

CITY OF COLUMBUS
51.39 Acres (PARCEL B)
O.R. 0673 B15

C/L DATA
Δ = 32° 19' 47"
Rad = 800.00
C.B. = S 69° 39' 27" E
Chd = 334.08

91.459 ACRES

UNITED STATES OF AMERICA
62.068 Acres
Ord. No. 52-53, Dated 1-19-53
D.B. 1733, Pg. 399

UNITED STATES OF AMERICA
Orig. 230 Acres
D.B. 2140, Pg. 381

Abraham & Renia
Schwartz
10.112 Acres
O.R. 03273 A19

MODERN BUILDERS
SUPPLY INC.
2.353 Acres
O.R. 21382 B11

1.716 Acres
(PARCEL I)
O.R. 08747 C15

POINT OF BEGINNING
8.492 ACRES
RRS Fd

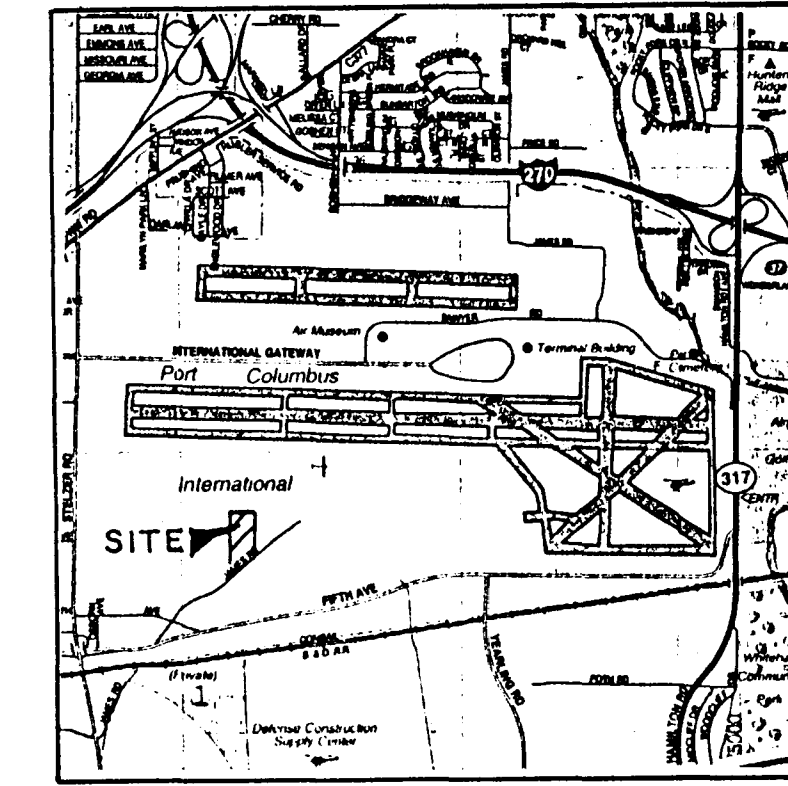
HIRAM RICHARDSON
1.5187 Acres
O.R. 12535 D19

MODERN BUILDERS
SUPPLY INC.
Orig. 5.205 Acres
O.R. 31464 I01

George K. Hiles, Jr.
0.884 Acres (PARCEL I)
O.R. 30152 D13

0.589 Acres
(PARCEL II)

179.966 ACRES



VICINITY MAP



BASIS OF BEARINGS

The bearings shown hereon are based on the bearing of S 85° 33' 07" E, for the centerline of International Gateway (Airport Road) as shown on the State of Ohio Department of Transportation Right-of-Way Plans FRA-670-3.93-AA.

NOTES:

- The following items listed in Schedule B of Title Commitment Number BT-09830 Do Not apply to the subject 8.492 acre tract:

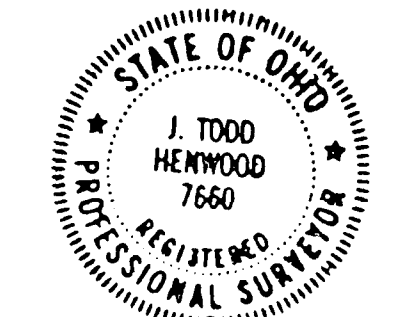
Item 8 - M.V. 12, Pg. 324	Item 17 - D.B. 1087, Pg. 622
Item 9 - M.V. 12, Pg. 326	Item 19 - D.B. 1286, Pg. 636
Item 10 - M.V. 12, Pg. 324	Item 20 - D.B. 1841, Pg. 149
Item 11 - M.V. 72, Pg. 155	Item 22 - D.B. 3025, Pg. 90
Item 12 - D.B. 788, Pg. 539	Item 23 - D.B. 1162, Pg. 367
Item 13 - D.B. 858, Pg. 96	Item 24 - D.B. 1176, Pg. 367
Item 14 - D.B. 858, Pg. 96	Item 25 - D.B. 1238, Pg. 650
Item 16 - D.B. 881, Pg. 489	
- The following items listed lie within the Right-of-Way of James Road:

Item 15 - D.B. 859, Pg. 23
Item 18 - D.B. 1087, Pg. 627
- Drawn from record information.

CERTIFICATE OF SURVEY

The undersigned hereby certifies to Wheeling National Bank and to Commonwealth Land Title Insurance Company as of July 10, 1997 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all visible buildings, structures, and other improvements on the property and, all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions, or applicable zoning or building codes) affecting the property, except as shown. This survey depicts all (a) recorded easements, rights-of-way and other encumbrances listed in Schedule B of Title Commitment No. BT-09830 issued by Commonwealth Land Title Insurance Company with an effective date of January 6, 1997, and (b) any visible evidence of easements which appear from a careful inspection of the subject property; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any visible building, structure or other improvement situated upon any adjoining premises, except as shown; and that the property does not lie within any flood hazard area shown on the Flood Insurance Rate Map 39049C02606 with an effective date of August 2, 1995 published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of a Urban Class Survey, as defined therein, and includes the following items of Table A thereof: 1, 2, 3, 7, 8, 9, 10, 11 and 13. Note: In regards to item 6 the referenced Title Commitment discloses no setback, height, or bulk restrictions. No certification is made with respect to Zoning or Building Codes.

R.D. ZANDE AND ASSOCIATES, INC.



Registered Surveyor No. 7660

Survey of
8.492 ACRES
lying in
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
City of Columbus, Ohio
Scale: 1" = 100' Date: July, 1997

R.D. ZANDE & ASSOCIATES, INC.

Prepared by:
R.D. ZANDE & ASSOCIATES, INC.
1237 Dublin Road Columbus, Ohio 43215
(614) 486-4383

DESCRIPTION

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 4, Township 1, Range 17, United States Military Lands, and being part of the 62.068 acre tract conveyed to the United States of America by Ord. No. 52-53, dated Jan. 19, 1953, of record in Deed Book 1733, Page 399, records of the Recorder's Office, and being more particularly described as follows:

BEGINNING at a railroad spike found in the centerline of James Road (60 feet in width) at the common corner of said 62.068 acre tract and the 10.112 acre tract conveyed to Abraham & Renia Schwartz by deed of record in O.R. 03273 A19;

Thence N 04° 38' 56" E, a distance of 1038.76 feet, along the line common to said 62.068 and 10.112 acre tracts, to an iron pin found at the common corner of said 10.112 acre tract and the original 230 acre tract conveyed to the United States of America by deed of record in Deed Book 2140, Page 381;

Thence continue N 04° 38' 56" E, a distance of 89.00 feet, along the line common to said 62.068 and 10.112 acre tracts, to an iron pin set on a curve concaving to the northeast (being the southerly right-of-way line of a proposed 80 foot road);

Thence the following three (3) courses and distances across said 62.068 acre tract:

- Thence easterly along arc of said curve, (and along said southerly right-of-way line of the proposed 80 foot road), having a radius of 640.00 feet, a central angle of 29° 17' 41", and a chord bearing S 70° 53' 11" E, a chord distance of 323.67 feet to an iron pin set at the point of tangency;
- Thence S 85° 32' 02" E, a distance of 106.45 feet, (continuing along said southerly right-of-way line of the proposed 80 foot road), to an iron pin set;
- Thence S 04° 39' 14" W, a distance of 676.63 feet, to a railroad spike set in the aforesaid centerline of James Road and southeasterly line of the 62.068 acre tract;

Thence S 53° 12' 32" W, a distance of 560.00 feet, along said centerline of James Road and southeasterly line of the 62.068 acre tract, to the POINT OF BEGINNING, Containing 8.492 acres, more or less, and being subject to all easements, restrictions, and rights-of-way of record.