

REFERENCE POINT OF BEGINNING FOR 7.625 AC. TRACT

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, 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, of the northeast 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, Recorder's Office, Franklin County, Ohio, and at a corner of a 34,634 acre tract of land conveyed as Parcel No. 1200 M to State of Ohio by deed of record in Deed Book 3255, Page 559, Recorder's Office, Franklin County, Ohio, 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), the first said point being N 85° 59' 40" W a distance of 1,338.33 feet and N 85° 47' 21" W a distance of 2,205.00 feet from Franklin County Monument No. 1164 found in the centerline of Taylor Road;

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 25.00 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 113, Recorder's Office, Franklin County, Ohio;

thence continuing S 4° 12' 39" W along a portion of an east line of said 4.716 acre tract a distance of 392.81 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 28006, Page 113, Recorder's Office, Franklin County, Ohio;

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 the northeast line of said 4.563 acre tract and along a southwest line of said 8,699 acre tract of land conveyed to Morrison Taylor, Ltd., by deed of record in Official Record 34402, Page 617, Recorder's Office, Franklin County, Ohio, a distance of 560.22 feet to a 3/4-inch I.D. iron pipe set at the easternmost corner of said 4.563 acre tract and at a corner of said 8,699 acre tract;

thence S 58° 03' 42" W along the southeast line of said 4.563 acre tract, along a northeast line of said 8,699 acre tract and along the northeast line of proposed Techcenter Drive, as shown on the plat of Techcenter Drive and Easements Dedication Plat, of record in Plat Book Page Recorder's Office, Franklin County, Ohio, a distance of 479.00 feet to a 3/4-inch I.D. iron pipe set in the curved northeast right-of-way line of Morrison Road and in the curved northeast line of said 5.745 acre tract;

thence southeasterly along the curved northeast right-of-way line of Morrison Road, along a portion of the curved northeast line of said 5.745 acre tract and with a curve to the right, data of which is: radius = 3,524.04 feet and sub-delta = 4° 33' 32", a sub-chord distance of 280.33 feet bearing S 29° 10' 39" E to a 3/4-inch I.D. iron pipe set at a northeast corner of an 8,643 acre tract of land conveyed to Morrison Taylor, Ltd., by deed of record in Official Record 33808, Page 11, Recorder's Office, Franklin County, Ohio;

thence southeasterly continuing along a portion of the curved northeast right-of-way line of Morrison Road, continuing along a portion of the curved northeast line of said 5.745 acre tract, along the curved southwest line of said 8,643 acre tract and with a curve to the right, data of which is: radius = 3,524.04 feet and sub-delta = 4° 33' 32", a sub-chord distance of 280.33 feet bearing S 24° 42' 40" E to a 3/4-inch I.D. iron pipe set at an angle point in the northeast right-of-way line of Morrison Road, at a corner of said 8,643 acre tract and at a corner of said 5.745 acre tract;

thence S 47° 29' 19" E along the northeast right-of-way line of Morrison Road, along a southwest line of said 8,643 acre tract and along a northeast line of said 5.475 acre tract a distance of 89.75 feet to a 3/4-inch I.D. iron pipe set at an angle point in the northeast right-of-way line of Morrison Road, at a corner of said 8,643 acre tract, at a corner of said 5.745 acre tract, in a south line of said original 220,064 acre tract and at the northeast corner of a 0.639 acre tract of land conveyed to Alan S. Wernick and Jennifer Field by deed of record in Official Record 32658, Page 113, Recorder's Office, Franklin County, Ohio;

thence S 83° 36' 12" E along the south line of said 8,643 acre tract, along a portion of a south line of said original 220,064 acre tract, along the north line of said 0.639 acre tract and along a portion of a north line of a 1.184 acre tract of land conveyed to Gregory F. Zuber and Thomas J. Bonasaro by deeds of record in Official Record 5756, Page H, 20, and Official Record 32259, Pages D 05 and D 09, Recorder's Office, Franklin County, Ohio, a distance of 537.02 feet to a 3/4-inch I.D. iron pipe set at the southeast corner of said 8,643 acre tract and at the true place of beginning of the tract herein intended to be described;

thence N 6° 23' 48" E along a portion of the east line of said 8,643 acre tract, perpendicular to a south line of said original 220,064 acre tract and perpendicular to the north line of said 1.184 acre tract a distance of 499.01 feet to a 3/4-inch I.D. iron pipe set at an angle point in a south line of proposed Techcenter Drive;

thence S 83° 36' 12" E crossing a portion of said original 220,064 acre tract and along the curved southeast line of proposed Techcenter Drive and with a curve to the left, data of which is: radius = 50.50 feet, delta = 90° 00' 00", a chord distance of 71.42 feet bearing N 31° 23' 48" E to a 3/4-inch I.D. iron pipe set at the point of tangency;

thence N 6° 23' 48" E crossing a portion of said original 220,064 acre tract and along the east end of proposed Techcenter Drive a distance of 51.12 feet to a 3/4-inch I.D. iron pipe set;

thence S 85° 56' 18" E crossing a portion of said original 220,064 acre tract a distance of 335.84 feet to a 3/4-inch I.D. iron pipe set;

thence S 2° 50' 20" W crossing a portion of said original 220,064 acre tract a distance of 64.69 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;

thence southeasterly crossing a portion of said original 220,064 acre tract and with a curve to the left, data of which is: radius = 180.00 feet, delta = 67° 29' 28", a chord distance of 189.98 feet bearing S 30° 54' 24" E to a 3/4-inch I.D. iron pipe set at a point of reverse curvature;

thence southeasterly crossing a portion of said original 220,064 acre tract and with a curve to the right, data of which is: radius = 100.00 feet, delta = 71° 02' 55", a chord distance of 118.21 feet bearing S 29° 07' 41" E to a 3/4-inch I.D. iron pipe set at the point of tangency;

thence S 6° 23' 47" W crossing a portion of said original 220,064 acre tract a distance of 284.73 feet to a 3/4-inch I.D. iron pipe set in a south line of said original 220,064 acre tract and in the north line of an original 40 acre tract of land conveyed as First Tract to The Claycraft Brick Company by deed of record in Official Record 23964, Page J 07, Recorder's Office, Franklin County, Ohio, said original 40 acre tract being part of a forfeiture to the State of Ohio by deed of record in Official Record 33035, Page H 03, Recorder's Office, Franklin County, Ohio;

thence N 85° 27' 02" W along a portion of a south line of said original 220,064 acre tract, along a portion of the north line of said original 40 acre tract and along the north line of an original 14.212 acre tract of land conveyed as Third Tract to The Claycraft Brick Company by deed of record in Official Record 23964, Page J 07, Recorder's Office, Franklin County, Ohio, said original 14.212 acre tract being part of a forfeiture to the State of Ohio by deed of record in Official Record 33035, Page H 03, Recorder's Office, Franklin County, Ohio, a distance of 352.59 feet to a 1-inch I.D. iron pipe found at a corner of said original 220,064 acre tract, at the northeast corner of said original 14.212 acre tract and at the northeast corner of a 12,001 acre tract of land conveyed to Hobart Ridge, Inc., by deed of record in Official Record 15280, Page A 07, Recorder's Office, Franklin County, Ohio;

thence N 83° 36' 12" W along a portion of a south line of said original 220,064 acre tract, along a north line of said 12,001 acre tract and along a portion of a north line of said 1,184 acre tract a distance of 275.89 feet to the true place of beginning;

containing 7,625 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-8063 EFFECTIVE DATE: JULY 7, 1997 AT 7:00 A.M.

I hereby certify to Morrison Taylor II, Ltd., Esquire Title Services, Inc., First American Title Insurance Company, and National City Bank, that this survey prepared by me was actually made upon the ground and that if 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 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.

Property is in Zone X (areas determined to be outside the 500-year floodplain) on Flood Insurance Rate Map, Panel 188 of 387, Franklin County, Ohio and incorporated areas. Map No. 35049C0188 G (Effective Date: August 2, 1995).

As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a guaranty or warranty, either expressed or implied.

In my opinion the two easements shown on the site are the only ones that apply to the subject property.

Ted L. Robinson - Ohio Surveyor No. 5361

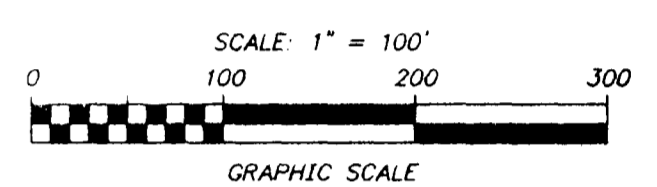


3/4" I.D. Iron Pipe Set Unless Otherwise Shown

C.F. BIRD & R.J. BULL, INC. ENGINEERS / SURVEYORS THE DAIMLER GROUP, INC. (OFFCENTER 2, PHASE 10)

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

7.625 AC. IN LOT 5, QTR. TWP. 3, T. 1 N., R. 16 W., U.S.M.S. SCALE: 1" = 100' JOB NO. 1 DWN: LSL / CKD / KLB OCT 1, 1997 97-132



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

GAHANNA WAREHOUSE, LTD. 10,010 AC. O.R. 28122, PG. B 15 P.N. 025-010788

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

ALAN S. WERNICK & JENNIFER FIELD 0.639 AC. O.R. 32658, PG. 113 P.N. 026-201430

GREGORY F. ZUBER & THOMAS J. BONASARO 1.184 AC. O.R. 5756, PG. H 20 P.N. 026-215157

HOBART RIDGE, INC. 12.001 AC. O.R. 15280, PG. A 07 P.N. 026-210758

STATE OF OHIO FORECLOSURE 83,289 AC. O.R. 33035, PG. H 03 P.N. 025-003952