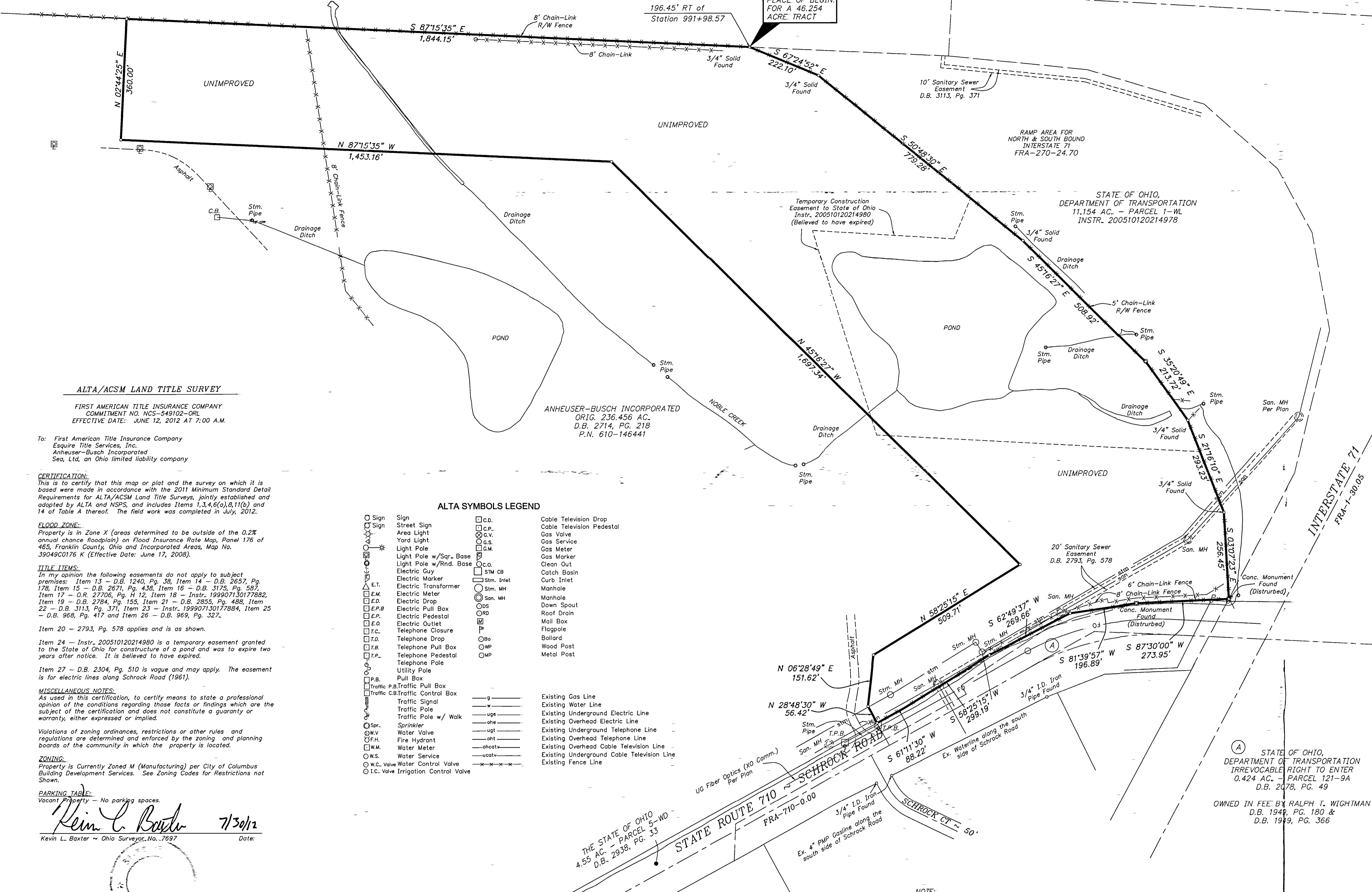


INTERSTATE 270  
FRA-270-16.58N

STATE OF OHIO  
26.566 AC. - PARCEL 6049-WL  
D.B. 2624, PG. 508

PLACE OF BEGIN.  
FOR A 46.254  
ACRE TRACT



DESCRIPTION OF A 46.254 ACRE TRACT  
AT THE NORTHWEST CORNER OF INTERSTATE 71 AND SCHROCK ROAD,  
CITY OF COLUMBUS, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 1, Township 2 North, Range 18 West, United State Military Lands and being a portion of an original 236.456 acre tract of land conveyed to Anheuser-Busch Incorporated, by deed of record in Deed Book 2714, Page 218, all record referenced to the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a 3/4\" I.D. iron pipe set at a corner of said original 236.456 acre tract, in the south line of a 26.566 acre tract of land conveyed, as Parcel 6049-WL for Limited Access Right-of-Way for Interstate 270, to State of Ohio, by deed of record in Deed Book 2624, Page 508, at the northwest corner of an 11.154 acre tract of land conveyed, out of said original 236.456 acre tract for Interstate 270 and Interstate 71 Limited Access Right-of-Way purposes, to State of Ohio, Department of Transportation, by deed of record in Instrument 200510120214978 (FRA-240-24.70) and being 196.45 feet right of Station 991+98.57 as shown upon the Ohio Department of Transportation plans for FRA-270-24.70;

thence crossing a portion of said original 236.456 acre tract and along the westerly and the westerly lines of said 11.154 acre tract the following six (6) courses:

1. S 67° 24' 52\" E a distance of 222.10 feet to a 3/4\" solid found at a corner of said 11.154 acre tract;
2. S 50° 48' 30\" E a distance of 779.28 feet to a 3/4\" solid found at a corner of said 11.154 acre tract;
3. S 45° 16' 27\" E a distance of 508.92 feet to a 3/4\" I.D. iron pipe set at a corner of said 11.154 acre tract;
4. S 35° 20' 49\" E a distance of 213.72 feet to a 3/4\" solid found at a corner of said 11.154 acre tract;
5. S 21° 16' 10\" E a distance of 293.23 feet to a 3/4\" solid found at a corner of said 11.154 acre tract;
6. S 03° 07' 23\" E a distance of 256.45 feet to a concrete monument (disturbed) found at the south corner of said 11.154 acre tract, in a south line of said original 236.456 acre tract and in the north right-of-way line of Schrock Road ~ State Route 710 (variable width), said portion having been conveyed, as an irrevocable right to enter, to the State of Ohio, Department of Transportation, as Parcel 121-9A, a 0.424 acre tract, by deed of record in Deed Book 2078, Page 49, but remains owned in fee by Ralph T. Wightman, by deeds of record in Deed Book 1949, Page 180 and Deed Book 1949, Page 366;

thence S 87° 30' 00\" W along a south line of said original 236.456 acre tract, along the north right-of-way line of Schrock Road ~ State Route 710 and along the north line of said 0.424 acre tract to Parcel 121-9A a distance of 273.95 feet to a concrete monument (disturbed) found at a corner of said original 236.456 acre tract and at the west corner of a 4.55 acre tract of land conveyed, as Parcel 5-WD for Schrock Road ~ State Route 710 roadway purposes, to the State of Ohio, by deed of record in Deed Book 2938, Page 33 (FRA-710-0.00);

thence S 81° 39' 57\" W crossing a portion of said original 236.456 acre tract and along the north line of said 4.55 acre tract a distance of 196.89 feet to a 3/4\" I.D. iron pipe set at a corner of said 4.55 acre tract;

thence S 62° 49' 37\" W crossing a portion of said original 236.456 acre tract and along a northwesterly line of said 4.55 acre tract a distance of 269.66 feet to a 3/4\" I.D. iron pipe set at a corner of said 4.55 acre tract;

thence S 58° 25' 15\" W crossing a portion of said original 236.456 acre tract and along a northwesterly line of said 4.55 acre tract a distance of 299.19 feet to a 3/4\" I.D. iron pipe set at a corner of said 4.55 acre tract;

thence S 61° 11' 33\" W crossing a portion of said original 236.456 acre tract and along a portion of a northwesterly line of said 4.55 acre tract a distance of 88.22 feet to a 3/4\" I.D. iron pipe set;

thence crossing a portion of said original 236.456 acre tract the following six (6) courses:

1. N 28° 48' 30\" W a distance of 56.42 feet to a 3/4\" I.D. iron pipe set;
2. N 06° 28' 49\" E a distance of 151.62 feet to a 3/4\" I.D. iron pipe set;
3. N 58° 25' 15\" W a distance of 509.71 feet to a 3/4\" I.D. iron pipe set;
4. N 45° 16' 27\" W a distance of 1,697.34 feet to a 3/4\" I.D. iron pipe set;
5. N 87° 15' 35\" W and parallel with and 360 feet southerly by perpendicular measurement from the north line of said original 236.456 acre tract and from the south line of said 26.566 acre tract, being the south Limited Access Right-of-Way line of Interstate 270, a distance of 1,453.16 feet to a 3/4\" I.D. iron pipe set;
6. N 02° 44' 25\" E and perpendicular to the north line of said original 236.456 acre tract and to the south line of said 26.566 acre tract, being the south Limited Access Right-of-Way line of Interstate 270, a distance of 360.00 feet to a 3/4\" I.D. iron pipe set in the north line of said original 236.456 acre tract and in the south line of said 26.566 acre tract, being the south Limited Access Right-of-Way line of Interstate 270;

thence S 87° 15' 35\" E along a portion of the north line of said original 236.456 acre tract and along a portion of the south line of said 26.566 acre tract, being the south Limited Access Right-of-Way line of Interstate 270 a distance of 1,844.15 feet to the place of beginning;

containing 46.254 acres of land, more or less, all out of said original 236.456 acre tract (P.N. 610-146441) 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 June, 2012. 3/4\" I.D. iron pipe set are 30\" in length with a plastic cap stamped 'BIRD & BULL, INC.'. Basis of Bearings is the South Limited Access Right-of-Way line of Interstate 270, being S 87° 15' 35\" E, as shown upon sheet 4 of 4 of Ohio Department of Transportation plans for FRA-270-24.70

ALTA/ACSM LAND TITLE SURVEY

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. NCS-549102-ORL  
EFFECTIVE DATE: JUNE 12, 2012 AT 7:00 A.M.

To: First American Title Insurance Company  
Esquire Title Services, Inc.  
Anheuser-Busch Incorporated  
Seo, Ltd, an Ohio limited liability company

CERTIFICATION:  
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 8, 11(b) and 14 of Table A thereof. The field work was completed in July, 2012.

FLOOD ZONE:  
Property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 176 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0176 K (Effective Date: June 17, 2008).

ITEMS:  
In my opinion the following easements do not apply to subject premises: Item 13 - D.B. 1240, Pg. 38, Item 14 - D.B. 2657, Pg. 178, Item 15 - D.B. 2671, Pg. 438, Item 16 - D.B. 3175, Pg. 587, Item 17 - O.R. 27706, Pg. H 12, Item 18 - Instr. 199907130177882, Item 19 - D.B. 2784, Pg. 155, Item 21 - D.B. 2855, Pg. 488, Item 22 - D.B. 3113, Pg. 371, Item 23 - Instr. 199907130177884, Item 25 - D.B. 968, Pg. 417 and Item 26 - D.B. 969, Pg. 327.

Item 20 - D.B. 2793, Pg. 578 applies and is as shown.  
Item 24 - Instr. 200510120214980 is a temporary easement granted to the State of Ohio for construction of a pond and was to expire two years after notice. It is believed to have expired.

Item 27 - D.B. 2304, Pg. 510 is vague and may apply. The easement is for electric lines along Schrock Road (1961).

MISCELLANEOUS NOTES:  
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 or 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.

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

PARKING TABLE:  
Vacant Property - No parking spaces.

Kevin L. Baxter 7/30/12  
Kevin L. Baxter - Ohio Surveyor No. 7697 Date:

ALTA SYMBOLS LEGEND

- |  |  |              |                           |
|--|--|--------------|---------------------------|
| □ Sign                                       | Sign                                       | □ c.d.       | Cable Television Drop     |
| □ Street Sign                                | Street Sign                                | □ c.p.       | Cable Television Pedestal |
| □ Area Light                                 | Area Light                                 | □ g.v.       | Gas Valve                 |
| □ Yard Light                                 | Yard Light                                 | □ g.s.       | Gas Service               |
| □ Light Pole                                 | Light Pole                                 | □ g.m.       | Gas Meter                 |
| □ Light Pole w/Sar_Base                      | Light Pole w/Sar_Base                      | □ g.o.       | Gas Marker                |
| □ Light Pole w/Rnd_Base                      | Light Pole w/Rnd_Base                      | □ c.o.       | Clean Out                 |
| □ Electric Guy                               | Electric Guy                               | □ c.b.       | Catch Basin               |
| □ Electric Marker                            | Electric Marker                            | □ s.m. Inlet | Curb Inlet                |
| □ Electric Transformer                       | Electric Transformer                       | □ s.m. MH    | Manhole                   |
| □ Electric Meter                             | Electric Meter                             | □ s.m.       | Manhole                   |
| □ Electric Drop                              | Electric Drop                              | □ s.d.       | Down Spout                |
| □ Electric Pull Box                          | Electric Pull Box                          | □ r.d.       | Roof Drain                |
| □ Electric Pedestal                          | Electric Pedestal                          | □ m.b.       | Mail Box                  |
| □ Electric Outlet                            | Electric Outlet                            | □ f.         | Flagpole                  |
| □ Telephone Closure                          | Telephone Closure                          | □ b.         | Bollard                   |
| □ Telephone Drop                             | Telephone Drop                             | □ w.p.       | Wood Post                 |
| □ Telephone Pull Box                         | Telephone Pull Box                         | □ m.p.       | Metal Post                |
| □ Telephone Pedestal                         | Telephone Pedestal                         |              |                           |
| □ Telephone Pole                             | Telephone Pole                             |              |                           |
| □ Utility Pole                               | Utility Pole                               |              |                           |
| □ Pull Box                                   | Pull Box                                   |              |                           |
| □ Traffic Pull Box                           | Traffic Pull Box                           |              |                           |
| □ Traffic Control Box                        | Traffic Control Box                        |              |                           |
| □ Traffic Signal                             | Traffic Signal                             |              |                           |
| □ Traffic Pole                               | Traffic Pole                               |              |                           |
| □ Traffic Pole w/Walk                        | Traffic Pole w/Walk                        |              |                           |
| □ Spr.                                       | Sprinkler                                  |              |                           |
| □ W.V.                                       | Water Valve                                |              |                           |
| □ F.H.                                       | Fire Hydrant                               |              |                           |
| □ W.M.                                       | Water Meter                                |              |                           |
| □ W.S.                                       | Water Service                              |              |                           |
| □ W.C.V.                                     | Water Control Valve                        |              |                           |
| □ I.C.V.                                     | Irrigation Control Valve                   |              |                           |
| □ Existing Gas Line                          | Existing Gas Line                          |              |                           |
| □ Existing Water Line                        | Existing Water Line                        |              |                           |
| □ Existing Underground Electric Line         | Existing Underground Electric Line         |              |                           |
| □ Existing Overhead Electric Line            | Existing Overhead Electric Line            |              |                           |
| □ Existing Underground Telephone Line        | Existing Underground Telephone Line        |              |                           |
| □ Existing Overhead Telephone Line           | Existing Overhead Telephone Line           |              |                           |
| □ Existing Overhead Cable Television Line    | Existing Overhead Cable Television Line    |              |                           |
| □ Existing Underground Cable Television Line | Existing Underground Cable Television Line |              |                           |
| □ Existing Fence Line                        | Existing Fence Line                        |              |                           |

NOTE:  
Electric pedestals, electric transformers and telephone closures were found during the field investigation. No field markings or utility drawings were provided to the surveyor depicting underground or overhead facilities that may connect to these services boxes.  
City of Columbus has approved drawings for roadway, storm & sanitary through portions of subject property that have not been built.

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Columbus, Ohio 43235  
Ph: (614) 761-1661  
Fax: (614) 761-1328  
WWW.BIRDBULL.COM

ANHEUSER-BUSCH INCORPORATED  
D.B. 2714, PG. 218

ALTA/ACSM LAND TITLE SURVEY  
700 BUSCH BOULEVARD,  
CITY OF COLUMBUS, FRANKLIN CO., OHIO

46.254 AC. IN QTR. TWP. 1, T. 2 N., R. 18 W., U.S.M.L.  
SCALE: 1" = 150'  
DWN: KLB/KKD: JULY 27, 2012

JOB NO. 1  
12-040

RECEIVED  
JUL 31 2012  
Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

H:\Jobs\2012\040\ACAD\dwg\Survey\Exhibits\Anheuser-Busch\_ALTA.dwg 07/30/2012