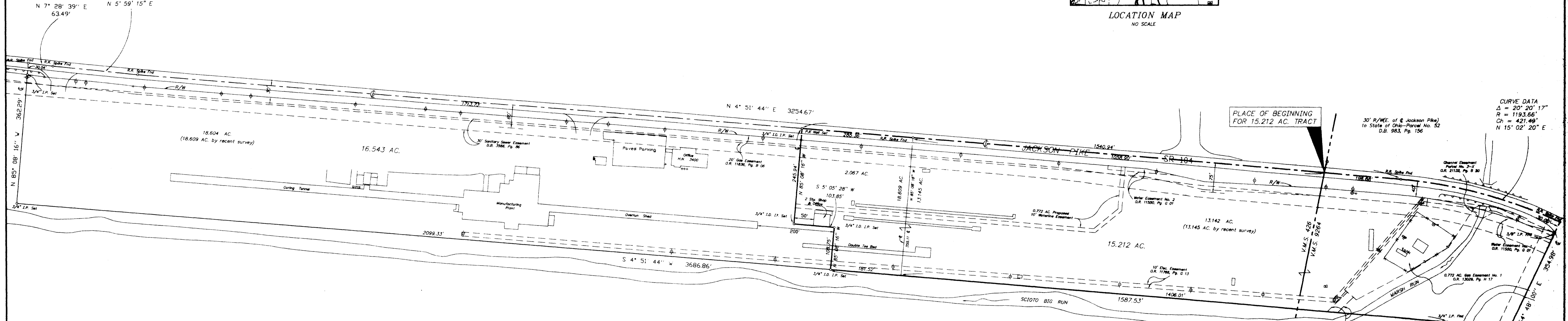


CURVE DATA  
 $\Delta = 2^\circ 11' 02''$   
 $R = 5729.58'$   
 $Ch = 218.37'$   
 $N 7^\circ 28' 39'' E$   
 $63.49'$   
 $N 5^\circ 59' 15'' E$



**DESCRIPTION**  
 Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Surveys Nos. 426 and 9264, and being all of a 13,142 acre tract of land (13,145 acres by recent survey) and 2,067 acres out of the north end of an 18,604 acre tract of land (18,609 acres by recent survey) conveyed to the Somerset Group, Inc., by deeds of record in Official Record 24812, Pages B 11 and B 15, respectively, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the centerline of Jackson Pike, State Route 104 (150 feet wide), in the south line of said Virginia Military Survey No. 9264 and the north line of said Virginia Military Survey No. 426, said point also being in the west line of said 13,145 acre tract;

thence N 4° 51' 44" E along the centerline of Jackson Pike and along a portion of the west line of said 13,145 acre tract a distance of 196.68 feet to railroad spike found at a point of curvature;

thence northerly along the curved centerline of Jackson Pike, along the curved west line of said 13,145 acre tract and with a curve to the right, data of which is: radius = 1,193.66 feet and sub-chord = 20° 20' 17", a sub-chord distance of 421.49 feet bearing N 15° 02' 20" E to a railroad spike found at the northwest corner of said 13,145 acre tract and at the southwest corner of a 52,087 acre tract of land conveyed to City of Columbus, Ohio, by deed of record in Deed Book 3738, Page 791, Recorder's Office, Franklin County, Ohio;

thence S 64° 48' 00" E radial to said curve, along the north line of said 13,145 acre tract and along a portion of the south line of said 52,087 acre tract a distance of 354.98 feet to a 3/4-inch I.D. iron pipe found at the northeast corner of said 13,145 acre tract (passing a 3/8-inch solid iron pin in concrete found in the curved east right-of-way line of Jackson Pike at 30.00 feet);

thence S 25° 10' 28" W along an east line of said 13,145 acre tract a distance of 150.40 feet to a 3/4-inch I.D. iron pipe found at a corner of said 13,145 acre tract;

thence S 4° 51' 44" W parallel with the centerline of Jackson Pike, along an east line of said 13,145 acre tract and along a portion of the east line of said 18,609 acre tract a distance of 1,587.53 feet to a 3/4-inch I.D. iron pipe set (passing a point at the southeast corner of said 13,145 acre tract and at the northeast corner of said 18,609 acre tract at 1,406.01 feet);

thence N 85° 08' 16" W perpendicular to the east line of said 18,609 acre tract and crossing a portion of said 18,609 acre tract a distance of 108.75 feet to a 3/4-inch I.D. iron pipe set;

thence S 5° 05' 28" W crossing a portion of said 18,609 acre tract a distance of 103.85 feet to a 3/4-inch I.D. iron pipe set;

thence N 85° 08' 16" W perpendicular to the centerline of Jackson Pike, perpendicular to the west line of said 18,609 acre tract and crossing a portion of said 18,609 acre tract a distance of 245.94 feet to a P.K. Nail set in the centerline of Jackson Pike and in the west line of said 18,609 acre tract (passing a 3/4-inch I.D. iron pipe set in the east right-of-way line of Jackson Pike at 215.94 feet);

thence N 4° 51' 44" E along the centerline of Jackson Pike, along a portion of the west line of said 18,609 acre tract and along a portion of the west line of said 13,145 acre tract a distance of 1,344.26 feet to the place of beginning (passing a railroad spike found at the northwest corner of said 18,609 acre tract and at the southwest corner of said 13,145 acre tract at 285.36 feet);

containing 15,212 acres of land more or less and being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed under his supervision in November, 1994. Basis of bearings is the centerline of Jackson Pike, being N 4° 51' 44" E, as shown of record in Official Record 24812, Pages B 11 and B 15, Recorder's Office, Franklin County, Ohio.

AMERICAN AGGREGATES CORPORATION  
 ORIG. 185.198 AC.  
 D.B. 2230, PG. 482

DESCRIPTION OF WATERLINE EASEMENT THROUGH 15.212 ACRE TRACT NORTH OF 3400 JACKSON PIKE, COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 426, and being an easement ten (10) feet in width for domestic and fire waterlines through a 15.212 acre tract of land conveyed to American Precast Concrete, Inc., by deed of record in Official Record 24812, Page 791, Recorder's Office, Franklin County, Ohio, the centerline of said easement being bounded and described as follows:

Beginning, for reference, at a point at the intersection of the centerline of Jackson Pike-State Route 104 (150 feet wide) with the south line of Virginia Military Survey No. 9264 and the north line of said Virginia Military Survey No. 426, said point also being in the west line of said 15.212 acre tract;

thence S 4° 51' 44" W along the centerline of Jackson Pike and along a portion of the west line of said 15.212 acre tract a distance of 515.72 feet to a point;

thence S 85° 08' 16" E perpendicular to the centerline of Jackson Pike and perpendicular to the west line of said 15.212 acre tract a distance of 30.00 feet to a point in the east right-of-way line of Jackson Pike and at the true place of beginning of the easement centerline herein intended to be described;

thence continuing S 85° 08' 16" E perpendicular to the centerline of Jackson Pike and perpendicular to the west line of said 15.212 acre tract a distance of 109.96 feet to a point;

thence S 40° 08' 16" E a distance of 83.50 feet to a point;

thence S 4° 51' 44" W parallel with and 199.00 feet easterly by perpendicular measurement from the centerline of Jackson Pike and from the west line of said 15.212 acre tract a distance of 769.50 feet to a point in a south line of said 15.212 acre tract and at the point of terminus of said easement centerline.

containing 0.221 acre of land more or less.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey of said 15.212 acre tract performed under his supervision in November, 1994. Basis of bearings is the centerline of Jackson Pike, being N 4° 51' 44" E, as shown of record in Official Record 24812, Pages B 11 and B 15, Recorder's Office, Franklin County, Ohio.

GUARANTEE TITLE AND TRUST/ARTA, INC.  
 POLICY NO. 90 OP 10469 (dated Nov. 29, 1993 at 3:06 P.M.)

To Guarantee Title and Trust/ARTA, Inc.:

This is to certify that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1, 2, 3, 4, 7, 8, 9, 10 and 11 of Table A thereof, and (2) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" survey.

Property is in Zone AB (area of 100-year flood) on Flood Insurance Rate Map, Panel 85 of 105, City of Columbus, Ohio, Community-Panel No. 390170 0085 B (Effective Date: July 5, 1983).

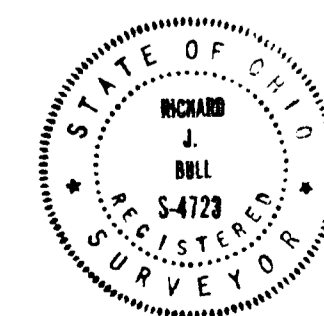
In my opinion, the following easements do not apply to subject premises:

- D.B. 983, Pg. 533
- D.B. 1001, Pg. 127
- D.B. 1476, Pg. 167
- D.B. 1127, Pg. 160
- D.B. 2010, Pg. 566
- D.B. 2069, Pg. 56
- D.B. 2185, Pg. 121
- D.B. 2447, Pg. 454
- D.B. 2454, Pg. 403
- D.B. 3738, Pg. 791
- O.R. 1091, Pg. C 17
- O.R. 4056, Pg. 1 15 (temporary-no longer applies)
- O.R. 4078, Pg. C 20 (temporary-no longer applies)
- O.R. 16970, Pg. C 10
- O.R. 19412, Pg. E 11

The following easements are part of or within Jackson Pike R/W

- D.B. 946, Pg. 43
- D.B. 983, Pg. 156
- D.B. 969, Pg. 144
- D.B. 1003, Pg. 498
- D.B. 982, Pg. 464

Richard J. Bull  
 Richard J. Bull  
 Ohio Surveyor #4723



C-32-C

C.F. BIRD & R.J. BULL, INC.  
 ENGINEERS / SURVEYORS  
 2875 W. BROADWAY, COLUMBUS, OHIO 43228  
 THE SOMERSET GROUP, INC.  
 O.R. 24812, PGS. B 11 & B 15  
 MORTGAGE LOAN SURVEY  
 NORTH OF 3400 JACKSON PIKE  
 COLUMBUS, OHIO  
 15.212 AC. IN V.M.S. 426 & 9264  
 SCALE: 1" = 100'  
 DWG: KLB/CKD: RJB DEC. 2, 1994 JOB NO. 86-263 1