

REFERENCE POINT OF BEGINNING FOR 6.910 AC. TRACT

MORRISON ROAD

TAYLOR ROAD ~ 50'

1-270-28.30 N
STATE OF OHIO
PARCEL NO. 1200
D.B. 3255, PG. 555
34.634 AC.

STATE OF OHIO
D.B. 3255, PG. 555
5.745 AC.

Channel Easement
D.B. 3255, Pg. 551

ANDRE M. BUCKLES
ORIG. 220,064 AC.
D.B. 3700, PG. 120

MORRISON TAYLOR, LTD.
7,400 AC.
O.R. 28006, PG. 1 17

MORRISON TAYLOR, LTD.
4,716 AC.
O.R. 28006, PG. 1 13

MORRISON TAYLOR, LTD.
4,563 AC.
O.R. 30635, PG. A 01

MORRISON TAYLOR, LTD.
8,699 AC.
O.R. 34402, PG. G 17
P.N. 025-11388

6.910 AC.
VACANT LAND

ANDRE M. BUCKLES
ORIG. 220,064 AC.
D.B. 3700, PG. 120
P.N. 025-003905

DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Lot Number Five (5), Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, and being a portion of an original 220,064 acre tract of land conveyed to Andre M. Buckles by deed of record in Deed Book 3700, Page 120, all references to Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a point at the intersection of the centerline of Taylor Road (50 feet wide) with the southwest right-of-way line of Morrison Road and the northeast limited access right-of-way line of Interstate Route 270, in the north line of said Lot No. 5, at the northwest corner of a 5,745 acre tract of land conveyed as Parcel No. 1200 WD to State of Ohio by deed of record in Deed Book 3255, Page 555, and at a corner of a 34.634 acre tract of land conveyed as Parcel No. 1200 W to State of Ohio by deed of record in Deed Book 3255, Page 555, all as shown upon Sheet 16 of 28 of Ohio Department of Transportation right-of-way plans for FRA-270-28.30 N;

thence S 85° 47' 21" E along the centerline of Taylor Road, along a portion of the north line of said Lot No. 5, along the north line of said 5,745 acre tract and along a portion of the north line of said original 220,064 acre tract a distance of 1,506.38 feet to a point (passing a point at the northeast corner of said 5,745 acre tract at 530.13 feet);

thence S 4° 12' 39" W perpendicular to the centerline of Taylor Road, perpendicular to the north line of said Lot No. 5 and perpendicular to the north line of said original 220,064 acre tract a distance of 27.00 feet to a 3/4-inch I.D. iron pipe set in the south right-of-way line of Taylor Road and at the northeast corner of a 4,716 acre tract of land conveyed out of said original 220,064 acre tract to Morrison Taylor, Ltd., by deed of record in Official Record 28006, Page 1 13;

thence continuing S 4° 12' 39" W along a portion of an east line of said 4,716 acre tract a distance of 392.61 feet to a 3/4-inch I.D. iron pipe set at a corner of a 4,563 acre tract of land conveyed out of said original 220,064 acre tract to Morrison Taylor, Ltd., by deed of record in Official Record 30635, Page A 01;

thence S 85° 47' 21" E parallel with the south right-of-way line of Taylor Road and along a north line of said 4,563 acre tract a distance of 77.11 feet to a 3/4-inch I.D. iron pipe set at a corner of said 4,563 acre tract;

thence S 31° 56' 18" E along a portion of the northeast line of said 4,563 acre tract a distance of 61.46 feet to a 3/4-inch I.D. iron pipe set at a northwest corner of an 8,699 acre tract of land conveyed to Morrison Taylor, Ltd., by deed of record in Official Record 34402, Page G 17;

thence S 85° 56' 18" E along the north line of said 8,699 acre tract a distance of 747.41 feet to a 3/4-inch I.D. iron pipe set at the northeast corner of said 8,699 acre tract and at the true place of beginning of the tract herein intended to be described;

thence S 79° 47' 09" E a distance of 43.82 feet to a 3/4-inch I.D. iron pipe set at the southwest corner of a 4,453 acre tract of land conveyed to BHJ Holding A/S by deed of record in Official Record 29926, Page F 09;

thence S 85° 47' 21" E along the south line of said 4,453 acre tract a distance of 436.00 feet to a 3/4-inch I.D. iron pipe set at the southeast corner of said 4,453 acre tract;

thence S 2° 50' 10" W a distance of 618.75 feet to a 3/4-inch I.D. iron pipe set;

thence N 85° 56' 18" W a distance of 375.87 feet to a 3/4-inch I.D. iron pipe set at an easterly corner of said 8,699 acre tract;

thence N 83° 36' 12" W along a northerly line of said 8,699 acre tract a distance of 116.99 feet to a 3/4-inch I.D. iron pipe set at an easterly corner of said 8,699 acre tract;

thence N 4° 03' 42" E along an east line of said 8,699 acre tract a distance of 619.67 feet to the true place of beginning;

containing 6.910 acres of land more or less and being subject to all easements and restrictions of record.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 97-T-8061
EFFECTIVE DATE: JULY 7, 1997 AT 7:00 A.M.

I hereby certify to Techcenter II, Ltd., Enquire Title Services, Inc., First American Title Insurance Company, and National City Bank of Columbus that the survey prepared by me 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 visible improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements; that there are no easements, visible encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those 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 shows 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 roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; 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 1992.

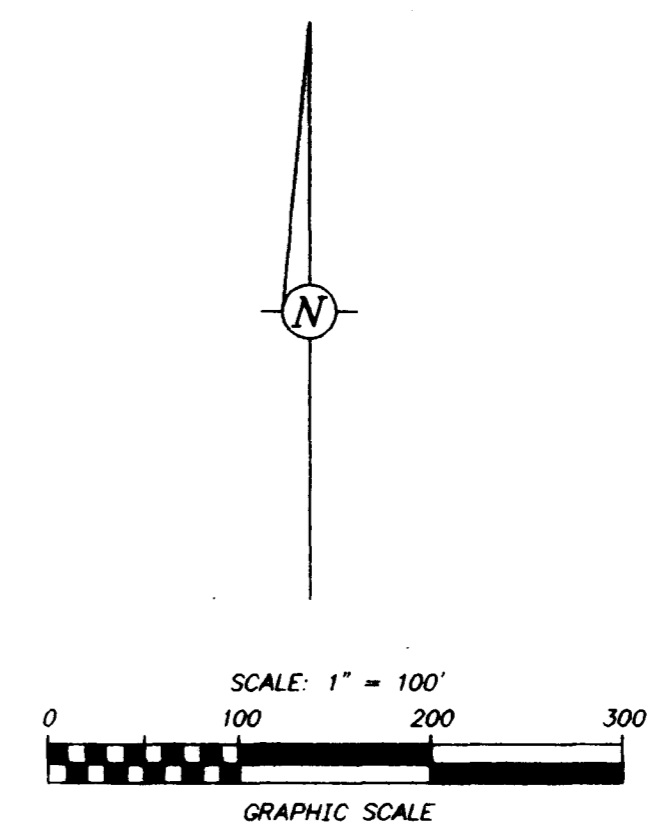
There are no easements affecting the property contained in the title commitment except for the ingress/egress easement in O.R. 34402, Pg. H 13.

Property is in Zone X (areas determined to be outside 500-year floodplain) on Flood Insurance Rate Maps, Panels 188 and 276 of 387, Franklin County, Ohio, and Incorporated Areas, Map Nos. 39049C0188 G and 39049C0276 G (Effective Date August 2, 1995), except for floodlines shown hereon.

Ted L. Robinson
Ted L. Robinson - Ohio Surveyor No. 5361



3/4" I.D. Iron Pipe Set Unless Otherwise Shown



BASIS OF BEARINGS: TAYLOR RD., BEING ASSUMED AT S 85° 47' 21" E, AND ALL OTHER BEARINGS ARE BASED UPON THIS MERIDIAN.

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2875 S. BIRCH - COLUMBUS, OHIO

TECHCENTER II, LTD.

MORTGAGE LOAN SURVEY
EAST OF MORRISON RD. &
SOUTH OF TAYLOR RD.
GAHANNA, OHIO

6.910 AC. IN LOT 5, QTR. TWP. 3, T. 1 N., R. 16 W., U.S.M.L.
SCALE: 1" = 100'
JOB NO. 1
DWG. TLR/CKD AUG. 1, 1997 97-105