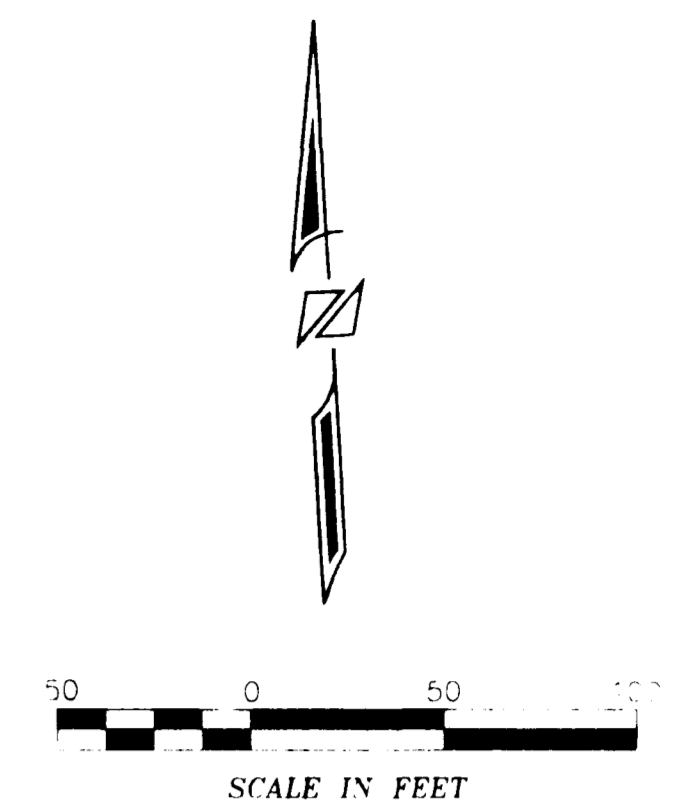


RICKENBACKER PORT AUTHORITY  
O.R. 04117 A01

HAMILTON CREEK LIMITED PARTNERSHIP  
PARCEL No. 1  
43.96 Acres  
O.R. 26953 112

**LEGEND**

IPS	Iron Pin Found	Water Valve
IPS	Iron Pin Set	Fire Hydrant
RRPS	Railroad Spike Found	
RRPS	Railroad Spike Set	
PK	PK Nail Set	
	Light Pole	
	Power Pole	
	Guy Wire	
	Catch Basin	
	Curb Inlet	
	Storm Manhole	
	Sanitary Manhole	
	Gas Marker	
	Sign	
	Telephone Manhole	



**TREE LEGEND**

DECIDUOUS TREES	CONIFEROUS TREES

**BASIS OF BEARINGS**  
The bearings shown hereon are based on the Grid bearing S 86°13'48" E as determined by field measurement between Franklin County Engineer's Monument 9953 and 9957.

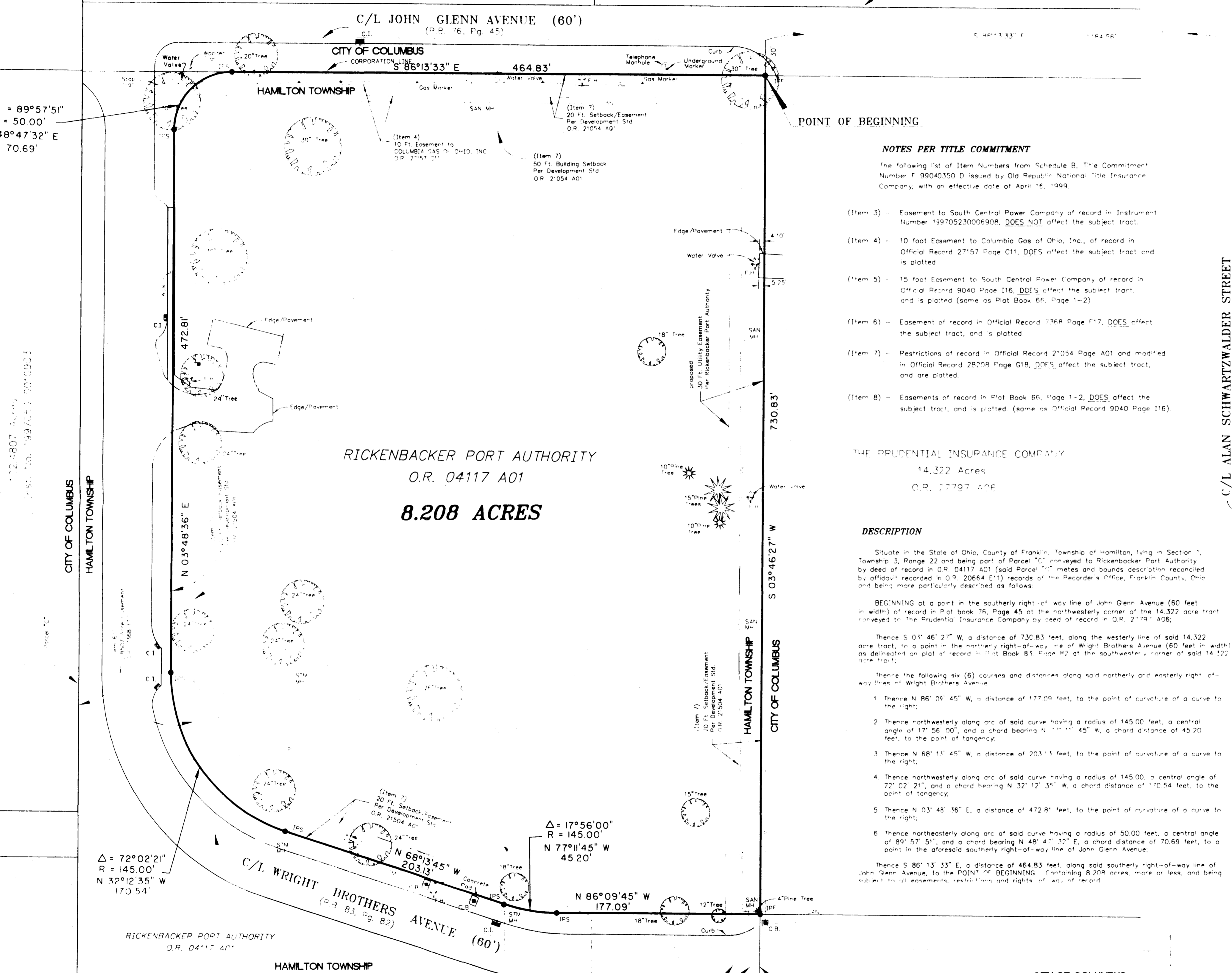
**NOTES**  
The subject property is currently zoned General Industrial.

**CERTIFICATION**

- that I have surveyed said Property upon the ground and as of the date hereof
  - that my survey (Job No. 2378-51), dated May 17, 1999, and revised June 25, 1999, was made in accordance with the "Minimum Standard Detail Requirements" for land title surveys jointly established and adopted by the American Land Title Association and the American Congress of Surveying and Mapping in 1997; and that the courses and distances shown thereon are a true, correct and complete representation of the Property;
  - that the survey shows the legal description and boundary lines of the Property, the location and exterior lines and measurements of all improvements, including all buildings, structures, driveways, parking areas, and similar improvements;
  - that there are no buildings or improvements located on the Property other than those shown on the survey, and that those shown are erected entirely within the property lines and do not encroach upon any street, title, or building line or easement;
  - that all easements, according to Old Republic National Title Insurance Company Commitment No. F 99040350 D, dated April 16, 1999, are shown on the survey, and that from a careful physical inspection of the Property, any visible evidence of easements which in appearance does not necessarily represent easements or rights of way or other encumbrances that may affect the Property;
  - that the Property does not serve any adjoining property for ingress, egress, or utility purposes;
  - that said survey shows the property location of all adjoining public streets, exits, or entrances;
  - that the property described on the survey is the same property that is described in Old Republic National Title Insurance Company Commitment No. F 99040350 D, dated April 16, 1999;
  - that ingress and egress from the Property is provided by John Glenn Avenue and Wright Brothers Avenue, public, dedicated public rights of way maintained by the City of Columbus, and Franklin County;
  - that all utility services for the Property enter the Property through adjoining public streets or recorded easements; and
  - that the property lies in Zone X (area determined to be outside the 500 year flood plain), as shown on the Flood Insurance Rate Map 390490355 D, with an effective date of August 1, 1999, published by the Federal Emergency Management Agency.
- IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 25th day of June, 1999.

**LARRY W. BERNHARDT**  
Registered Surveyor No. 6096 Date

Survey of  
**8.208 ACRES**  
lying in  
**SECTION 1, TOWNSHIP 3, RANGE 22**  
**CONGRESS LANDS**  
Hamilton Township, Franklin County, Ohio  
Scale: 1" = 50' Date: January, 1998  
Prepared By: R. D. Zande & Associates, Inc.  
1237 Dublin Road  
Columbus, Ohio 43215



$\Delta = 89^{\circ}57'51''$   
 $R = 50.00'$   
 $N 48^{\circ}47'32'' E$   
70.69'

DEED RECORDED IN PLAT BOOK 83, PAGE 82  
172,480' 400'  
Dist. No. 437051-001-903

CITY OF COLUMBUS  
HAMILTON TOWNSHIP

RICKENBACKER PORT AUTHORITY  
O.R. 04117 A01  
**8.208 ACRES**

**NOTES PER TITLE COMMITMENT**  
The following list of Item Numbers from Schedule B, Title Commitment Number F 99040350 D issued by Old Republic National Title Insurance Company, with an effective date of April 16, 1999.

- (Item 3) - Easement to South Central Power Company of record in Instrument Number 1970523000690R, DOES NOT affect the subject tract.
- (Item 4) - 10 foot Easement to Columbia Gas of Ohio, Inc., of record in Official Record 27157 Page C11, DOES affect the subject tract and is platted.
- (Item 5) - 15 foot Easement to South Central Power Company of record in Official Record 9040 Page 116, DOES affect the subject tract, and is platted (same as Plat Book 66, Page 1-2).
- (Item 6) - Easement of record in Official Record 2168 Page 117, DOES affect the subject tract, and is platted.
- (Item 7) - Restrictions of record in Official Record 21054 Page A01 and modified in Official Record 28208 Page G18, DOES affect the subject tract, and are platted.
- (Item 8) - Easements of record in Plat Book 66, Page 1-2, DOES affect the subject tract, and is platted (same as Official Record 9040 Page 116).

THE PRUDENTIAL INSURANCE COMPANY  
14.322 Acres  
O.R. 17797 A06

**DESCRIPTION**  
Situate in the State of Ohio, County of Franklin, Township of Hamilton, lying in Section 1, Township 3, Range 22 and being part of Parcel "C" conveyed to Rickenbacker Port Authority by deed of record in O.R. 04117 A01 (said Parcel "C" metes and bounds description reconciled by affidavit recorded in O.R. 20664 (11) records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

- BEGINNING at a point in the southerly right-of-way line of John Glenn Avenue (60 feet in width) of record in Plat Book 76, Page 45 at the northwesterly corner of the 14.322 acre tract conveyed to the Prudential Insurance Company by deed of record in O.R. 27797 A06;
- Thence S 03°46'27" W, a distance of 730.83 feet, along the westerly line of said 14.322 acre tract, to a point in the northerly right-of-way line of Wright Brothers Avenue (60 feet in width) as delineated on plat of record in Plat Book 83, Page 82 at the southwesterly corner of said 14.322 acre tract;
- Thence the following six (6) courses and distances along said northerly and easterly right-of-way lines of Wright Brothers Avenue:
- Thence N 86°09'45" W, a distance of 177.09 feet, to the point of curvature of a curve to the right;
  - Thence northwesterly along arc of said curve having a radius of 145.00 feet, a central angle of 17°56'00", and a chord bearing N 77°11'45" W, a chord distance of 45.20 feet, to the point of tangency;
  - Thence N 68°13'45" W, a distance of 203.13 feet, to the point of curvature of a curve to the right;
  - Thence northwesterly along arc of said curve having a radius of 145.00, a central angle of 72°02'21", and a chord bearing N 32°12'35" W, a chord distance of 170.54 feet, to the point of tangency;
  - Thence N 03°48'36" E, a distance of 472.81 feet, to the point of curvature of a curve to the right;
  - Thence northeasterly along arc of said curve having a radius of 50.00 feet, a central angle of 89°57'51", and a chord bearing N 48°47'32" E, a chord distance of 70.69 feet, to a point in the aforesaid southerly right-of-way line of John Glenn Avenue;
- Thence S 86°13'33" E, a distance of 464.83 feet, along said southerly right-of-way line of John Glenn Avenue, to the POINT OF BEGINNING. Containing 8.208 acres, more or less, and being subject to all easements, restrictions and rights of way of record.

PETER H. McCANN,  
DRA. THE GENTRY COMPANY  
Orig. 149.8370 Acres  
O.R. 06518 A01

M. O. REALTY CORPORATION  
6.890 Acres  
O.R. 31916 A01

CITY OF COLUMBUS  
HAMILTON TOWNSHIP

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