

0.669 acres

(SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND MADE A PART HEREOF)



2740 East Main Street
Bexley, Ohio 43209-8577
(614) 235-8677
Telefax 838-4569

EXHIBIT A

January 28, 2003
Revised 2-24-03

0.798 Acres
-0.129 Acres

0.669 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Section 4, Township 5, Range 22, Refugee Lands, and being a part of the 10.359 Acre tract conveyed to Pennsylvania Railroad Holding Company as shown of record in Instrument Number 200203140066627, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a found iron pin at the southeast corner of First Avenue as shown on the Plat of Dedication of First Avenue as recorded in Plat Book 5, Page 446, and being in the west line of said 10.359 Acre tract also being the northeast corner of a 25.407 Acre tract conveyed to Waterford L.P. as shown of record in Instrument Number 200203140066621;

Thence, along the east terminus of First Avenue and the east line of a 1.322 Acre tract conveyed to 350 East First Avenue Ltd. as shown of record in Instrument Number 200009050178047 and part of the east line of a 9.071 Acre tract conveyed to Colpark Associates, L.P. as shown of record in Instrument Number 200012080249090 and along part of the west line of said 10.359 Acre tract, North 00 degrees 52 minutes 58 seconds East, 376.90 feet to a found iron pin at the northwest corner of said 10.359 Acre tract also in a south line of the Cleveland, Columbus and Cincinnati Railroad tract as shown of record in Deed Book 84, Page 525 (now Conrail);

Thence, along the north line of said 10.359 Acre tract, a south line of said Cleveland, Columbus and Cincinnati Railroad tract, South 89 degrees 06 minutes 34 seconds East, 35.34 feet to a found iron pin at the northeast corner of said 10.359 Acre tract;

Thence, along part of the east line of said 10.359 Acre tract and a south line of said Cleveland, Columbus and Cincinnati Railroad tract, along a curve to the left having a radius of 1429.00 feet and a central angle of 04 degrees 32 minutes 26 seconds, South 11 degrees 41 minutes 28 seconds East, 113.22 feet to a found iron pin on the west line of a 0.983 Acre tract -(O.D.O.T. Parcel No. 3001-WD) conveyed to the State of Ohio, Department of Transportation as shown of record in Instrument number 199707170049041;

Continued...

Thence, continuing along part of the east line of said 10.359 Acre tract, along part of the west line of said 0.983 Acre tract, South 00 degrees 52 minutes 58 seconds West, 239.02 feet to a found iron pin;

Thence, continuing along part of the east line of said 10.359 Acre tract, South 86 degrees 34 minutes 53 seconds East, 88.10 feet to a found iron pin;

Thence, continuing along part of the east line of said 10.359 Acre tract, South 22 degrees 11 minutes 51 seconds East, 101.51 feet to a set iron pin;

Thence, across said 10.359 Acre tract, North 86 degrees 21 minutes 06 seconds West, 188.01 feet to a set iron pin in the west line of said 10.359 Acre tract and in the east line of said 25.407 Acre tract;

Thence, along part of the west line of said 10.359 Acre tract and part of the west line of said 25.407 Acre tract, North 00 degrees 52 minutes 58 seconds East, 60.84 feet to the Point of Beginning, **CONTAINING 0.798 ACRES**, excepting from the above described parcel the 0.129 Acre tract conveyed to Columbus Southern Power Company as shown of record in Instrument No. 199708150072400 leaving a net area of **0.669 ACRES** said 0.129 Acre tract being further described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Section 4, Township 5, Range 22, Refugee Lands and being a part of the 10.488 Acre tract conveyed to Pennsylvania Railroad Holding Company in Official Record Volume 33954 D-19, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a found railroad rail on end at the southeast corner of First Avenue as shown on the plat of The Description of First Avenue as recorded in Plat Book 5, Page 446 and being in the west line of said 10.488 Acre tract;

Thence, along part of the west line of said 10.488 Acre tract North 00 degrees 52 minutes 58 seconds East, 26.67 feet to a point;

Thence, across part of said 10.488 Acre tract, South 86 degree 34 minutes 53 seconds East, 65.53 feet to a found metal fence post and the **TRUE POINT OF BEGINNING** of the tract herein intended to be described;

Continued...

Thence, continuing across part of said 10.488 Acre tract and along the perimeter of a metal fence enclosing an electrical transmission substation-the following four courses:

- 1) South 86 degrees 34 minutes 53 seconds East, 67.48 feet to a found metal fence post;
- 2) South 22 degrees 30 minutes 27 seconds East, 75.71 feet to a found metal fence post;
- 3) North 86 degrees 21 minutes 06 seconds West, 97.51 feet to a found metal fence post;
- 4) North 00 degrees 49 minutes 21 seconds East, 67.77 feet to the **TRUE POINT OF BEGINNING CONTAINING 0.129 Acres (5597 Square Feet)** subject however to any rights-of-railroad ownership unknown to the undersigned and any legal easements, leases, agreements, and restrictions of record and of records in the respective utility offices.

Iron pins set are 3/8" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". Basis of bearings is the Ohio State Plane Coordinate System as shown on the plans for PRA-670-3.93. This description is based on a field survey by Myers Surveying Company, Inc. in May 1996 and January 2003.

Myers Surveying Company, Inc.

Joseph P. Myers

Joseph P. Myers, P.S. #7361
PTD/kms (abrams03)



H-12
Split
0.699 Acres
out of
(010)
237388

DATE 3/11/03 BY Dean Ringle
CONDITIONS: SP# 03330 ACCORD 0002
SPLIT .699 AC FROM PARCEL #
010-237388

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: PTD/kms
DATE: March 2003



Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
 614-236-8677 FAX: 614-236-4559

A Boundary Survey prepared for and certified to:
Pennsylvania Railroad Holding Co.

Legal Descriptions Situated in Ohio, County of Franklin, City of Columbus, Being 0.669 Ac (0.798 Ac. excepting 0.129 Ac.)
 Part of Section 4, Township 5, Range 22, Refugee Lands

Applicant:

Posted Address: West First Avenue, Columbus, Ohio

Colpark Assoc., L.R.
 9.071 Ac.
 Inst. no. 200012080219090

350 East First Avenue Ltd.
 L322 Ac.
 Inst. no. 200009050178047

Centerline of Proposed 3' Easement
 To Williams Communications

FIRST AVE. 60'

(Dedicated P.B. 5, P.B. 448)

Point of Beginning 0.798 Ac.
 Point of Commencement
 0.129 Ac.

Waterford Limited Partnership
 25.407 Ac.
 Inst. no. 200203140016692

Pennsylvania Railroad
 200303140006627

Cleveland, Columbus & Cincinnati RR
 O.B. 84, P. 525 (Control)

Revised: 1-28-'03 (0.669 Ac.)
 Revised: 3-12-'99 (3' strip easement)

60' 30' 0 60'

Scale 1" = 60'

Date: 6-10-'97

Revised: 7-22-'97 (Easement)
 Revised: 7-25-'97 (Work Easement)
 Revised: 0-08-'97 (Easements)
 Revised: 8-15-'97 (Add Note)
 Revised: 3-5-'99 (0.011 Ac. Easement)

NOTE: An existing electric power substation is located on the 0.129 Acre tract.

State of Ohio, Dept. of Transportation
 0.583 Ac.
 Inst. no. 19970370049031



Work Zone Easement
 0.046 Acres
 (1997 Sq. Feet)

NOTE: There are no buildings on the 0.129 Acre tract.



We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 3/8" x 1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearing is the Ohio State Plane Coordinate System as shown on the plans for FRA 670-3-93

Myers Surveying Co., Inc.

By *Paul T. Dignan*
 Professional Surveyor