

DEED OF EASEMENT

Easement Area: 2.128 Acre +/-

Situated in the State of Ohio, County of Pickaway, Township of Harrison, and Located in Section 13, Township 3, Range 22, and being part of that 49.0490 acre tract conveyed to Hart Columbus Logistics LLC by deed of record found in OR Volume 767, at Page 5278 (all references refer to the records of the Recorder's Office, Pickaway County, Ohio) and being described as follows:

Commencing at the northeasterly corner of a 32.192 acre tract conveyed to BASF Corporation by deed of record found in OR Volume 0719, at Page 2330, being common to the northeasterly corner of the Rickenbacker Intermodal Campus South – Logistics Court & Lot 1 Plat of Record found in OR Volume 2, at Page 363 of the Recorder's Office of Pickaway County, said point being on a westerly right of way line of Logistics Court;

Thence South 02°32'01" West along said westerly right of way line of Logistics Court, for a distance of 81.57 feet to a point on the easterly line of said 32.192 acre tract, being a common line with said westerly right of way line of Logistics Court;

Thence South 87°27'59" East, leaving said right of way line and proceeding for a distance of 60.00 feet to a point on the westerly line of said 49.049 acre tract, being a common line with the easterly right of way line of said Logistics Court;

Thence South 87°27'59" East, across said 49.049 acre tract, for a distance of 30.00 feet to a point on an easterly line of an existing 30.00 foot Easement of record, said point being the **TRUE POINT OF BEGINNING**;

Thence North 02°32'01" East, through said 49.049 acre tract and along said existing easement line, for a distance of 60.01 feet to a point;

Thence South 86°42'33" East, through said 49.049 acre tract, for a distance of 51.77 feet to a point;

Thence South 86°42'24" East, through said 49.049 acre tract, for a distance of 1494.29 feet to a point on the easterly line of said 49.049 acre tract and the westerly line of a 11.033 acre tract conveyed to Hart Columbus Logistics LLC by deed of record found in OR Volume 767, at Page 5278, which is a common line to Harrison Township Section 13, Township 3, Range 22 and Madison Township Section 18, Township 10, Range 21;

Thence South 03°47'34" West, along the easterly line of said 49.049 acre tract and the westerly line of said 11.033 acre tract, which is a common line between Harrison Township Section 13, Township 3, Range 22 and Madison Township Section 18, Township 10, Range 21, for a distance of 60.00 feet to a point on said common line;

Thence North 86°42'24" West, through said 49.049 acre tract, for a distance of 1493.77 feet to a point;

Thence North 86°42'33" West, continuing through said 49.049 acre tract, for a distance of 52.09 feet to a point on an easterly line of said existing 30 foot easement, said point being the **TRUE POINT OF BEGINNING**, and containing within said bounds 2.128 acres of land, more or less.

Bearings for the above description are based on the line found between the monument at the center of Rickenbacker Road at S.R. 762 – Ashville Pike and the monument found at the center of Rickenbacker Road at the township line between Harrison Township and Madison Township, being South 86°35'55" East as found by VRS/GPS survey performed on December 27, 2017.

This legal Description of the Easement Area is also depicted on the one (1) page attachment, Exhibit-A, which is fully incorporated for reference as if rewritten.

Pickaway County Tax Parcel(s):

Prior Record Reference(s):

Location:

D12-0-003-00-254-01 (49.0490 ac.)

O.R. Vol 767, Page 5278

Recorder's Office, Pickaway County, OH

9570 Logistics Court