

DESCRIPTION OF 63.169 ACRE PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MARION, IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 22 WEST, CONGRESS LANDS AND BEING 63.169 ACRES OUT OF A 388.523 ACRE PARCEL CONVEYED TO VIRGINIA HOLDING CORPORATION RECORDED IN VOLUME 2812, PAGE 101, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF WATKINS ROAD AND ALUM CREEK DRIVE, SAID RAILROAD SPIKE BEING THE NORTHEAST CORNER OF SAID 388.523 ACRE PARCEL AND BEARS SOUTH 05 DEGREES 35 MINUTES 10 SECONDS WEST A DISTANCE OF 316.92 FEET FROM FCGS MONUMENT 8840, SAID RAILROAD SPIKE ALSO BEING IN THE WESTERLY LINE OF A 87.09 ACRE PARCEL CONVEYED TO JAL REALTY CO. IN O.R. 16950, PAGES 106, D19 AND RECORD INSTRUMENT 199709110091847, SAID RAILROAD SPIKE ALSO BEING THE CENTERLINE INTERSECTION OF WATKINS ROAD AND ALUM CREEK DRIVE DEPICTED ON THE PLAT OF DISCOVERY PARK FOR INDUSTRY, RECORDED IN PLAT BOOK 40, PAGE 106.

THENCE SOUTH 05 DEGREES 35 MINUTES 10 SECONDS WEST ALONG THE CENTERLINE OF ALUM CREEK DRIVE, THE EASTERLY LINE OF SAID 388.523 ACRE PARCEL, THE WESTERLY LINE OF SAID 87.09 ACRE PARCEL AND THE CENTERLINE OF ALUM CREEK DRIVE DEPICTED ON SAID PLAT, A DISTANCE OF 562.58 FEET TO A P.K. NAIL SET;

THENCE SOUTH 05 DEGREES 41 MINUTES 20 SECONDS WEST ALONG THE CENTERLINE OF ALUM CREEK DRIVE, THE WESTERLY LINE OF SAID 388.523 ACRE PARCEL, THE WESTERLY LINE OF THE CITY OF COLUMBUS IN O.R. 15439, PAGE C12, THE EASTERLY LINE OF SAID 388.523 ACRE PARCEL, THE WESTERLY LINE OF SAID 87.09 ACRE PARCEL AND THE CENTERLINE OF ALUM CREEK DRIVE DEPICTED ON SAID PLAT, A TOTAL DISTANCE OF 1126.25 FEET TO A RAILROAD SPIKE FOUND (PASSING A RAILROAD SPIKE FOUND AT 122.00 FEET);

THENCE SOUTH 05 DEGREES 42 MINUTES 37 SECONDS WEST ALONG THE CENTERLINE OF ALUM CREEK DRIVE, THE EASTERLY LINE OF THE 388.523 ACRE PARCEL, THE WESTERLY LINE OF SAID 87.09 ACRE PARCEL, THE CENTERLINE OF ALUM CREEK DRIVE DEPICTED ON SAID PLAT, THE EASTERLY PROPERTY LINE OF A 1.5 ACRE PARCEL CONVEYED TO THE VIRGINIA HOLDING CORPORATION RECORDED IN VOLUME 3024, PAGE 657, AND THE EASTERLY PROPERTY LINE OF A 3.0 ACRE PARCEL CONVEYED TO THERLL W. CLAGG IN RECORD INSTRUMENT 199902180041389 A DISTANCE OF 417.57 FEET TO A POINT 0.03 FEET WESTERLY OF A RAILROAD SPIKE FOUND AT THE SOUTHEAST CORNER OF SAID 3.0 ACRE PARCEL;

THENCE SOUTH 05 DEGREES 44 MINUTES 10 SECONDS WEST ALONG THE CENTERLINE OF ALUM CREEK DRIVE, THE EASTERLY LINE OF THE 388.523 ACRE PARCEL, THE WESTERLY LINE OF SAID 87.09 ACRE PARCEL, THE CENTERLINE OF ALUM CREEK DRIVE DEPICTED ON SAID PLAT AND THE WESTERLY LINE OF A 25.09 ACRE PARCEL CONVEYED TO THE BOARD OF EDUCATION OF THE CITY OF COLUMBUS IN VOLUME 3411, PAGE 111, A DISTANCE OF 675.81 FEET TO A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF ALUM CREEK DRIVE AND NEW WORLD DRIVE;

THENCE NORTH 84 DEGREES 15 MINUTES 50 SECONDS WEST ALONG THE CENTERLINE OF NEW WORLD DRIVE AS DEPICTED ON SAID PLAT A DISTANCE OF 313.62 FEET TO A P.K. NAIL SET;

THENCE NORTH 05 DEGREES 44 MINUTES 10 SECONDS WEST A DISTANCE OF 30.00 FEET TO AN IRON ROD SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF NEW WORLD DRIVE AT THE POINT OF TANGENCY OF A CURVE HAVING A RADIUS OF 300.00 FEET AND BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 84 DEGREES 15 MINUTES 50 SECONDS WEST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1394.52 FEET TO AN IRON ROD SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1200.00 FEET (AN IRON PIPE WAS FOUND 0.08' NORTH, 1.47' WEST AND AN IRON ROD WAS FOUND 0.88' NORTH, 0.30' WEST OF SAID IRON ROD SET);

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE WITH A CHORD BEARING OF NORTH 58 DEGREES 00 MINUTES 50 SECONDS WEST, A CHORD DISTANCE OF 371.52 FEET TO AN IRON ROD SET AT THE POINT OF TANGENCY OF SAID CURVE;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 31 DEGREES 45 MINUTES 50 SECONDS WEST A DISTANCE OF 227.11 FEET TO AN IRON ROD SET AT A SOUTHWESTERLY CORNER OF A 10.000 ACRE PARCEL CONVEYED TO BUCKEYE DISTRIBUTION CO., INC. IN O.R. 31410, PAGE 620;

THENCE NORTH 58 DEGREES 14 MINUTES 09 SECONDS EAST ALONG A SOUTHERLY PROPERTY LINE OF SAID 10.000 ACRE PARCEL AND A NORTHERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL A DISTANCE OF 510.67 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SAID 10.000 ACRE PARCEL (A 3/4" IRON PIPE WAS FOUND 0.94' SOUTH, 0.93' WEST OF SAID POINT);

THENCE NORTH 57 DEGREES 36 MINUTES 22 SECONDS EAST ALONG THE SOUTHERLY PROPERTY LINE OF SAID 10.000 ACRE PARCEL AND A NORTHERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL A DISTANCE OF 671.00 FEET TO AN IRON ROD SET AT A SOUTHEASTERLY CORNER OF SAID 10.000 ACRE PARCEL;

THENCE NORTH 15 DEGREES 21 MINUTES 10 SECONDS WEST ALONG THE EASTERLY PROPERTY LINE OF SAID 10.000 ACRE PARCEL AND A WESTERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL A DISTANCE OF 576.79 FEET TO AN IRON ROD SET AT THE NORTHEASTERLY CORNER OF SAID 10.000 ACRE PARCEL;

THENCE SOUTH 58 DEGREES 14 MINUTES 10 SECONDS WEST ALONG THE NORTHERLY PROPERTY LINE OF SAID 10.000 ACRE PARCEL AND A SOUTHERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL A DISTANCE OF 1170.50 FEET TO AN IRON ROD SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF NEW WORLD DRIVE AT THE NORTHWESTERLY CORNER OF SAID 10.000 ACRE PARCEL;

THENCE NORTH 31 DEGREES 45 MINUTES 50 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 603.37 FEET TO AN IRON ROD SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE WITH A CHORD BEARING OF NORTH 23 DEGREES 20 MINUTES 50 SECONDS WEST A CHORD DISTANCE OF 122.85 FEET TO AN IRON ROD SET IN THE SOUTHERLY PROPERTY LINE OF A 6.61 ACRE PARCEL CONVEYED TO NORFOLK AND WESTERN RAILWAY COMPANY IN VOLUME 3181, PAGE 11;

THENCE NORTH 57 DEGREES 35 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY PROPERTY LINE AND THE NORTHERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL A DISTANCE OF 1375.44 FEET TO AN IRON ROD SET IN THE WESTERLY PROPERTY LINE OF A 11.821 ACRE PARCEL CONVEYED TO JFN INVESTMENTS, INC. IN O.R. 22472, PAGE C17;

THENCE SOUTH 16 DEGREES 19 MINUTES 46 SECONDS EAST ALONG THE WESTERLY PROPERTY LINE OF SAID 11.821 ACRE PARCEL, THE WESTERLY PROPERTY LINE OF A 6.667 ACRE PARCEL, THE WESTERLY PROPERTY LINE OF A 0.647 ACRE PARCEL AND THE WESTERLY PROPERTY LINE OF A 3.489 ACRE PARCEL ALL CONVEYED TO JFN INVESTMENTS, INC. IN O.R. 22472, PAGE C17, AND ALONG AN EASTERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL, A DISTANCE OF 442.02 FEET TO AN IRON ROD SET;

THENCE SOUTH 84 DEGREES 32 MINUTES 47 SECONDS EAST ALONG THE SOUTHERLY PROPERTY LINE OF SAID 3.489 ACRE PARCEL AND THE NORTHERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL A DISTANCE OF 1359.25 FEET TO AN IRON ROD SET IN THE WESTERLY RIGHT-OF-WAY LINE OF ALUM CREEK DRIVE;

THENCE SOUTH 05 DEGREES 41 MINUTES 20 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL A DISTANCE OF 193.62 FEET TO AN IRON ROD SET IN THE NORTHERLY PROPERTY LINE OF A 1.5 ACRE PARCEL CONVEYED TO THE VIRGINIA HOLDING CORPORATION IN VOLUME 3017, PAGE 202;

THENCE NORTH 84 DEGREES 13 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY PROPERTY LINE AND A SOUTHERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL A DISTANCE OF 565.75 FEET TO AN IRON ROD SET AT THE NORTHWEST CORNER OF SAID 1.5 ACRE PARCEL AND A CORNER OF SAID 63.169 ACRE PARCEL;

THENCE SOUTH 05 DEGREES 42 MINUTES 10 SECONDS WEST ALONG THE WESTERLY PROPERTY LINE OF SAID 1.5 ACRE PARCEL, THE WESTERLY PROPERTY LINE OF A 1.5 ACRE PARCEL CONVEYED TO THE VIRGINIA HOLDING CORPORATION IN VOLUME 3024, PAGE 657, THE WESTERLY PROPERTY LINE OF A 3.0 ACRE PARCEL CONVEYED TO THERLL W. CLAGG IN RECORD INSTRUMENT 199902180041389 AND THE EASTERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL A DISTANCE OF 417.26 FEET TO AN IRON ROD SET AT THE SOUTHWESTERLY CORNER OF SAID 3.0 ACRE PARCEL AND A CORNER OF SAID 63.169 ACRE PARCEL;

THENCE SOUTH 84 DEGREES 13 MINUTES 50 SECONDS EAST ALONG THE SOUTHERLY PROPERTY LINE OF SAID 3.0 ACRE PARCEL, A NORTHERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL A DISTANCE OF 566.02 FEET TO AN IRON ROD SET IN THE WESTERLY RIGHT-OF-WAY LINE OF ALUM CREEK DRIVE;

THENCE SOUTH 05 DEGREES 44 MINUTES 10 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ALUM CREEK DRIVE AND THE EASTERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL A DISTANCE OF 775.82 FEET TO AN IRON ROD SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ALUM CREEK DRIVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF NEW WORLD DRIVE AS DEPICTED IN SAID PLAT OF DISCOVERY PARK FOR INDUSTRY AND ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF SOUTH 50 DEGREES 44 MINUTES 10 SECONDS WEST, A CHORD DISTANCE OF 70.71 FEET TO AN IRON ROD SET AT THE POINT OF TANGENCY OF SAID CURVE;

THENCE NORTH 84 DEGREES 15 MINUTES 50 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO AN IRON ROD SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE WITH A CHORD BEARING OF SOUTH 88 DEGREES 19 MINUTES 06 SECONDS WEST A CHORD DISTANCE OF 77.46 FEET TO AN IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF SOUTH 88 DEGREES 19 MINUTES 06 SECONDS WEST A CHORD DISTANCE OF 77.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 63.169 ACRES, MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN ARE BASED ON THE CENTERLINE BEARING OF NEW WORLD DRIVE, NORTH 84 DEGREES 15 MINUTES 50 SECONDS WEST, PLAT OF DISCOVERY PARK FOR INDUSTRY, RECORDED IN PLAT BOOK 40, PAGE 106.

GRANTOR CLAIMS TITLE BY INSTRUMENT RECORDED IN DEED VOLUME 2812, PAGE 101, IN THE RECORDS OF FRANKLIN COUNTY, OHIO.

"IRON RODS SET" REFERRED TO IN THIS DESCRIPTION ARE 5/8 INCH DIAMETER X 30 INCH LONG IRON REBARS WITH 1-1/2 INCH DIAMETER YELLOW PLASTIC CAP MARKED "C.E.W.A."

DESCRIPTION OF A 18.041 ACRE PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MARION, IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 22 WEST, CONGRESS LANDS AND BEING 18.041 ACRES OUT OF A 388.523 ACRE PARCEL CONVEYED TO VIRGINIA HOLDING CORPORATION RECORDED IN VOLUME 2812, PAGE 101, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF WATKINS ROAD AND ALUM CREEK DRIVE, SAID RAILROAD SPIKE BEING THE NORTHEAST CORNER OF SAID 388.523 ACRE PARCEL AND BEARS SOUTH 05 DEGREES 35 MINUTES 10 SECONDS WEST A DISTANCE OF 316.92 FEET FROM FCGS MONUMENT 8840, SAID RAILROAD SPIKE ALSO BEING IN THE WESTERLY LINE OF A 87.09 ACRE PARCEL CONVEYED TO JAL REALTY CO. IN O.R. 16950, PAGES 106, D19 AND RECORD INSTRUMENT 199709110091847, SAID RAILROAD SPIKE ALSO BEING THE CENTERLINE INTERSECTION OF WATKINS ROAD AND ALUM CREEK DRIVE DEPICTED ON THE PLAT OF DISCOVERY PARK FOR INDUSTRY, RECORDED IN PLAT BOOK 40, PAGE 106.

THENCE SOUTH 05 DEGREES 35 MINUTES 10 SECONDS WEST ALONG THE CENTERLINE OF ALUM CREEK DRIVE, THE EASTERLY LINE OF SAID 388.523 ACRE PARCEL, THE WESTERLY LINE OF SAID 87.09 ACRE PARCEL AND THE CENTERLINE OF ALUM CREEK DRIVE DEPICTED ON SAID PLAT, A DISTANCE OF 562.58 FEET TO A P.K. NAIL SET;

THENCE SOUTH 05 DEGREES 41 MINUTES 20 SECONDS WEST ALONG THE CENTERLINE OF ALUM CREEK DRIVE, THE WESTERLY LINE OF SAID 388.523 ACRE PARCEL, THE WESTERLY LINE OF SAID 87.09 ACRE PARCEL AND THE CENTERLINE OF ALUM CREEK DRIVE DEPICTED ON SAID PLAT, A TOTAL DISTANCE OF 1126.25 FEET TO A RAILROAD SPIKE FOUND (PASSING A RAILROAD SPIKE FOUND AT 122.00 FEET);

THENCE SOUTH 05 DEGREES 42 MINUTES 37 SECONDS WEST ALONG THE CENTERLINE OF ALUM CREEK DRIVE, THE EASTERLY LINE OF THE 388.523 ACRE PARCEL, THE WESTERLY LINE OF SAID 87.09 ACRE PARCEL, THE CENTERLINE OF ALUM CREEK DRIVE DEPICTED ON SAID PLAT, THE EASTERLY PROPERTY LINE OF A 1.5 ACRE PARCEL CONVEYED TO THE VIRGINIA HOLDING CORPORATION RECORDED IN VOLUME 3024, PAGE 657, AND THE EASTERLY LINE OF A 3.0 ACRE PARCEL CONVEYED TO THERLL W. CLAGG IN RECORD INSTRUMENT 199902180041389 A DISTANCE OF 417.57 FEET TO A POINT 0.03 FEET WESTERLY OF A RAILROAD SPIKE FOUND AT THE SOUTHEAST CORNER OF SAID 3.0 ACRE PARCEL;

THENCE SOUTH 05 DEGREES 44 MINUTES 10 SECONDS WEST ALONG THE CENTERLINE OF ALUM CREEK DRIVE, THE EASTERLY LINE OF THE 388.523 ACRE PARCEL, THE WESTERLY LINE OF SAID 87.09 ACRE PARCEL, THE CENTERLINE OF ALUM CREEK DRIVE DEPICTED ON SAID PLAT AND THE WESTERLY LINE OF A 25.09 ACRE PARCEL CONVEYED TO THE BOARD OF EDUCATION OF THE CITY OF COLUMBUS IN VOLUME 3411, PAGE 111, A DISTANCE OF 675.81 FEET TO A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF ALUM CREEK DRIVE AND NEW WORLD DRIVE;

THENCE NORTH 84 DEGREES 15 MINUTES 50 SECONDS WEST ALONG THE CENTERLINE OF NEW WORLD DRIVE AS DEPICTED ON SAID PLAT A DISTANCE OF 313.62 FEET TO A P.K. NAIL SET;

THENCE NORTH 05 DEGREES 44 MINUTES 10 SECONDS WEST A DISTANCE OF 30.00 FEET TO AN IRON ROD SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF NEW WORLD DRIVE AT THE POINT OF TANGENCY OF A CURVE HAVING A RADIUS OF 300.00 FEET AND BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 84 DEGREES 15 MINUTES 50 SECONDS WEST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1394.52 FEET TO AN IRON ROD SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1200.00 FEET (AN IRON PIPE WAS FOUND 0.08' NORTH, 1.47' WEST AND AN IRON ROD WAS FOUND 0.88' NORTH, 0.30' WEST OF SAID IRON ROD SET);

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE WITH A CHORD BEARING OF NORTH 58 DEGREES 00 MINUTES 50 SECONDS WEST, A CHORD DISTANCE OF 371.52 FEET TO AN IRON ROD SET AT THE POINT OF TANGENCY OF SAID CURVE;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 31 DEGREES 45 MINUTES 50 SECONDS WEST A DISTANCE OF 227.11 FEET TO AN IRON ROD SET AT A SOUTHWESTERLY CORNER OF A 10.000 ACRE PARCEL CONVEYED TO BUCKEYE DISTRIBUTION CO., INC. IN O.R. 31410, PAGE 620;

THENCE NORTH 58 DEGREES 14 MINUTES 09 SECONDS EAST ALONG A SOUTHERLY PROPERTY LINE OF SAID 10.000 ACRE PARCEL AND A NORTHERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL A DISTANCE OF 510.67 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SAID 10.000 ACRE PARCEL (A 3/4" IRON PIPE WAS FOUND 0.94' SOUTH, 0.93' WEST OF SAID POINT);

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THENCE SOUTH 05 DEGREES 44 MINUTES 10 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ALUM CREEK DRIVE AND THE EASTERLY PROPERTY LINE OF SAID 63.169 ACRE PARCEL A DISTANCE OF 775.82 FEET TO AN IRON ROD SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;

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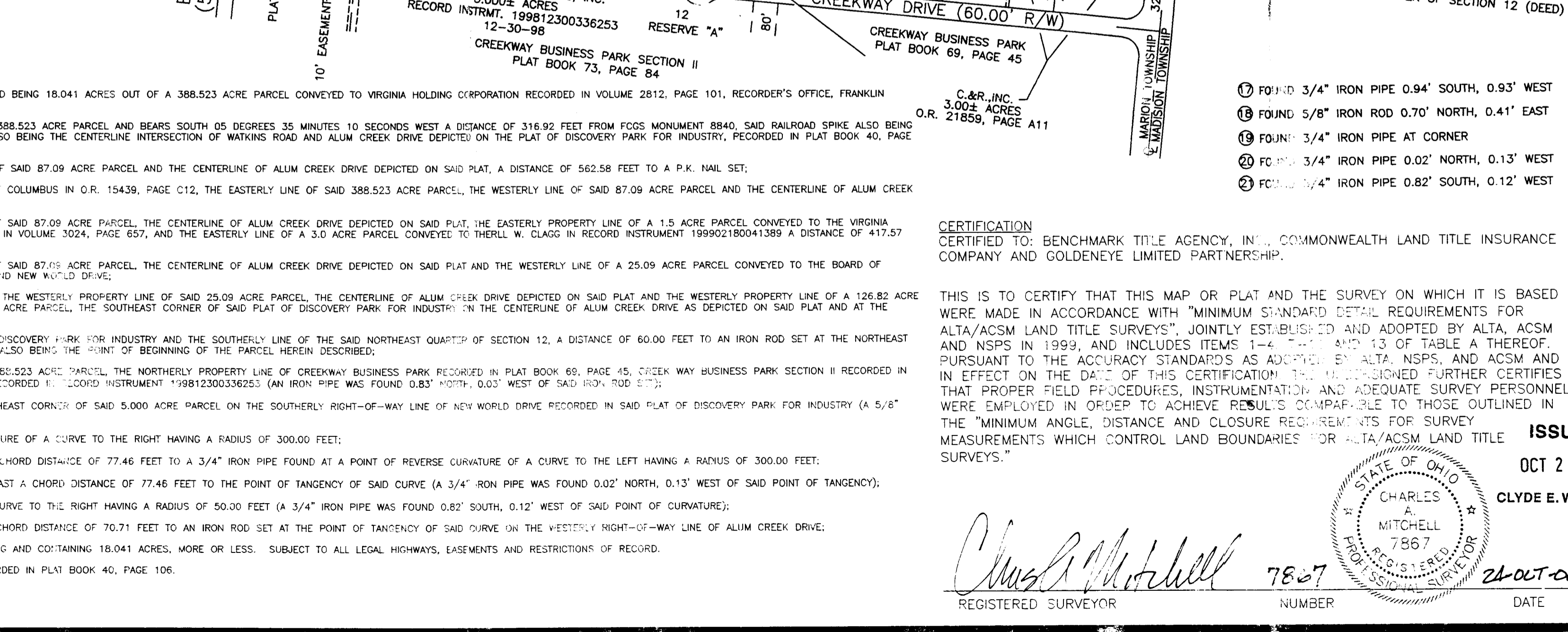
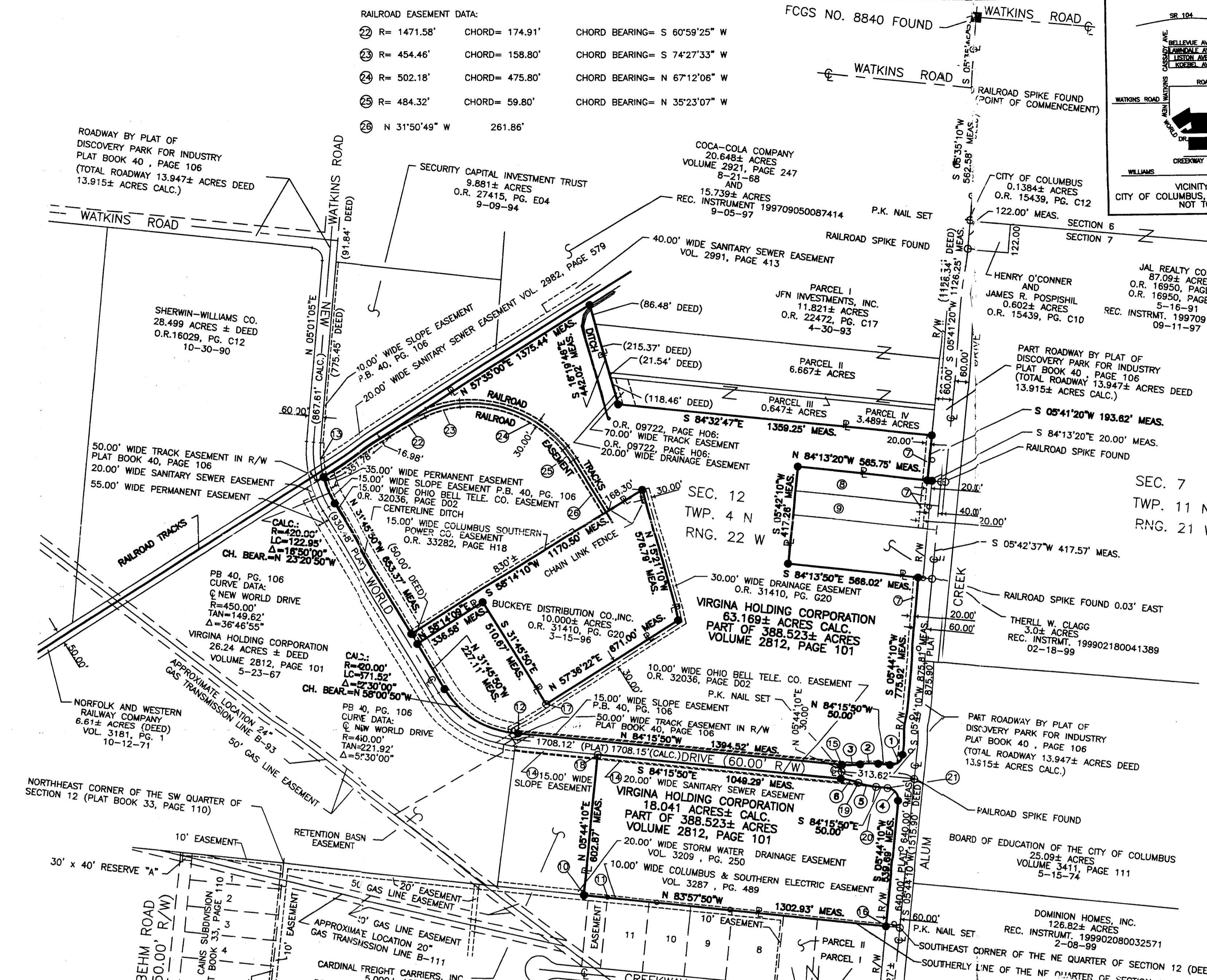
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THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF SOUTH 88 DEGREES 19 MINUTES 06 SECONDS WEST A CHORD DISTANCE OF 77.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.041 ACRES, MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN ARE BASED ON THE CENTERLINE BEARING OF NEW WORLD DRIVE, NORTH 84 DEGREES 15 MINUTES 50 SECONDS WEST, PLAT OF DISCOVERY PARK FOR INDUSTRY, RECORDED IN PLAT BOOK 40, PAGE 106.

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RAILROAD EASEMENT DATA:

22	R= 1471.58'	CHORD= 174.91'	CHORD BEARING= S 60°59'25" W
23	R= 454.46'	CHORD= 158.80'	CHORD BEARING= S 74°27'33" W
24	R= 502.18'	CHORD= 475.80'	CHORD BEARING= N 67°12'06" W
25	R= 484.32'	CHORD= 59.80'	CHORD BEARING= N 35°23'07" W
26	N 31°50'49" W	261.86'	

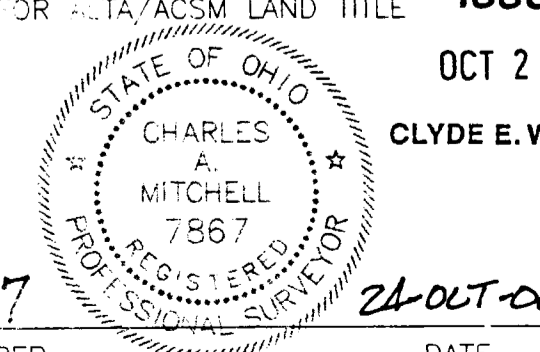
- APPROXIMATE CENTERLINE INTERSECTION OF ALUM CREEK DRIVE AND NEW WORLD DRIVE, SCALED FROM U.S.G.S. QUAD. MAP "SOUTHEAST COLUMBUS, OHIO":
- 39°53'51" NORTH LATITUDE
82°55'45" WEST LONGITUDE
- MAGNETIC DECLINATION YEAR 2000:
6°08' WEST
- = IRON ROD AND CAP "C.E.W.A." SET
○ = POWER POLE
○ = FOUND 3/4" IRON PIPE OR 5/8" IRON ROD
- BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF NEW WORLD DRIVE, NORTH 84 DEGREES 15 MINUTES 50 SECONDS WEST, PLAT OF DISCOVERY PARK FOR INDUSTRY, RECORDED IN PLAT BOOK 40, PAGE 106.
- | | | | | | |
|---|---|---|---|---|---|
| 1 | R=50.00'
LC=70.71'
Δ=80°00'00"
CH. BEAR.= S 38°15'50"E | 2 | R=300.00'
LC=77.46'
Δ=14°50'07"
S 88°19'06"W | 3 | R=300.00'
LC=77.46'
Δ=14°50'07"
S 88°19'06"W |
| 4 | R=50.00'
LC=70.71'
Δ=80°00'00"
CH. BEAR.= S 38°15'50"E | 5 | R=300.00'
LC=77.46'
Δ=14°50'07"
S 88°19'06"W | 6 | R=300.00'
LC=77.46'
Δ=14°50'07"
S 88°19'06"W |
- ① 20" WIDE COLUMBIA GAS PIPELINE EASEMENT O.R. 00790, PAGE 006
 - ② VIRGINIA HOLDING CORPORATION VOL. 3017, PG. 202 10-15-69
 - ③ VIRGINIA HOLDING CORPORATION VOL. 3024, PAGE 657 11-19-69
 - ④ SET IRON ROD AND CAP FOUND IRON PIPE 0.83' NORTH, 0.03' WEST
 - ⑤ FOUND IRON PIPE 1.61' NORTH
 - ⑥ SET IRON ROD AND CAP FOUND IRON PIPE 0.83' NORTH, 1.47' WEST FOUND IRON ROD 0.88' NORTH, 1.07' WEST
 - ⑦ FOUND IRON PIPE 2.39' NORTH, 0.30' WEST
 - ⑧ PLAT OF DISCOVERY PARK FOR INDUSTRY PLAT BOOK 40, PAGE 106
 - ⑨ POINT OF BEGINNING OF THE 63.145± ACRE PARCEL
 - ⑩ POINT OF BEGINNING OF THE 18.030± ACRE PARCEL
- 63.145± ACRE PARCEL IN FLOOD ZONE X F.E.M.A. MAP NO. 39049C0270 G AND MAP NO. 39049C0265 G AUGUST 2, 1995
- 18.030± ACRE PARCEL IN FLOOD ZONE X F.E.M.A. MAP NO. 39049C0270 G AUGUST 2, 1995

ALTA/ACSM LAND TITLE SURVEY OF 81 ACRES ± AT ALUM CREEK DRIVE AND NEW WORLD DRIVE, COLUMBUS, OHIO FOR COLUMBUS FAIR AUTO AUCTION, INC.

CERTIFICATION
CERTIFIED TO: BENCHMARK TITLE AGENCY, INC., COMMONWEALTH LAND TITLE INSURANCE COMPANY AND GOLDENEYE LIMITED PARTNERSHIP.

THIS IS TO CERTIFY 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 1993, AND INCLUDES ITEMS 1-4 AND 7-13 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE PROFESSIONAL FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

REGISTERED SURVEYOR
NUMBER 7827
DATE 24-OCT-00



ISSUED
OCT 24 2000
CLYDE E. WILLIAMS
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