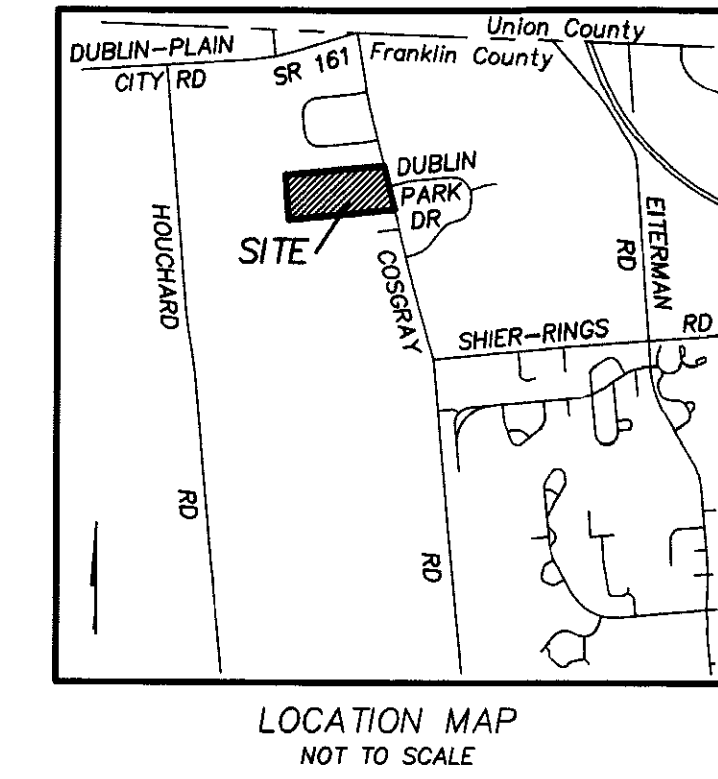


# ALTA/ACSM LAND TITLE SURVEY

## VIRGINIA MILITARY SURVEY NUMBER 6748

### WASHINGTON TOWNSHIP, COUNTY OF FRANKLIN, STATE OF OHIO



**DESCRIPTION OF RECORD**  
25.683 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF WASHINGTON, BEING A PART OF VIRGINIA MILITARY SURVEY NUMBER 6748 AND BEING PART OF THE ORIGINAL 34.627 ACRE TRACT CONVEYED TO UNION OIL COMPANY OF CALIFORNIA BY DEED OF RECORD IN DEED VOLUME 3056, PAGE 655, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE POINT OF CENTERLINE INTERSECTION OF COSGRAY ROAD AND COSGRAY PLACE AS DELINEATED UPON THE PLAT OF COSGRAY PARK OF RECORD IN PLAT BOOK 50, PAGE 36;

THENCE N 16 DEG. 30' 00" W, A DISTANCE OF 319.72 FEET ALONG SAID CENTERLINE OF COSGRAY ROAD TO A RAILROAD SPIKE FOUND IN THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID COSGRAY PARK AND BEING THE POINT OF TRUE BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S 81 DEG. 58' 13" W, A DISTANCE OF 1670.25 FEET (PASSING AN IRON PIN FOUND AT A DISTANCE OF 40.42 FEET, AND PASSING A CONCRETE CORNER POST AT A DISTANCE OF 589.33 FEET) ALONG THE NORTHERLY LINE OF SAID COSGRAY PARK AND TRACT OF LAND (PARCEL 1, PARCEL B) CONVEYED TO SUBSIDIARY DEVELOPMENT CORPORATION BY DEED OF RECORD IN DEED VOLUME 3677, PAGE 668, AND ALONG A PORTION OF THE SOUTHERLY LINE OF SAID ORIGINAL 34.627 ACRE TRACT, TO AN IRON PIN FOUND IN THE EASTERLY LINE OF AN ORIGINAL 157.74 ACRE TRACT CONVEYED TO HUGH H. AND KATHRYN MCCULLOUGH BY DEED OF RECORD IN DEED VOLUME 2169, PAGE 49, AND BEING A COMMON CORNER OF SAID ORIGINAL 34.627 ACRE TRACT AND SAID PARCEL 1, PARCEL B;

THENCE N 07 DEG. 08' 19" W, A DISTANCE OF 694.30 FEET ALONG THE COMMON LINE OF SAID ORIGINAL 34.627 AND 157.74 ACRE TRACTS TO A STONE FOUND AT THE COMMON CORNER OF SAID ORIGINAL 34.627 ACRE TRACT AND LOT 3 OF THE FISHEL INDUSTRIAL PARK NO. 1, AMENDED SUBDIVISION PLAT OF RECORD IN PLAT BOOK 66, PAGE 78;

THENCE N 82 DEG. 01' 26" E, A DISTANCE OF 1556.28 FEET (PASSING IRON PINS AT DISTANCES OF 889.73 FEET AND 1516.08 FEET) ALONG THE COMMON LINE OF SAID ORIGINAL 34.627 ACRE TRACT AND SAID FISHEL INDUSTRIAL PARK TO A RAILROAD SPIKE FOUND IN THE CENTERLINE OF COSGRAY ROAD, AT THE NORTHEASTERLY CORNER OF SAID ORIGINAL 34.627 ACRE TRACT;

THENCE S 16 DEG. 30' 00" E, A DISTANCE OF 700.40 FEET ALONG SAID CENTERLINE OF COSGRAY ROAD AND THE EASTERLY LINE OF SAID ORIGINAL 34.627 ACRE TRACT TO THE POINT OF TRUE BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 25.683 ACRES, MORE OR LESS.

**DESCRIPTION OF SURVEY**  
25.698 ACRES

Situate in the State of Ohio, County of Franklin, Township of Washington, lying in Virginia Military Survey Number 6748, being all of the 25.683 acre tract conveyed to Citgo Petroleum Corporation by deed of record in Instrument Number 200312310406225, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for Reference, at the centerline intersection of Cosgray Road (width varies) with Cosgray Place (60'), of record in "Cosgray Park", a subdivision of record in Plat Book 50, Page 36, being North 16° 30' 00" West, a distance of 1223.12 feet and North 18° 41' 04" West, a distance of 888.17 feet from Franklin County Geodetic Survey monument number 5534 found at the centerline intersection of said Cosgray Road and Shier Rings Road;

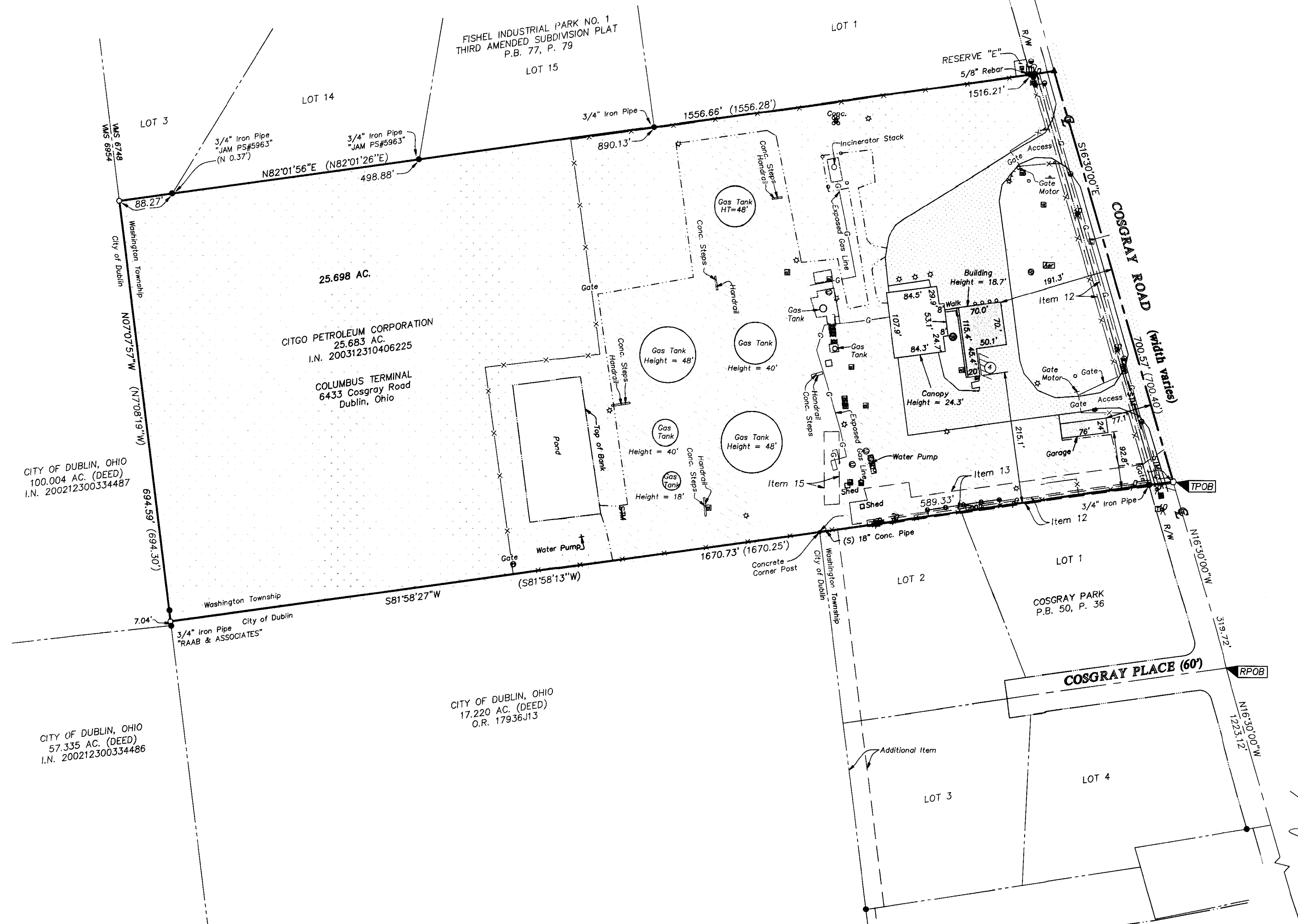
Thence North 16° 30' 00" West, with the centerline of said Cosgray Road, a distance of 319.72 feet, to a magnetic nail set at the southeast corner of said 25.683 acre tract, the TRUE POINT OF BEGINNING;

Thence South 81° 58' 13" West, with the southerly line of said 25.683 acre tract, the northerly line of said "Cosgray Park", and the northerly line of the 17.220 acre tract conveyed to City of Dublin, Ohio by deed of record in Official Record 17936J13, (passing a concrete post found at a distance of 589.33 feet) a total distance of 1670.73 feet to an iron pin set in the easterly line of the 100.004 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 200212300334487, being the line common to said VMS 6748 and VMS 6954;

Thence North 07° 08' 19" West, with the line common to said 25.683 and 100.004 acre tracts, the line common to said VMS 6748 and VMS 6954, a distance of 694.30 feet to an iron pin set at the southwest corner of Lot 3 of "Fishe Industrial Park No. 1 Third Amended Subdivision Plat", a subdivision of record in Plat Book 77, Page 78;

Thence North 82° 01' 26" East, with the line common to said 25.683 acre tract and said "Fishe Industrial Park No. 1 Third Amended Subdivision Plat", (passing a 3/4 inch iron pipe capped "JAM PS#5963" found at 88.27 feet (North 0.37 feet), a 3/4 inch iron pipe capped "JAM PS#5963" found at 498.88 feet, a 3/4 inch iron pipe found at 890.13 feet and a 5/8 inch rebar found at 1516.12 feet) a total distance of 1556.66 feet to a railroad spike found in the centerline of said Cosgray Road;

Thence South 16° 30' 00" East, with the centerline of said Cosgray Road, a distance of 700.57 feet to the TRUE POINT OF BEGINNING, containing 25.698 acres, more or less.



**DESCRIPTION OF SURVEY**  
25.698 ACRES

Beginning, for Reference, at the centerline intersection of Cosgray Road (width varies) with Cosgray Place (60'), of record in "Cosgray Park", a subdivision of record in Plat Book 50, Page 36, being North 16° 30' 00" West, a distance of 1223.12 feet and North 18° 41' 04" West, a distance of 888.17 feet from Franklin County Geodetic Survey monument number 5534 found at the centerline intersection of said Cosgray Road and Shier Rings Road;

Thence North 16° 30' 00" West, with the centerline of said Cosgray Road, a distance of 319.72 feet, to a magnetic nail set at the southeast corner of said 25.683 acre tract, the TRUE POINT OF BEGINNING;

Thence South 81° 58' 13" West, with the southerly line of said 25.683 acre tract, the northerly line of said "Cosgray Park", and the northerly line of the 17.220 acre tract conveyed to City of Dublin, Ohio by deed of record in Official Record 17936J13, (passing a concrete post found at a distance of 589.33 feet) a total distance of 1670.73 feet to an iron pin set in the easterly line of the 100.004 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 200212300334487, being the line common to said VMS 6748 and VMS 6954;

Thence North 07° 08' 19" West, with the line common to said 25.683 and 100.004 acre tracts, the line common to said VMS 6748 and VMS 6954, a distance of 694.30 feet to an iron pin set at the southwest corner of Lot 3 of "Fishe Industrial Park No. 1 Third Amended Subdivision Plat", a subdivision of record in Plat Book 77, Page 78;

Thence North 82° 01' 26" East, with the line common to said 25.683 acre tract and said "Fishe Industrial Park No. 1 Third Amended Subdivision Plat", (passing a 3/4 inch iron pipe capped "JAM PS#5963" found at 88.27 feet (North 0.37 feet), a 3/4 inch iron pipe capped "JAM PS#5963" found at 498.88 feet, a 3/4 inch iron pipe found at 890.13 feet and a 5/8 inch rebar found at 1516.12 feet) a total distance of 1556.66 feet to a railroad spike found in the centerline of said Cosgray Road;

Thence South 16° 30' 00" East, with the centerline of said Cosgray Road, a distance of 700.57 feet to the TRUE POINT OF BEGINNING, containing 25.698 acres, more or less.

LEGEND	
☐ = Air Condition Unit	⋮ = Guy Wire w/Anchor
☐ = Light Pole	⋮ = Guy Pole
☐ = Electric Pedestal	⋮ = Utility Pole
○ = Electric Outlet	⋮ = Power Pole
● = Petroleum Marker Post	— = Chain Link Fence
⊕ = Gas Valve	— = Gas Line
⊙ = Gas Marker Post	— = Storm Drain Line
⊖ = Gas Meter	— = Centerline
⊗ = Water Well	— = Right-of-Way Line
⊘ = Sanitary Manhole	— = Adjacent Property Line
⊙ = Cleanout	□ = Grass
⊙ = Telephone Pedestal	□ = Gravel
⊙ = Catch Basin	□ = Asphalt
⊙ = Unidentified Manhole	□ = Building
⊙ = Vent	□ = Flag Pole
⊙ = Aerator	□ = Canopy
⊙ = Sign	□ = Concrete
⊙ = Bollard	
⊙ = Mail Box	

**BASIS OF BEARINGS:**  
Bearings are based on a portion of the centerline of Cosgray Road having a bearing of South 16° 30' 00" East, as recorded in "Cosgray Park", a subdivision of record in Plat Book 50, Page 36, Recorder's Office, Franklin County, Ohio.

**FEMA NOTE:**  
According to the Federal Emergency Management Agency's Flood Insurance Map (dated June 17, 2008), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. J9049C0127K.

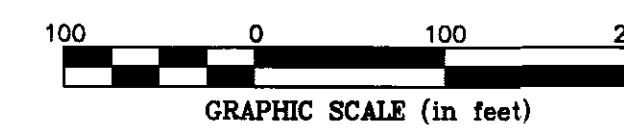
**SURVEY NOTE:**  
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

**UTILITY STATEMENT:**  
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

**ZONING NOTE:**  
The subject tract is zoned LI: Limited Industrial District per Washington Township Zoning.

**PARKING NOTE:**  
4 Regular Spaces  
+0 Handicapped Spaces  
4 Total Spaces

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.
- = I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



AS TO TRACT II - FRANKLIN COUNTY:

Schedule B items from Title Commitment No. 120072539 issued by Stewart Title Guaranty Company with an effective date of October 10, 2008 at 7:00 A.M.

Item 11 Easement granted to The Ohio Bell Telephone Company of record in deed Book 883, Page 116. The easement can not be located from the description of record.

Item 12 Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 3075, Page 379. The easement is located on the subject tract as shown hereon.

Item 13 Easement for roadway and access purposes to Inland Corporation of record in Deed Book 3125, Page 690. The easement is located on the subject tract as shown hereon.

Item 14 Easement granted to Union Oil Company of California, a California Corporation, of record in Deed Book 3091, Page 243. The easement is NOT located on the subject tract as shown hereon, but does benefit the subject tract.

Item 15 Easements reserved by Inland Corporation, an Ohio corporation of record in Deed Book 3366, Page 486. The easement is located on the subject tract as shown hereon.

Additional Item not included in Title Commitment:

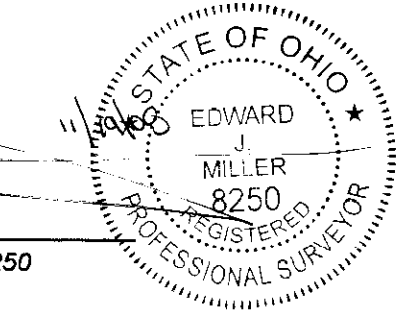
30' Drainage Easement reserved by Union Oil Company of California by deed of record in Deed Book 3437, Page 931 is NOT located on the subject tract as shown hereon, but does benefit the subject tract.

AS TO TRACT II - FRANKLIN COUNTY:

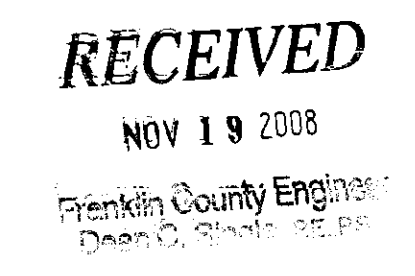
CERTIFICATION: Commitment No. 120072539

To: Husky Energy, Citgo Petroleum Corporation, a Delaware corporation, and Stewart Title Guaranty Company.

This is to certify 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, 2, 3, 4, 7(a)(1), 8, 9, 10, 11(a), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this 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.



By: Professional Surveyor No. 8250



SHIER RINGS ROAD  
FCGS 5534

<b>EMHT</b>		Date: November 6, 2008
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.715.4600 Fax: 614.715.4800		Scale: 1" = 100'
Job No: 2008-2028		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION
JM	11/07/08	Revised Per Comments
HLK	11/19/08	Revisions per county comments