

Situated in the State of Ohio, County of Franklin, Township of Franklin and City of Columbus, being 17.915 acres out of that original 18.103 acre tract of land as described in a deed to International Multifoods Corporation, of record in Deed Book 3226, Page 95 (all references herein being to the records located in the Recorder's Office, Franklin County, Ohio), said 17.915 acres being more particularly described as follows:

Beginning at an iron pin set in the southerly right-of-way line of the Conrail railroad (80 feet in width), at the northeasterly corner of that 2.9 acre tract of land as described in a deed to Big Western, Inc., of record in Official Records Volume 989, Page D-17;

Thence North 53° 15' 00" East, along said southerly right-of-way line, a distance of 2,528.21 feet to an iron pin found at the northwesterly corner of that 0.039 acre tract of land as described in a deed to Columbus and Southern Ohio Electric Company, of record in Deed Book 3525, Page 389;

Thence South 4° 31' 37" East, along the westerly line of said 0.039 acre tract, a distance of 23.64 feet to an iron pin found at the southwesterly corner of same;

Thence North 53° 15' 00" East, along the southerly line of said 0.039 acre tract, a distance of 55.00 feet to an iron pin found at an angle point;

Thence South 62° 13' 52" East, continuing along said southerly line, a distance of 20.01 feet to an iron pin found at the southeasterly corner of said 0.039 acre tract, in the westerly line of the lands of the Penn Central Corporation and in the easterly line of the aforementioned original 18.103 acre tract;

Thence South 4° 31' 37" East, along said westerly and easterly lines, a distance of 309.81 feet to an iron pin found at the southeasterly corner of said original 18.103 acre tract and in the northerly line of Westview Industrial Park, a subdivision of record in Plat Book 37, Page 116;

Thence South 53° 15' 00" West, along said northerly line, along the northerly line of that original 5.880 acre tract as described in a deed to The Central Trust Company, Trustee, of record in Deed Book 2781, Page 86, along the northerly line of that original 4.121 acre tract as described in a deed to The State of Ohio, of record in Deed Book 2005, Page 224 and along the northerly line of that original 2.991 acre tract as described in a deed to Franklin County Trustees, of record in Deed Book 1752, Page 272, a distance of 2,741.04 feet to an iron pin set in the northerly right-of-way line of Sullivant Avenue, 50 feet from centerline;

Thence South 85° 20' 52" West, along said right-of-way line, a distance of 141.44 feet to an iron pin set in the southerly line of the aforementioned 2.9 acre tract;

Thence North 53° 15' 00" East, along said southerly line, a distance of 446.84 feet to an iron pin set at the southeasterly corner of said 2.9 acre tract;

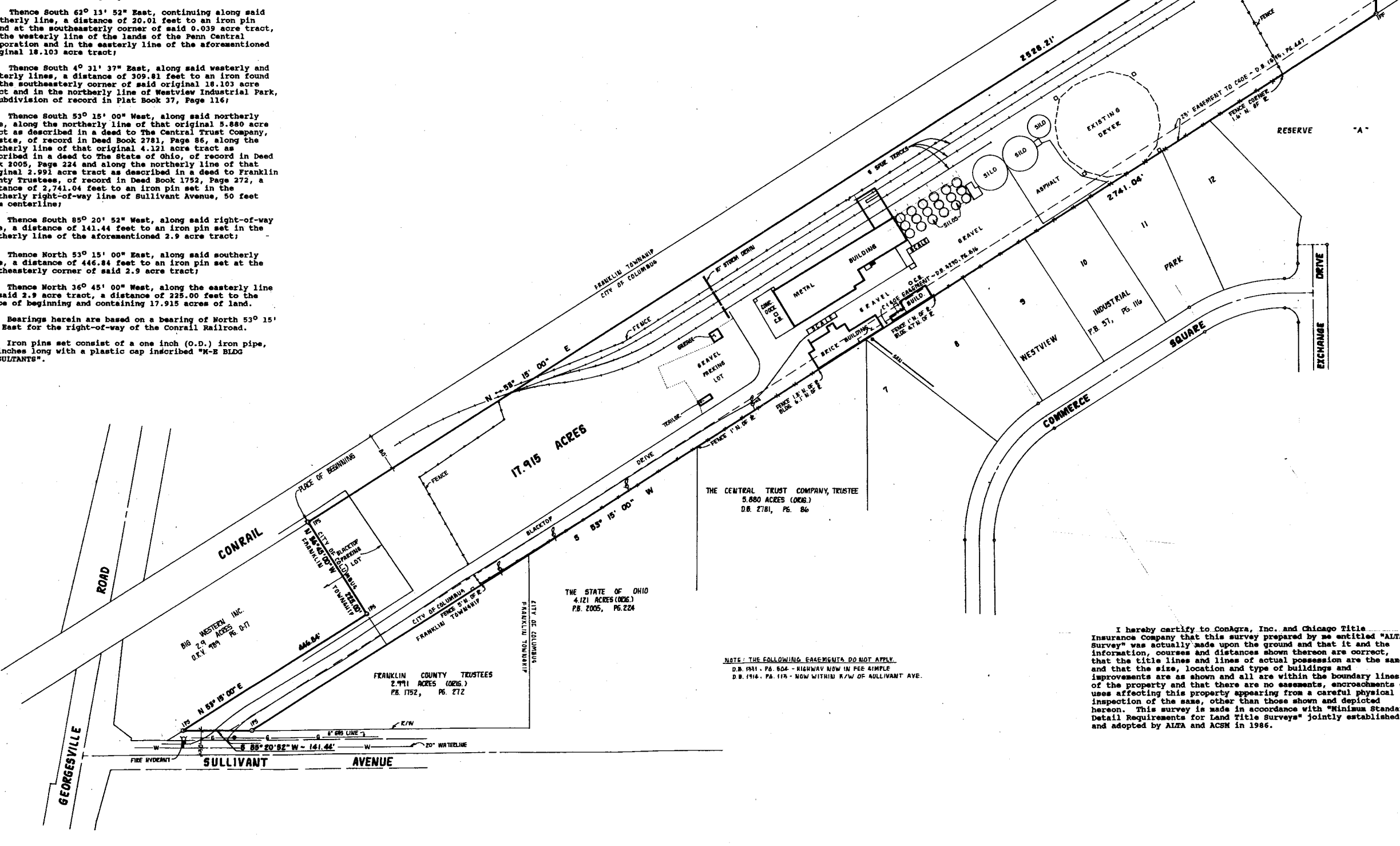
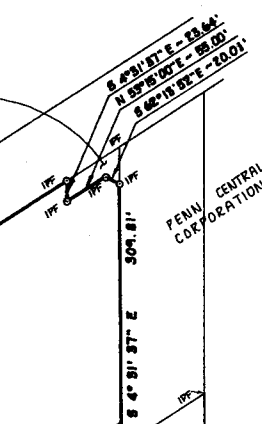
Thence North 36° 45' 00" West, along the easterly line of said 2.9 acre tract, a distance of 225.00 feet to the place of beginning and containing 17.915 acres of land.

Bearings herein are based on a bearing of North 53° 15' 00" East for the right-of-way of the Conrail Railroad.

Iron pins set consist of a one inch (O.D.) iron pipe, 30 inches long with a plastic cap inscribed "M-E BLDG CONSULTANTS".



COLUMBUS AND SOUTHERN OHIO
ELECTRIC COMPANY 0.039 ACRES
D.B. 3525 PG. 389



THE CENTRAL TRUST COMPANY, TRUSTEE
5.880 ACRES (ORIG.)
D.B. 2781, PG. 86

THE STATE OF OHIO
4.121 ACRES (ORIG.)
P.B. 2005, PG. 224

FRANKLIN COUNTY TRUSTEES
2.991 ACRES (ORIG.)
P.B. 1752, PG. 272

NOTE: THE FOLLOWING EASEMENTS DO NOT APPLY
D.B. 1941, PG. 804 - HIGHWAY NOW IN FEE SIMPLE
D.B. 1916, PG. 115 - NOW WITHIN R/W OF SULLIVANT AVE.

I hereby certify to Conagra, Inc. and Chicago Title Insurance Company that this survey prepared by me entitled "ALTA Survey" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct, and that the title lines and lines of actual possession are the same, and that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property and that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted hereon. This survey is made in accordance with "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1986.

REVISIONS	
DATE BY	DESCRIPTION
M-E BUILDING CONSULTANTS, INC. CIVIL ENGINEERING DIVISION 1015 EAST BROAD STREET COLUMBUS, OHIO 43205	
DESIGNED	DRAWN
SCALE	HORIZ. 1" = 100' VERT.
JOB	883023
DATE	MARCH, 1988
SHEET NO.	