

TIF Property

19.303 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, Half Section 9 Township 5 North, Range 22, Scofield's Survey of the Refugee Lands, being all of a 0.0589 acre tract (Parcel One), a 0.0087 acre tract (Parcel Two), a 4.687 acre tract (Parcel Three, Tract One), a 10.631 acre tract (Parcel Three, Tract Two), a 1.263 acre tract (Parcel Three, Tract Three), a 1.2397 acre tract (Parcel Four), a 0.1710 acre tract (Parcel Five), a 0.0409 (Parcel Six), a 0.0228 acre tract (Parcel Seven), a 0.0067 acre tract (Parcel Eight), a 0.0086 acre tract (Parcel Nine), and a 0.099 acre tract (Parcel Ten), all as conveyed to White Castle Management Co. in Instrument No. 201707180097683, also being all of a 0.2312 acre tract and a 0.1633 acre tract as conveyed to White Castle Management Co. in Instrument No. 201712270181372, also being all of a 0.130 acre tract and a 0.397 acre tract as conveyed to White Castle Management Co. in Instrument No. 201802230025340, also being part of a 14' Railroad right-of-way, commonly known as the Neil Factory Track, terminated by the Franklin County Court of Common Pleas in Case No. 06CVH-9407, Judgment Entry recorded in Instrument No. 200804010048974, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at a found 5/8" rebar capped "ODOT District 6", also being on said southerly Limited Access Right-of-Way line, and at the southeasterly corner of said Lot 56, also being at the southerly corner of a 0.0087 acre tract, as conveyed to the State of Ohio, Department of Transportation in Instrument No. 201001130004607, designated parcel 1-WL (FRA-670-1.25, (B-2 & B-3)) also being at the southwesterly corner of Lot 55 of said R. E. Neil's 2nd Addition to Columbus as conveyed to Thekla Albanese in Deed Book 1010, Page 646, and also the southwesterly corner of a State of Ohio easement for highway purposes on said Albanese tract in Deed Book 2012, Page 471, designated parcel 35-LA (FRA-3-15.28), and being a northerly corner of said 0.130 acre tract, and being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence South 54 degrees 36 minutes 55 seconds East, 18.70 feet to an iron set;

Thence South 38 degrees 47 minutes 04 seconds East, 7.64 feet to an iron set;

Thence South 37 degrees 06 minutes 26 seconds East, 23.25 feet to a 5/8" rebar found capped "ODOT District 6";

Thence South 03 degrees 04 minutes 19 seconds West, 76.77 feet to an iron set;

Thence South 14 degrees 14 minutes 32 seconds East, 45.21 feet to an iron set;

Thence South 14 degrees 15 minutes 40 seconds East, 49.79 feet to an iron set;

Thence South 35 degrees 54 minutes 12 seconds East, 154.55 feet to an iron set;

Thence South 35 degrees 55 minutes 07 seconds East, 53.71 feet to an iron set;

Thence South 53 degrees 19 minutes 09 seconds West, 43.95 feet to an iron set;

Thence South 52 degrees 48 minutes 53 seconds West, 97.95 feet to an iron set;

Thence South 63 degrees 26 minutes 37 seconds West, 58.34 feet to a 5/8" rebar found capped "Dodson";

Thence South 58 degrees 00 minutes 00 seconds West, 148.94 feet to a 5/8" rebar found capped "Dodson";

Thence South 01 degrees 00 minutes 19 seconds West, 60.17 feet to an iron set;

Thence South 54 degrees 21 minutes 11 seconds West, 111.19 feet to a 5/8" rebar found capped "Dodson";

Thence North 03 degrees 23 minutes 52 seconds East, 13.14 feet to an iron set;

Thence South 49 degrees 23 minutes 30 seconds West, 115.93 feet to an iron set;

Thence North 79 degrees 12 minutes 04 seconds West, 672.21 feet to an iron set;

Thence North 11 degrees 17 minutes 56 seconds East, 30.00 feet to an iron set;

Thence North 52 degrees 43 minutes 04 seconds West, 150.00 feet to a point;

Thence North 12 degrees 07 minutes 59 seconds East, 212.26 feet to a point;

Thence North 11 degrees 03 minutes 20 seconds East, 488.92 feet to a point;

Thence South 86 degrees 55 minutes 47 seconds East, 545.84 feet to a mag nail found, being 0.54' west;

Thence South 03 degrees 04 minutes 13 seconds West, 10.00 feet to an iron set;

Thence South 86 degrees 55 minutes 47 seconds East, 6.72 feet to an iron set;

Thence along a curve to the right having a radius of 750.29 feet, a central angle of 09 degrees 23 minutes 40 seconds, an arc length of 123.02 feet, and a chord which bears South 82 degrees 13 minutes 57 seconds East, 122.88 feet to an iron pin set,

Thence South 12 degrees 03 minutes 20 seconds East, 0.13 feet to an iron set;

Thence along a curve to the right having a radius of 750.29 feet, a central angle of 04 degrees 13 minutes 15 seconds, an arc length of 55.27 feet, and a chord which bears South 75 degrees 24 minutes 43 seconds East, 55.26 feet to an iron pin set,

Thence South 03 degrees 00 minutes 44 seconds West, 10.58 feet to an iron set;

Thence along a curve to the right having a radius of 613.65 feet, a central angle of 04 degrees 23 minutes 15 seconds, an arc length of 46.99 feet, and a chord which bears South 70 degrees 37 minutes 10 seconds East, 46.98 feet to a railroad spike found, being 0.78' south,

Thence South 65 degrees 23 minutes 40 seconds East, 63.86 feet to a 5/8" rebar found capped "ODOT District 6";

Thence South 59 degrees 30 minutes 24 seconds East, passing a 5/8" rebar found capped "ODOT District 6" at 78.77 feet, a total of 118.42 feet to a 5/8" rebar found capped "ODOT District

6", said pin being the **POINT OF BEGINNING, CONTAINING 19.303 ACRES (840,823 S.F.)**, more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

All monuments found are in good condition unless otherwise noted.

Bearings referenced herein are based on the Northerly Right-of-Way of Spruce Street as being South 86 degrees 56 minutes 10 second East as shown on ODOT R/W plans FRA-670-1.25(B-2&3).

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. in April 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.