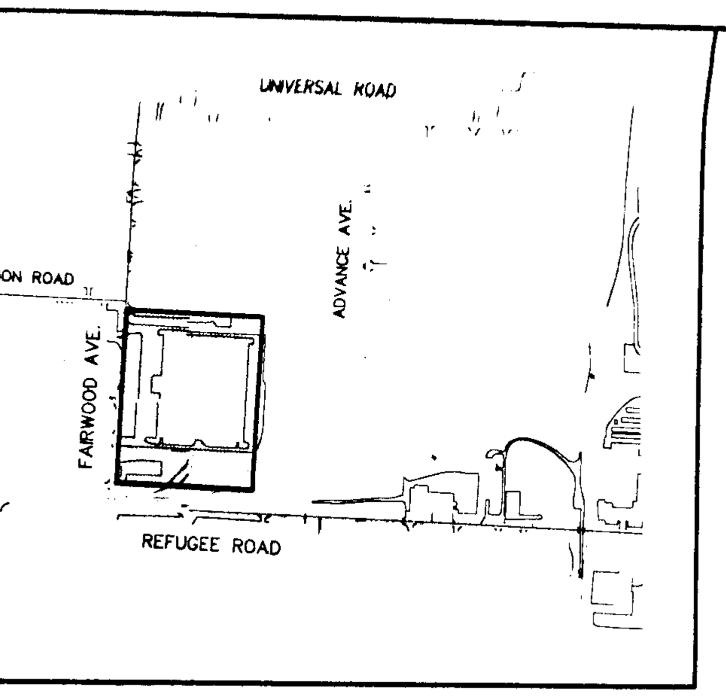


Vicinity Map

Legal Descriptions:

13.985 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section 38, Section 26, Township 5, Range 22, Refugee Lands, being all of Parcel Four and part of Parcel Five conveyed to OLT Properties Limited Partnership as shown of record in Official Records Volume 11147, G-16, Recorder's Office, Franklin County, Ohio, (all deed references made being to said Recorder's Office) and being more particularly described as follows:

Commencing at a found railroad spike at the southwest corner of a 1.111 acre tract conveyed to OLT Properties Limited Partnership (Official Records Volume 11147 G-16, Parcel Six, said Recorder's Office), being the intersection of the centerline of Fairwood Avenue with the north line of the Conrail Railroad (formerly T. & O.C. Railway Co.);

Thence, along said centerline of Fairwood Avenue and the west line of said 1.111 acre tract, North 02 degrees 28 minutes 16 seconds East, 173.46 feet to the northwest corner of said 1.111 acre tract, southwest corner of said Parcel Four and the TRUE POINT OF BEGINNING of the herein described tract;

Thence, continuing along said centerline of Fairwood Avenue and the west line of said Parcel Four, North 02 degrees 28 minutes 16 seconds East, 16.54 feet to the northwest corner of said Parcel Four and the southwest corner of the 0.6476 acre tract conveyed to the City of Columbus (Deed Book 3214, Page 9);

Thence, along part of the north line of said Parcel Four and the south line of said 0.6476 acre tract, (parallel with the north line of said railroad), South 87 degrees 33 minutes 44 seconds East, 40.00 feet to a set iron pipe at the southeast corner of said 0.6476 acre tract and in the existing east right-of-way of said Fairwood Avenue;

Thence, along the east line of said 0.6476 acre tract and said east line of Fairwood Avenue, North 02 degrees 28 minutes 16 seconds East, 705.69 feet to the intersection of said line with the north line of said Parcel Five, referenced by a found iron pin bearing North 87 degrees 37 minutes 00 seconds West, 10.00 feet, being in the south line of the Van DyneCrotty Co. 6.470 acre tract (Deed Book 3401, Page 998);

Thence, along the north line of said Parcel Five and the south line of said 6.470 acre tract, South 87 degrees 37 minutes 00 seconds East, 765.73 feet to the northeast corner of said Parcel Five, southeast corner of said 6.470 acre tract and in the west line of the Board of County Commissioners 6.792 acre tract (Deed Book 3598, Page 392), (passing a found iron pipe at 738.73 feet);

Thence, along an east line of said Parcel Five (part of the west line of said 6.792 acre tract), South 03 degrees 12 minutes 15 seconds West, 260.06 feet to a set iron pipe at the southwest corner of said 6.792 acre tract;

Thence, along a north line of said Parcel Five (part of the south line of said 6.792 acre tract), South 87 degrees 20 minutes 00 seconds East, 15.50 feet to a set iron pipe at the northwest corner of a 0.171 acre tract described as the First Parcel conveyed to The New York Central Railroad Company in Deed Book 2854, Page 529;

Thence, along an east line of said Parcel Five, (west line of said 0.171 acre tract) South 02 degrees 47 minutes 40 seconds West, 257.80 feet to a set iron pipe at a point of curvature at the southwest corner of said 0.171 acre tract, and the northwest corner of a 0.227 acre tract described as the Second Parcel conveyed to The New York Central Railroad Company in Deed Book 2854, Page 529;

Thence, along the west line of said 0.227 acre tract and the arc of a curve to the right, said curve having a radius of 397.77 feet, delta of 53 degrees 24 minutes 35 seconds, a chord bearing and distance of South 29 degrees 30 minutes 00 seconds West, 357.51 feet to a point at the southwest corner of said 0.227 acre tract and the northeast corner of the Third Parcel conveyed to The New York Central Railroad Company in said Deed Book 2854, Page 529;

Thence, along the north line of said Third Parcel, South 68 degrees 09 minutes 41 seconds West, 145.08 feet to the intersection of said line with the north line of said railroad;

Thence, along the south line of said Parcel Five and the north line of said railroad along the arc of a curve to the right, said curve having a radius of 2,075.36 feet, delta of 01 degrees 17 minutes 10 seconds, a chord bearing and distance of North 88 degrees 11 minutes 24 seconds West, 46.59 feet to a set iron pipe;

Thence, continuing along said line, North 87 degrees 33 minutes 44 seconds West, 210.18 feet to a set iron pipe at a southwest corner of said Parcel Five and the southeast corner of said 1.111 acre tract;

Thence, along part of a west line of said Parcel Five (part of the east line of said 1.111 acre tract), North 02 degrees 28 minutes 16 seconds East, 15.00 feet to a set iron pipe;

Thence, across said Parcel Five, along the arc of a curve to the left, said curve having a radius of 400.00 feet, delta of 30 degrees 52 minutes 53 seconds, and a chord bearing and distance of North 44 degrees 22 minutes 00 seconds East, 213.00 feet to a set iron pipe;

Thence, across said Parcel Five, North 87 degrees 33 minutes 44 seconds West, 142.23 feet to a set iron pipe in a west line of said Parcel Five and the east line of said 1.111 acre tract;

Thence, along part of a west line of said Parcel Five (part of the east line of said 1.111 acre tract) North 02 degrees 28 minutes 16 seconds East, 16.54 feet to a set iron pipe at the northeast corner of said 1.111 acre tract;

Thence, along a south line of said Parcel Five and a north line of said 1.111 acre tract, North 87 degrees 33 minutes 44 seconds West, 146.30 feet to a set iron pipe at a northwest corner of said 1.111 acre tract and the northeast corner of said Parcel Four;

Thence, along the east line of said Parcel Four and a west line of said 1.111 acre tract, South 02 degrees 28 minutes 16 seconds West, 16.54 feet to a set iron pipe at the southeast corner of said Parcel Four;

Thence, along the south line of said Parcel Four and a north line of said 1.111 acre tract, North 87 degrees 33 minutes 44 seconds West, 118.70 feet to the place of beginning CONTAINING 13.985 ACRES subject however, to all legal highways, easements leases and restrictions of record, and of records in the respective utility offices.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company, Inc. in November 2003. Iron pipes set are 30" X 1" (O.D.) with orange plastic caps inscribed "P.S. 6579". Bearings are based on the north line of said Parcel Five held as South 87 degrees 37 minutes 00 seconds East, as per Official Records Volume 11147 G-16.

0.509 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section 38, Section 26, Township 5, Range 22, Refugee Lands, being part of Parcel Five conveyed to OLT Properties Limited Partnership as shown of record in Official Records Volume 11147, G-16, Recorder's Office, Franklin County, Ohio, (all deed references made being to said Recorder's Office) and being more particularly described as follows:

Beginning at a found iron pipe at the southeast corner of said Parcel Five, the southwest corner of the Reliable Truck Parts, Inc. 12.336 acre tract (Official Records Volume 7970 C-16), and in the north line of the Conrail railroad;

Thence, along a south line of said Parcel Five, along the arc of a curve to the right, said curve having a radius of 2,075.36 feet, delta of 05 degrees 13 minutes 50 seconds, a chord bearing and distance of South 84 degrees 54 minutes 21 seconds West, 189.39 feet to a point at the southeast corner of a Conrail tract, being the Third Parcel conveyed to The New York Central Railroad Company in Deed Book 2854, Page 529);

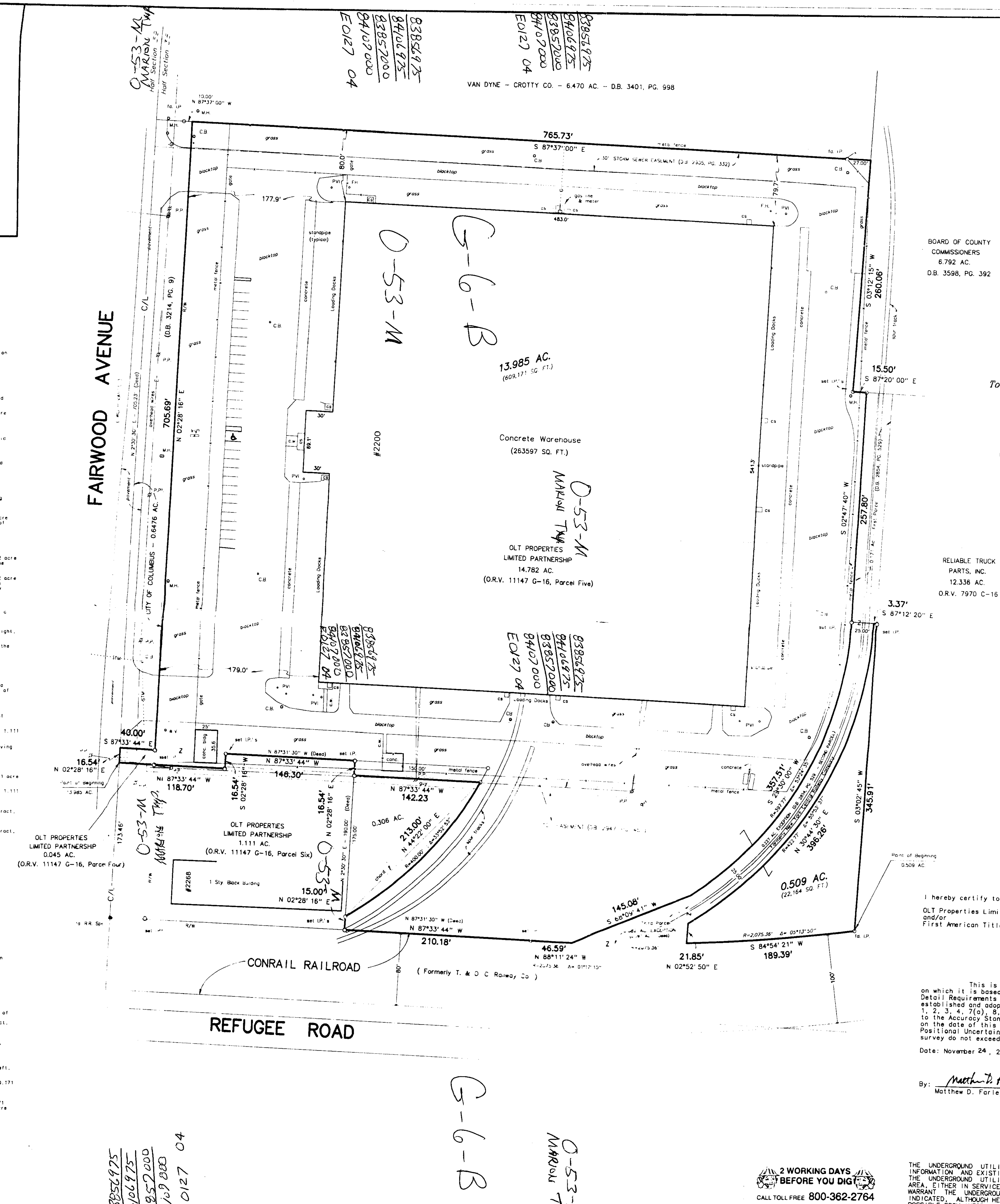
Thence, along a west line of said Parcel Five and the east line of said Third Parcel, North 02 degrees 52 minutes 50 seconds East, 21.85 feet to a point at the southwest corner of a 0.227 acre tract described as the Second Parcel in said Deed Book 2854, Page 529);

Thence, along the east line of said 0.227 acre tract and the arc of a curve to the left, said curve having a radius of 422.77 feet, delta of 55 degrees 53 minutes 37 seconds, a chord bearing and distance of North 30 degrees 44 minutes 30 seconds East, 396.26 feet to a point at the northeast corner of said 0.227 acre tract, and in the south line of a 0.171 acre described as the First Parcel in said Deed Book 2854, Page 529;

Thence, along part of a south line of said 0.171 acre tract, South 87 degrees 12 minutes 20 seconds East, 3.37 feet to a set iron pipe at the southeast corner of said 0.171 acre tract, a northeast corner of said Parcel Five, and in the west line of said 12.336 acre tract;

Thence, along an east line of said Parcel Five and part of the a west line of said 12.336 acre tract, South 03 degrees 02 minutes 45 seconds West, 345.91 feet to the place of beginning CONTAINING 0.509 ACRES subject however, to all legal highways, easements, leases and restrictions of record, and of records in the respective utility offices.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company, Inc. in November 2003. Iron pipes set are 30" X 1" (O.D.) with orange plastic caps inscribed "P.S. 6579". Bearings are based on the north line of said Parcel Five held as South 87 degrees 37 minutes 00 seconds East, as per Official Records Volume 11147 G-16.



No.	Date	Description	By

REVISIONS

November 24, 2003

Scale 1" = 60'

A.L.T.A./A.C.S.M. Land Title Survey

Survey of 14.494 Acres located in Half Section 38, Section 26, Township 5, Range 22, Refugee Lands, City of Columbus, Franklin County, Ohio, for...

OLT Properties Limited Partnership

and / or

First American Title Insurance Company

Easements

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. TTC-2331; EFFECTIVE DATE: OCTOBER 7, 2003

SCHEDULE B - SECTION II

Item 8. Easement to Columbus and Southern Ohio Electric Company of record in Official Record Volume 6927, page C11 (DOES NOT AFFECT SUBJECT TRACT) and Deed Volume 2947, page 457 (PLOTTED).

Item 9. Easement to Columbus Southern Power Company of record in Official Record Volume 11095, page G08 (DOES NOT AFFECT SUBJECT TRACT).

Item 10. Right-of-Way Easement of record in Deed Volume 2854, page 529, (BLANKET EASEMENT OVER "SECOND PARCEL" EXCEPTION, AS IT HAS NOT YET BEEN CONSTRUCTED - NOT TO EXCEED 60 FEET IN WIDTH)

Item 11. Easement to City of Columbus, Ohio, of record in Deed Volume 2905, page 332 (PLOTTED).

Item 12. Easements of record in Deed Volume 3123, page 16 (DO NOT AFFECT SUBJECT TRACT).

Item 13. Easement to E.I. Dupont De Menours and Company of record in Deed Volume 2782, page 634 (DOES NOT AFFECT SUBJECT TRACT).

Certification

I hereby certify to:

OLT Properties Limited Partnership
and/or
First American Title Insurance Company

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 1999, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), and 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, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Date: November 24, 2003.

By: Matthew D. Farley
Matthew D. Farley, Professional Surveyor #7566.

STATE OF OHIO
MATTHEW D. FARLEY 7566
REGISTERED PROFESSIONAL SURVEYOR

Legend

P.B.	= Plat Book
D.B.	= Deed Book
O.R.V.	= Official Records Volume
I.P.	= Iron Pin
RR Spk.	= Railroad Spike
C/L	= Centerline
R/W	= Right-of-Way
LA R/W	= Limited Access Right-of-Way
L.A.	= Landscape Area
M.H.	= Manhole
C.B.	= Catch Basin
C.I.	= Curb Inlet
F.H.	= Fire Hydrant
P.V.I.	= Post Valve Indicator
P.P.	= Power Pole
L.P.	= Light Pole
E	= Electric
U.E.	= Underground Electric
E.M.	= Electric Meter
E.T.	= Electric Transformer
G	= Gas
G.M.	= Gas Meter
G.V.	= Gas Valve
W	= Water
W.M.	= Water Meter
W.V.	= Water Valve
T.P.	= Telephone Pedestal
T	= Telephone
O.B.T.	= Ohio Bell Telephone
C&SOE	= Cols. & Southern Ohio Electric
CATV	= Cable Television
R.P.	= Record Plan
San.	= Sanitary Sewer
Stm.	= Storm Sewer
Comb.	= Combination Sewer
B.T.	= Blacktop
conc.	= concrete
w.w.	= window well
c.w.	= Concrete walk
c.s.	= concrete stoop/steps
d.s.	= downspout
P.M.	= parking meter
M.W.	= monitoring well
c.o.	= cleanout

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Myers Surveying Company
2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235 - 8677
myers@netset.com

mo#1-10/10/03