

DESCRIPTION OF A 12.368 AC. TRACT ALONG McCORMICK BLVD., BETWEEN BROUGHTON AV. & BRICE RD., BEING A PORTION OF LOT 2 OF COLUMBUS INDUSTRIAL PARK, CITY OF COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands and being a portion of Lot 2, as shown upon the plot of Columbus Industrial Park, of record in Plat Book 48, Pages 79 and 80, said Lot 2 having been conveyed to Columbus Corporate Center, Inc., by deed of record in Deed Book 3477, Page 518, all records being in the Recorder's Office, Franklin County, Ohio.

Beginning, for reference, at a point at the intersection of the centerline of McCormick Boulevard (60 feet in width) with the centerline of Broughton Avenue (60 feet in width), both shown upon said plot of Columbus Industrial Park;

thence N 86° 27' 50" W along the centerline of Broughton Avenue a distance of 59.97 feet to a point;

thence S 03° 32' 10" W perpendicular to the centerline of Broughton Avenue a distance of 30.00 feet to a 5/8" solid iron pin found at a corner of said Lot 2, at the northwesterly end of a line connecting the south right-of-way line of Broughton Avenue with the westerly right-of-way line of McCormick Boulevard and at the true place of beginning of the tract herein intended to be described;

thence S 41° 25' 18" E along the northeast line of said Lot 2 and along said connecting line a distance of 42.46 feet to a 5/8" solid iron pin found at a corner of said Lot 2 and at the southeasterly end of said connecting line;

thence S 03° 37' 15" W along an east line of said Lot 2 and along the west right-of-way line of McCormick Boulevard a distance of 104.92 feet to a 3/4" I.D. iron pipe found at point of curvature;

thence southerly along a curved easterly line of said Lot 2, along a curved westerly right-of-way line of McCormick Boulevard and with a curve to the left, data of which is: radius = 530.00 feet, and delta = 17° 45' 00"; arc length = 164.19 feet, a chord distance of 163.54 feet bearing S 20° 34' 30" E to a 3/4" I.D. iron pipe set at a point of tangency;

thence S 11° 42' 00" E along an east line of said Lot 2 and along the west right-of-way line of McCormick Boulevard a distance of 226.44 feet to a 5/8" solid iron pin found at a point of curvature;

thence southerly along a curved easterly line of said Lot 2, along a curved westerly right-of-way line of McCormick Boulevard and with a curve to the left, data of which is: radius = 530.00 feet, and delta = 17° 45' 00"; arc length = 164.19 feet, a chord distance of 163.54 feet bearing S 20° 34' 30" E to a 3/4" I.D. iron pipe set at a point of tangency;

thence S 29° 27' 00" E along an east line of said Lot 2 and along the west right-of-way line of McCormick Boulevard a distance of 145.00 feet to a 3/4" I.D. iron pipe found at the north end of a line connecting the westerly right-of-way line of McCormick Boulevard with the curved northerly right-of-way line of Brice Road (80 feet in width), said Brice Road shown upon said plot of Columbus Industrial Park;

thence S 13° 34' 22" W along an easterly line of said Lot 2 and along said connecting line a distance of 40.94 feet to a 3/4" I.D. iron pipe set at a corner of said Lot 2 and at the south end of said connecting line;

thence southwesterly along the curved southeasterly line of said Lot 2, along a portion of the curved northwesterly right-of-way line of Brice Road and with a curve to the left, data of which is: radius = 840.00 feet, and sub-delta = 21° 17' 23", sub-arc length = 312.12 feet, a sub-chord distance of 310.33 feet bearing S 45° 57' 00" W to a 3/4" I.D. iron pipe set at a northeast corner of a 2.947 acre tract of land conveyed to Pro Tire, Inc., by deed of record in Instrument 199708120089475;

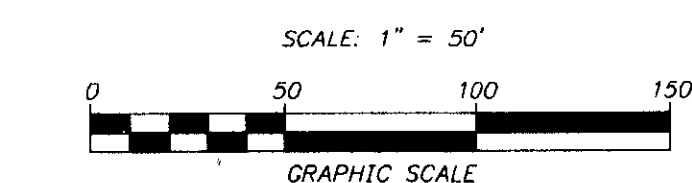
thence N 40° 58' 38" W crossing a portion of said Lot 2 and along the northeasterly line of said 2.947 acre tract a distance of 190.26 feet to a 5/8" solid iron pin found at a northeast corner of said 2.947 acre tract;

thence N 85° 41' 30" W crossing a portion of said Lot 2 and along the north line of said 2.947 acre tract a distance of 375.18 feet to a 3/4" I.D. iron pipe set at the northwest corner of said 2.947 acre tract, in the west line of said Lot 2 and in the east line of an original 17.434 acre tract of land conveyed to Leslie Development Company, Inc., by deed of record in Instrument 199712240175369;

thence N 03° 37' 15" E along a portion of the west line of said Lot 2, along a portion of the east line of said original 17.434 acre tract and along the east line of Lot 4, as shown upon the plot of Outerbelt East Commerce Park, of record in Plat Book 46, Pages 79 & 80, a distance of 899.65 feet to a 3/4" I.D. iron pipe found in the south right-of-way line of Broughton Avenue, at the northwest corner of said Lot 2 and at the northeast corner of said Lot 4;

thence S 86° 27' 50" E along the south right-of-way line of Broughton Avenue and along the north line of said Lot 2 a distance of 469.96 feet to the true place of beginning;

containing 12.368 acres of land more or less and being subject to all easements and restrictions of record.



Basis of Bearings: The West Line of Lot 2, Being N 03° 37' 15" E, as shown upon the plot of Columbus Industrial Park, of Record in Plat Book 48, Pages 79 & 80, Recorder's office, Franklin County, Ohio

LEGEND

○	Sign	○	Gas Valve
○	Street Sign	○	Gas Service
○	Ballast Light	○	Gas Meter
○	Area Light	○	Gas Flag
○	Light Pole	○	Gas Marker
○	Light Pole w/Sqr. or Rnd. Base	○	Clean Out
○	Electric Guy	○	Catch Basin
○	Electric Marker	○	Manhole w/Top of Casting Elev.
○	Electric Transformer	○	Curb Inlet w/Top of Casting Elev.
○	Electric Meter	○	Down Spout
○	Electric Manhole	○	Roof Drain
○	Telephone Closure	○	Existing Spot Elev.
○	Telephone Pole	○	Proposed Elev.
○	Utility Pole	○	Existing Gas Line
○	Pull Box	○	Existing Water Line
○	Traffic Pull Box	○	Existing Underground Electric Line
○	Traffic Control Box	○	Existing Overhead Electric Line
○	Traffic Signal	○	Existing Underground Telephone Line
○	Traffic Pole	○	Existing Overhead Telephone Line
○	Traffic Pole w/ Walk	○	Existing Overhead Cable Television Line
○	Water Valve	○	Existing Index Contour
○	Fire Hydrant	○	Existing Intermediate Contour
○	Water Meter	○	Existing Fence Line
○	Water Service		
○	Monitoring Well		
○	Antenna		
○	Mail Box		
○	Flagpole		

ALTA/ACSM LAND TITLE SURVEY

CHICAGO TITLE INSURANCE COMPANY  
 COMMITMENT NO. 2004110184  
 EFFECTIVE DATE: DECEMBER 14, 2004 AT 7:00 A.M.

To: Chicago Title Insurance Company  
 Connor Land Title Agency, Ltd.  
 Pentagon Real Estate, LLC  
 Columbus Corporate Center, Inc.  
 FirstMerit Bank, N.A.

This is to certify that this map or plot 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, 6, 8, 10, 11(b) 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 survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Property is in Zone X (areas determined to be outside the 500-year floodplain), Zone X (areas with 500-year flood) and Zone AE (areas inundated by 100-year flood) on Flood Insurance Rate Map, Panel 277 of 357, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0277 G (Effective Date: August 2, 1995).

The following documents contain Declarations of Protective & Restrictive Covenants that apply to subject premises: D.B. 3509, Pg. 883, extension of record in O.R. 28654, Pg. D 17.

Item 9 - D.B. 3325, Pg. 340 is an agreement with the City of Columbus and owners in this development to submit development plans to the Division of Sewerage and Drainage.

In my opinion the following easements do not apply: Item 4 - D.B. 982, Pg. 288 and assigned in D.B. 2948, Pg. 90; Item 5 - D.B. 1892, Pg. 926, Item 6 - D.B. 2259, Pg. 260; Item 7 - D.B. 2259, Pg. 263; Item 8 - D.B. 2913, Pg. 350; Item 12 - D.B. 3700, Pg. 618; Item 13 - D.B. 3704, Pg. 635; Item 14 - D.B. 3704, Pg. 638; Item 15 - O.R. 227, Pg. A 13; Item 16 - O.R. 845, Pg. E 01; Item 17 - O.R. 34653, Pg. D 15; Item 19 - Instr. 199712080162858, Item 20 - Instr. 199911180288559, and Item 21 - Misc. Record 12, Pg. 485 and assigned in D.B. 2548, Pg. 90.

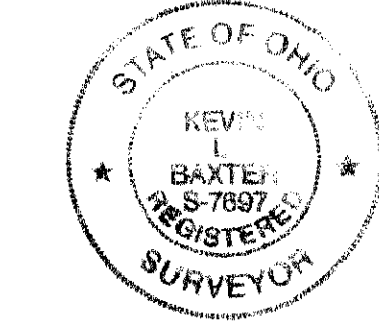
Item 10 - D.B. 3319, Pg. 487; Item 11 - D.B. 3609, Pg. 653; Item 18 - Instr. 199711050136957 and Item 22 - P.B. 48, Pgs. 79 & 80 are as shown.

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 warranty, either expressed or implied.

Violations of zoning ordinances, restrictions or other rules and regulations are determined and enforced by the zoning and planning boards of the community in which the property is located.

Property is Currently Zoned M1 (Manufacturing) per City of Columbus Building Development Services. See Zoning Codes for Restrictions not Shown.

Kevin L. Baxter  
 Kevin L. Baxter ~ Ohio Surveyor No. 7697



C.F. BIRD & R.J. BULL, INC.  
 ENGINEERS / SURVEYORS  
 2875 W. DUBLIN-GRANVILLE RD., COLUMBUS, OHIO 43235 (614) 761-1881

COLUMBUS CORPORATE CENTER, INC.  
 ALTA/ACSM LAND TITLE SURVEY  
 ALONG McCORMICK BLVD., BETWEEN BRICE ROAD & BROUGHTON AVENUE, CITY OF COLUMBUS, OHIO

12.368 IN QTR. TWP. 3, T. 1 N., R. 16 W., U.S.M.L.	JOB NO. 1
SCALE: 1" = 50'	04-164
DWN: KLB/CKD	APRIL 07, 2005

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