

**LEGAL DESCRIPTIONS**

Description of a 0.057 acre parcel of land:

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 3, Township 1, Range 16, United States Military Lands and being all out of a 11.814 acre parcel of land conveyed to Value Recovery Group II, LLC of record in instrument number 20071230217547, Parcel 3 (all references to parcel 3 are in the Office of the Recorder, Franklin County, Ohio) said 0.057 acre parcel being more fully described herein:

Beginning for reference at FCGS 1164 then 85°41'1" with the centerline of Taylor Road, a distance of 2274.93 feet to a point;

Thence South 02°50'40" West a distance of 40.00 feet to a 3/4" Iron Pin found with a cap inscribed Turner at the northwest corner of said 11.814 acre parcel and the northeast corner of a 4.453 acre parcel of land conveyed to Richard A. Winneffer of record in instrument number 20040408078845;

Thence South 02°50'40" West with the east line of said 4.453 acre parcel passing a 3/4" iron pin found at 430.02 feet and the northeast corner of a 6.910 acre parcel of land conveyed to Columbus Southern Power Company of record in instrument number 199806120145917, and a 3/4" iron pin found at 1048.89 feet at the southeast corner of said 6.910 acre parcel and the northeast corner of a 7.625 acre parcel of land conveyed to 825 Techcenter Drive, LLC of record in instrument number 200605120091965, a total distance of 1113.28 feet to a point of curvature;

Thence with the west line of said 11.814 acre parcel and the east line of said 7.625 acre parcel 65.34 feet along the arc of a curve to the left, having a radius of 180.00 feet, a central angle of 20°47'51", the chord of which bears South 07°33'37" East, a chord distance of 64.98 feet to an Iron Pin set at the True Point of Beginning;

Thence across said 11.814 acre parcel 64.21 feet along the arc of a curve to the left, having a radius of 280.00 feet, a central angle of 13°08'22", the chord of which bears South 77°02'26" East, a chord distance of 64.07 feet to an Iron Pin set;

Thence South 07°57'45" West across said 11.814 acre parcel, a distance of 66.68 feet to an Iron Pin set on the easterly line of said 7.625 acre parcel;

Thence with the easterly line of said 7.625 acre parcel and the west line of said 11.814 acre parcel 91.60 feet along the arc of a curve to the right, having a radius of 180.00 feet, a central angle of 31°04'03", the chord of which bears North 33°23'34" West, a chord distance of 96.41 feet to the True Point of Beginning containing 0.057 acres. Subject to easements and documents of record.

For the purposes of this description a bearing of South 02°50'40" West was held on the west line of said 11.814 acre parcel as shown in instrument number 20071230217547.

All Iron Pins set are 1" O.D. x 30" galvanized iron pipe with a plastic cap inscribed P.S. 8114.

Description for 0.096 Acre Out of Techcenter Drive

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being out of the right-of-way for Techcenter Drive recorded in Plat Book 87, Page 58 and described as follows:

Beginning, for reference, at the east terminus of the north right-of-way for said Techcenter Drive as recorded in Plat Book 87, Page 58, the same being a corner to that 7.625 acre tract conveyed to 825 Techcenter Drive, LLC of record in instrument number 200605120091965, in a south line of that 6.910 acre tract conveyed to Columbus Southern Power Company of record in instrument number 199806120145917 and instrument number 199901040001060;

Thence S 06° 23' 34" W, with the east right-of-way line for said Techcenter Drive, the same being a west line of said 7.625 acre tract, 51.12 feet to a point of curvature;

Thence continuing with the east right-of-way line for said Techcenter Drive, the same being a west line of said 7.625 acre tract, being a curve to the right, having a central angle of 07° 00' 00", a radius of 50.50 feet, and an arc length of 5.17 feet, a chord bearing and chord distance of S 09° 52' 54" W, 6.17 feet to an iron pin set at the True Point of Beginning;

Thence continuing with the east right-of-way line for said Techcenter Drive, the same being a west line of said 7.625 acre tract, being a curve to the right, having a central angle of 83° 00' 23", a radius of 50.50 feet, and an arc length of 73.16 feet, a chord bearing and chord distance of S 54° 53' 09" W, 66.83 feet to an iron pin set at a point of tangency;

Thence N 83° 36' 26" W, with the south right-of-way line for said Techcenter Drive, the same being a north line of said 7.625 acre tract, 49.50 feet to an iron pin set marking a common corner thereof, in the east line of that 8.643 acre tract conveyed to Columbus Southern Power Company of record in instrument number 199806120145917;

Thence N 06° 23' 34" E, with the west right-of-way line for said Techcenter Drive, the same being the east line of said 8.643 acre tract, 50.00 feet to an iron pin set marking a common corner thereof;

Thence S 80° 21' 49" E, across said Techcenter Drive right-of-way, 99.78 feet to the True Point of Beginning, and containing 0.096 acre, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on January 09, 2008 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description is attached hereto and made a part thereof.

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1985 Ad.). A bearing of S 33° 53' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

**LEGAL DESCRIPTIONS CONT'D**

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, at the northwest corner of a 5.745 acre tract of land conveyed to Parcel No. 12006 to State of Ohio by deed of record in Deed Book 3225, page 555, Recorder's Office, Franklin County, Ohio and at a corner of a 34.634 acre tract of land conveyed as Parcel No. 12006, to State of Ohio by deed of record in Deed Book 3255, page 559, Recorder's Office, Franklin County, Ohio, as shown hereon Sheet 16 of 28 of Ohio Department of Transportation right-of-way plans for FR-270-28.30 N;

thence S 85 deg. 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 1,506.88 feet to a point (bearing a point at the northeast corner of said 5.745 acre tract at 530.13 feet), the first said point being N 85 deg. 59' 46" W a distance of 1,338.33 feet and N 85 deg. 47' 21" W a distance of 2,205.80 feet from Franklin County Monument No. 1184 found in the centerline of Taylor Road;

thence S 4 deg. 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 deg. 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 A01, Recorder's Office, Franklin County, Ohio;

thence S 85 deg. 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 deg. 56' 18" E along the northeast line of said 4.563 acre tract and along a southwest line of an 8.699 acre tract of land conveyed to Morrison Taylor, Ltd., by deed of record in Official Record 34402, page 017, Recorder's Office, Franklin County, Ohio, a distance of 550.22 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 deg. 03' 42" W, along the southeast line of said 4.563 acre tract, along a northwest line of said 8.699 acre tract and along the northwest line of proposed Techcenter Drive, as shown on the plat of Techcenter Drive and Easements Dedication Plat, of record in Plat Book 87, page 58, Recorder's Office, Franklin County, Ohio, a distance of 479.00 feet to a 3/4 inch I.D. iron pipe set at 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, delta = 4 deg. 33' 32", a sub-chord distance of 280.33 feet bearing S. 29 deg. 10' 39" E. to a 3/4 inch I.D. iron pipe set at a northwest corner of an 8.643 acre tract of land conveyed to Morrison Taylor, Ltd., by deed of record in Official Record 33508, page F11, Recorder's Office, Franklin County, Ohio;

thence southeasterly continuing along a portion of the curved northeast right-of-way line of Morrison Road, 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 = 4 deg. 22' 25", a sub-chord distance of 280.33 feet bearing S. 24 deg. 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 deg. 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 8.643 acre tract, a distance of 69.75 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, a distance of 498.11 feet to a 3/4 inch I.D. iron pipe set at the true place of beginning of the tract herein intended to be described;

thence S 83 deg. 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 0.096 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. Bonsero by deeds of record in Official Record 5796, page H 20, and Official Record 33259, pages 008, 009, 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 deg. 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 49.11 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 deg. 36' 12" E crossing a portion of said original 220.064 acre tract and along a south line of proposed Techcenter Drive a distance of 49.50 feet to a 3/4 inch I.D. iron pipe set at a point of curvature;

thence northeasterly crossing a portion of said original 220.064 acre tract, 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 = 87 deg. 29' 26", a chord distance of 199.98 feet bearing S 30 deg. 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 deg. 02' 55", a chord distance of 116.21 feet bearing S 29 deg. 07' 41" E to a 3/4 inch I.D. iron pipe set at the point of tangency;

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 deg. 02' 55", a chord distance of 116.21 feet bearing S 29 deg. 07' 41" E to a 3/4 inch I.D. iron pipe set at the point of tangency;

thence S 6 deg. 23' 48" 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 Clayco Brick Company by deed of record in Official Record 23964, page J07, 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 deg. 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 Clayco Brick Company by deed of record in Official Record 23964, page J07, 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 H03, 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 northwest 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 7, Recorder's Office, Franklin County, Ohio;

thence N 83 deg. 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.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C. F. Bird & R. J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in July, 1997. Basis of bearings is the centerline of Taylor Road, being assumed as S 85 deg. 47' 21" E, and all other bearings are based upon this meridian.

Together with all of Grantee's interest in and to that certain Storm Sewer Easement for the benefit of subject premises, granted by Andre M. Buckles to Morrison Taylor for the lot, filed October 30, 1997 @ 10:23 A.M., and appearing of record as instrument No. 199710300130823, Recorder's Office, Franklin County, Ohio.

**STATEMENT OF ENCROACHMENTS**

None Visible

**MISCELLANEOUS NOTES**

Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monumentation was found where indicated.

Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

The land described hereon is the lands as described in Schedule A of the title commitments as issued by Ohio Bar Title Insurance Company, File No. 07-6575, effective date October 1, 2007 at 5:59 A.M., File No. 08-6643, effective date March 20, 2008 at 5:59 A.M. and File No. 08-6678, effective date March 20, 2008 at 5:59 A.M.

Proposed parking changes is hatched and shown hereon.

**FLOOD NOTE**

By graphic plotting only this property is located in Zone X (areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel Nos. 39045C0188 G and 39049C0276 G, with an effective date of August 2, 1995, in Franklin County, Ohio. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

**LEGEND**

- Iron Rod Found
- ✱ PK Nail Found
- ▲ RR Spike Found
- ▣ Monument Box
- Concrete Post
- △ Tacked Hub / Tray Pt
- Post Sign / Lamp
- ⊥ Sign
- ⊥ Billboard / OH Sign
- Deciduous Tree
- Pine Tree
- Shrub
- Sanitary Manhole
- Sanitary Cleanout
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Gas Valve
- Gas Meter
- Underground Line Marker
- Sprinkler Valve Box
- Gas Access
- Iron Pin Set
- ✱ PK Nail Set
- ▲ RR Spike Set
- ▣ Monument
- Electric Manhole
- Electric Transformer
- Comm Manhole
- Tel Pedestal
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Pole Tel
- Pole Tel Light
- Pole Light
- Pole Signal
- Traffic Box
- Guy Wire
- Guy Wire
- Fire Hydrant
- Water Valve
- Mailbox
- Monitoring Well

**NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF THE TITLE COMMITMENTS**

- In regards to Title Commitment 07-6575:
- 10 Easement to City of Gahanna for Sanitary Sewer Line of record in O.R. 02619C03 is located on the subject parcel as shown hereon.
  - 11 Easement to Morrison Taylor, Ltd. for Storm Sewer of record in O.R. 3440216 is located on the subject parcel as shown hereon.
  - 12 Subject parcel is located within the area described in Storm Sewer Easement Agreement of record in I.N. 199710300130818, as re-recorded in I.N. 19971140144520 and amended by I.N. 199802230039687. Storm Sewer Easement is located on the subject parcel as shown hereon per I.N. 199802230039687. See Item 14
  - 13 Subject parcel is located within the area described in Storm Sewer Easement Agreement of record in I.N. 19971140144520, as amended by I.N. 199802230039687. Storm Sewer Easement is located on the subject parcel as shown hereon per I.N. 199802230039687. See Item 14
  - 14 Subject parcel is located within the area described in First Amendment to Storm Sewer Easement Agreement of record in I.N. 199710300130818, as re-recorded in I.N. 19971140144520 and amended by I.N. 199802230039687. Storm Sewer Easement is located on the subject parcel as shown hereon.
  - 15 Easement to Ameritech Ohio for Communication Facilities of record in I.N. 199807070168209 is not located on the subject parcel as shown hereon.
  - 16 Easement to Columbus Southern Power Company for Electric Facilities of record in I.N. 199807080170929 is located on the subject parcel along the cable as installed.
  - 17 Easements per P.B. 87, Pg. 58 and I.N. 199710290130382 located on the subject parcel are shown hereon. S: Sanitary Sewer Easement U: Utility Easement

- In regards to Title Commitment 08-6643:
- 12 Access Easements to The JAS Group, Ltd. of record in I.N. 2004010221279 are not located on the subject parcel and not shown hereon. Subject parcel is located within the area described in Exhibit D therein. Subject parcel is located within the area described in Storm Sewer Easement Agreement of record in I.N. 199710300130818, as re-recorded in I.N. 19971140144520 and amended by I.N. 199802230039687. Storm Sewer Easement is not located on the subject parcel as shown hereon per I.N. 199802230039687.
  - 13 Subject parcel is located within the area described in Exhibit A of Deed of Easement of record in I.N. 199802230039687. Access Easement is not located on the subject parcel and not shown hereon.
  - 14 Subject parcel is located within the area described in Exhibit A of Deed of Easement of record in I.N. 2839608. Slope Easements are not located on the subject parcel and not shown hereon.
  - 15 Easement to City of Gahanna for Sanitary Sewer Line of record in O.R. 2819C03 are not located on the subject parcel as shown hereon. C: Temporary Construction Easement S: Sanitary Sewer Easement
  - 16 Easement to Village of Gahanna, Ohio for roadway purposes of record in O.R. 2819, Pg. 223 is not located on the subject parcel and not shown hereon.
  - 17 Easement to Columbus & Southern Ohio Electric Company for pole line of record in D.B. 2205, Pg. 283 is not located on the subject parcel and not shown hereon.
  - 18 Blanket Easement to Columbia Gas of Ohio, Inc for gas line of record in D.B. 3282, Pg. 285 is not located on the subject parcel and not shown hereon.
  - 19 Subject parcel is located within the area described in Exhibit A of Temporary Deed of Easement of record in O.R. 34402H13. Easement is not located on the subject parcel as shown hereon.

In regards to Title Commitment 08-6678:  
No items to list.

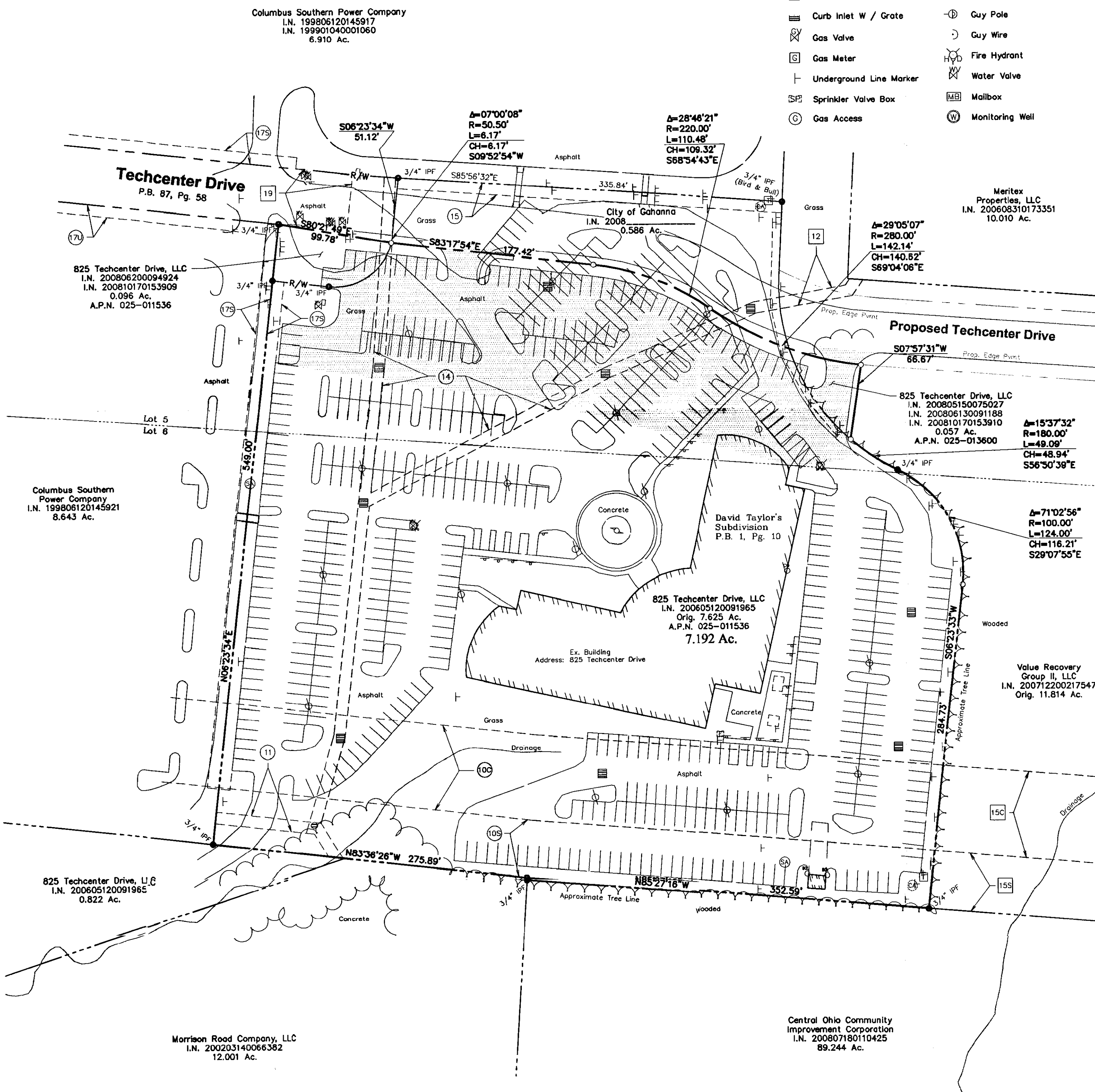
All references above are to the records of the Recorder's Office, Franklin County, Ohio.

**ALTA / ACSM CERTIFICATION**

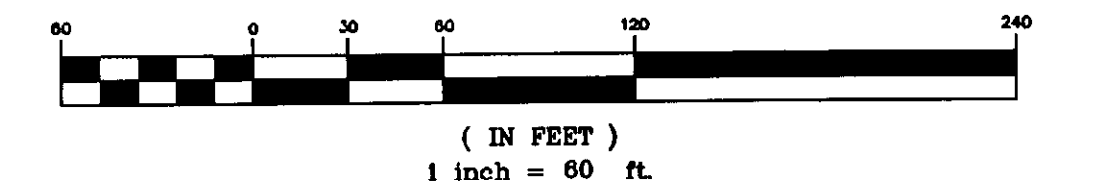
TO: City of Gahanna  
ACS Gahanna  
Ohio Bar Title Insurance Company

This is to certify, to the best of my knowledge and belief, that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes items 1-4, 6, 8, 9, 10, 11a, and 15 thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of the certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

STATE OF OHIO  
JOHN C. DODGION  
P.S. 8069  
10/20/2008  
John C. Dodgion, P.S. 8069



**GRAPHIC SCALE**



Quarter Township 3, Township 1, Range 16  
United States Military District  
City of Gahanna, Franklin County, Ohio

**ALTA/ACSM Land Title Survey**  
for  
**City of Gahanna**

PREPARED BY:  
**ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 60'  
DATE: 08/18/2008  
REV: 10/2008

SHEET 1 / 1

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