

Parcel - ID
010-262367

May 28, 2002

Parcel "A"
5.336 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Eaton's Farm (Plat Book 1, Page 68) and part of G.D. Martin's Subdivision (Plat Book 5, Page 296) in Virginia Military Survey No. 422, part of the Columbus Urban Growth Corporation tracts (Instrument No.'s 200104190083400, 200103230059365, 200104300091674, 200110220242127, 200107270171664 and 200110220242119) and parts of vacated Coolidge Drive (21 feet wide, as established by Deed Book 1208, Page 564) and vacated 10 foot alley as shown on the "West Edge Business Center" dedication and vacation plat (P.B. 99, Pg. 60), Recorder's Office, Franklin County, Ohio (all references made are of said Recorder's office, unless otherwise noted) and being more particularly described as follows:

Beginning at an iron pipe set in the north line of Buchanan Drive (35 feet wide, as established by Deed Book 1208, Page 564, Parcel 1, named by Ordinance No. 171-43), at the southwest corner of Souder Avenue (realigned, shown on said "West Edge Business Center" plat);

Thence, along the north line of said Buchanan Drive, S 70° 32' 00" W, 87.07 feet to an iron pipe found;

Thence, continuing along the north line of said Buchanan Drive, along an arc to the left, having a radius of 299.00 feet, a delta angle of 42° 08' 27", and a chord bearing and distance of S 49° 27' 46" W, 214.99 feet to a MAG nail found at the intersection of the north line of said Buchanan Drive with a northerly line of Van Buren Drive (35 feet wide, as established by D.B. 1208, Pg. 564, Parcel 2, named by Ordinance No. 171-43);

Thence, along the northerly line of said Van Buren Drive, N 64° 58' 00" W, 260.98 feet to an iron pipe found;

Thence, continuing along the northerly line of said Van Buren Drive, along an arc to the left, having a radius of 136.00 feet, a delta angle of 33° 21' 02", and a chord bearing and distance of N 81° 38' 31" W, 78.05 feet to an iron pipe set at the southeast corner of the 0.002 Acre Right of Way Take as shown on said "West Edge Business Center" plat;

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Thence, along the easterly line of said 0.002 Acre tract, N 55° 53' 48" W, 17.12 feet an iron pipe set in the east line of Mt. Calvary Avenue (66 feet wide);

Thence, along the east line of said Mt. Calvary Avenue, N 11° 16' 00" W, 300.08 feet (passing a MAG nail found, concrete monument found and iron pipe found at 191.53 feet, 212.74 feet and 222.85 feet, respectively) to an iron pipe set at the southwest corner of the Additional Right of Way for Mound Street (no width) as shown on said "West Edge Business Center" plat;

Thence, along the south line of said Mound Street, the following five (5) courses:

1. N 22° 06' 55" E, 50.49 feet to an iron pipe set;
2. N 70° 31' 46" E, 23.39 feet to an iron pipe set;
3. Along an arc to the right, with a radius of 965.00 feet, a delta angle of 10° 51' 17", and a chord bearing and distance of N 75° 57' 24" E, 182.55 feet to an iron pipe set;
4. N 81° 23' 02" E, 160.24 feet to an iron pipe set;
5. S 66° 51' 47" E, 15.92 feet to an iron pipe set at the southeast corner of said Right of Way and in the Limited Access Right of Way of the Columbus Expressway System (Mound-Sandusky Expressway FRA 62-12.56 3-13.70 ; Page 213);

Thence, along said Limited Access Right of Way, the following four (4) courses:

1. S 11° 01' 49" E, 57.30 feet to an iron pipe set;
2. S 70° 32' 53" W, 32.50 feet to an iron pipe set;
3. S 11° 01' 49" E, 9.79 feet to a MAG nail set in the north line of said vacated Coolidge Drive;
4. Along the north line of said Coolidge Drive, N 70° 35' 00" E, 76.55 feet to an iron pipe set at the northwest corner of said Souder Avenue (realigned);

Thence, leaving said Limited Access Right of Way, along the west line of said Souder Avenue, the following five (5) courses:

1. Along an arc to the left, having a radius of 380.00 feet, a delta angle of 13° 17' 50", and a chord bearing and distance of S 40° 37' 21" E, 87.99 feet to an iron pipe set;
2. S 47° 16' 16" E, 59.08 feet to an iron pipe set;

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3. Along an arc to the right, having a radius of 320.00 feet, a delta angle of $27^{\circ} 47' 23''$, and a chord bearing and distance of $S 33^{\circ} 22' 34'' E$, 153.69 feet to an iron pipe set;
4. $S 19^{\circ} 28' 52'' E$, 49.98 feet to an iron pipe set;
5. $S 21^{\circ} 15' 02'' W$, 42.89 feet to the place of beginning;

CONTAINING 5.349 ACRES, EXCEPTING THEREFROM THE FOLLOWING 0.013 ACRES:

Being the 18 foot by 21 foot Columbia Gas of Ohio, Inc. tract (D.B. 1187, Pg. 283) part of Lot 9 of said G.D. Martin's Subdivision and part of said vacated 10 foot alley on said "West Edge Business Center" plat and being more particularly described as follows:

Commencing at a concrete monument found on the east line of said Mt. Calvary Avenue, the northwest corner of said vacated Coolidge Drive and the southwest corner of said vacated 10 foot alley;

Thence, along the south line of said vacated alley, the north line of said vacated Coolidge Drive, $N 70^{\circ} 35' 00'' E$, 287.61 feet to an iron pipe set at THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED EXCEPTION:

Thence, across said vacated alley and along the west line of said Columbia Gas tract, $N 14^{\circ} 03' 23'' W$, 28.05 feet to an iron pipe set at the northwest corner of said Columbia Gas tract;

Thence, along the north line of said Columbia Gas tract, $N 70^{\circ} 35' 00'' E$, 21.00 feet to an iron pipe set at the northeast corner of said Columbia Gas tract in the east line of said Lot 9;

(Continued)

Thence, along the east line of said Columbia Gas tract, the east line of said Lot 9 and across said vacated alley, S 14° 03' 23" E, 28.05 feet to an iron pipe set in the south line of said vacated alley and in the north line of said vacated Coolidge Drive;

Thence, along the south line of said vacated alley and the north line of said vacated Coolidge Drive, S 70° 35' 00" W, 21.00 feet to the place of beginning, CONTAINING 0.013 ACRES, leaving a **TOTAL OF 5.336 ACRES**, subject however to all legal highways, leases, agreements, easements, restrictions of record and of records in the respective utility offices. The following description was prepared from an actual survey made by Myers Surveying Company, Inc. in May 2002 in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30" X 1" O.D. with an orange plastic cap inscribed "P.S. 6579". Basis of bearings is the centerline of Mt. Calvary Avenue held as N 11° 16' 00" W as per Instrument No. 200104190083400.

May 28, 2002

Parcel "D"
5.574 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Eaton's Farm (Plat Book 1, Page 68) in Virginia Military Survey No. 422, part of the Columbus Urban Growth Corporation tract (Instrument No. 200104190083400) and part of Reserve "A" Wacker Place (Plat Book 14, Page 32), Recorder's Office, Franklin County, Ohio (all references made are of said Recorder's office, unless otherwise noted) and being more particularly described as follows:

Beginning at an iron pipe found at the intersection of a north line of the southerly portion of Van Buren Drive (35 feet wide as established by D.B. 1208, Pg. 564, parcel 2) with the east line of Mt. Calvary Avenue (66 feet wide);

Thence, along the east line of said Mt. Calvary Avenue, part of the west line of said Reserve "A", N 11° 16' 00" W, 947.89 feet to an iron pipe found at the intersection of the east line of said Mt. Calvary Avenue with the south line of the northerly portion of said Van Buren Drive;

Thence, along the south line of said Van Buren Drive, N 78° 44' 00" E, 5.03 feet to an iron pipe found;

Thence, continuing along said Van Buren Drive, along an arc to the right, having a radius of 101.00 feet and a delta angle of 36° 18' 00", with a chord bearing and distance of S 83° 07' 00" E, 62.92 feet to a MAG nail found at a corner of the 0.210 Acre Right of Way Take as shown on the "West Edge Business Center" dedication and vacation plat (P.B. 99, Pg. 60 and City of Columbus Ordinance No. 663-02);

Thence, along said 0.210 Acre tract, the following three (3) courses:

1. S 25° 02' 00" W, 12.00 feet to an iron pipe set;
2. S 64° 58' 00" E, 249.87 feet to an iron pipe set;
3. Along an arc to the left, having a radius of 311.00 feet and delta angle of 94° 13' 30", with a chord bearing and distance of S 27° 31' 07" E, 455.73 feet to an iron pipe set in a westerly line of said Van Buren Drive;

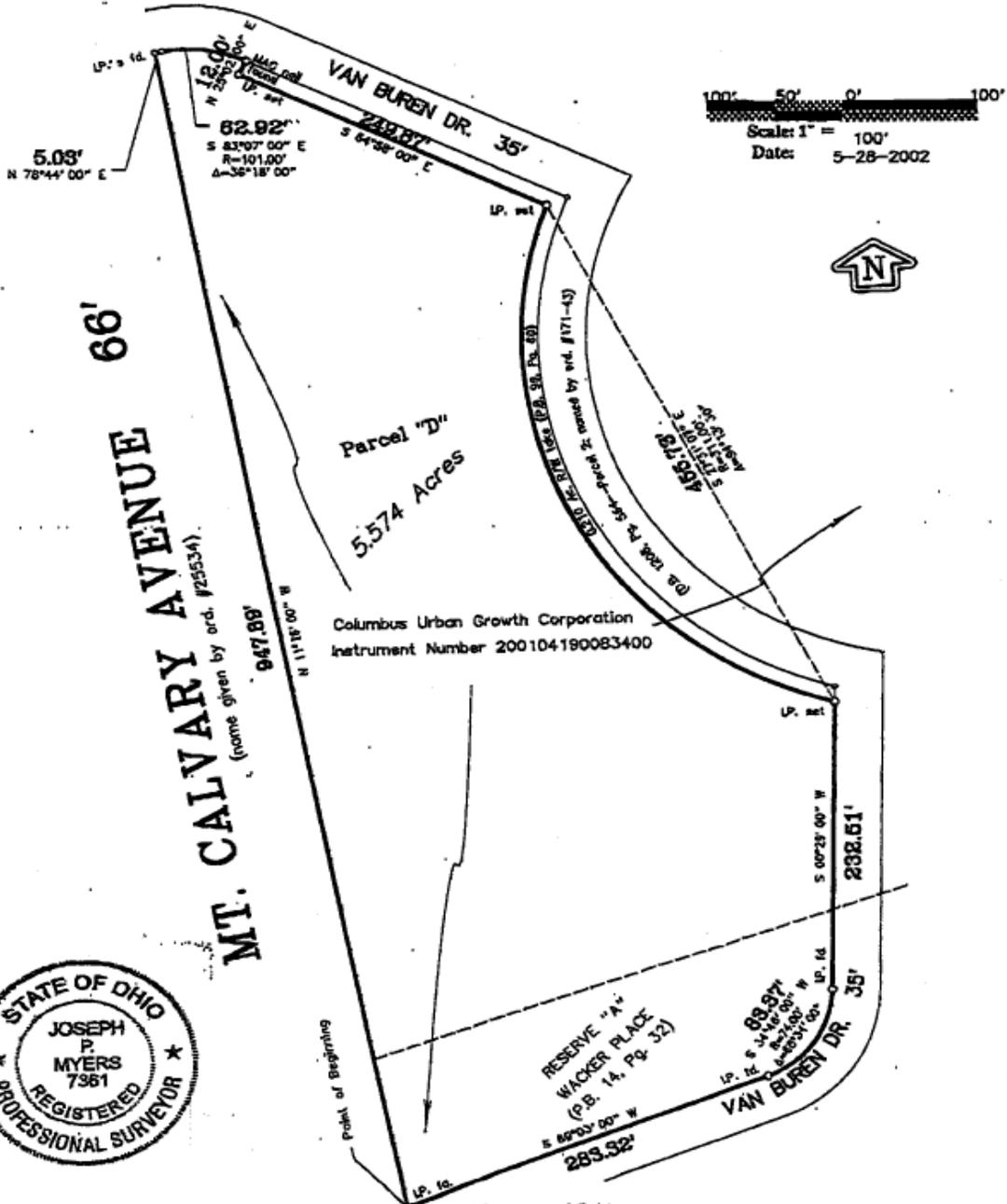
Thence, along said Van Buren Drive, S 00° 29' 00" W, 232.51 feet to an iron pipe found;

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Thence, continuing along said Van Buren Drive, along an arc to the right, having a radius of 74.00 feet and delta angle of $68^{\circ} 34' 00''$, with a chord bearing and distance of $S 34^{\circ} 46' 00'' W$, 83.37 feet to an iron pipe found;

Thence, continuing along said Van Buren Drive, $S 69^{\circ} 03' 00'' W$, 283.32 feet to the place of beginning **CONTAINING 5.574 ACRES**, subject however to all legal highways, leases, agreements, easements, restrictions of record and of records in the respective utility offices. The following description was prepared from an actual survey made by Myers Surveying Company, Inc. in May 2002 in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30" X 1" O.D. with an orange plastic cap inscribed "P.S. 6579". Basis of bearings is the centerline of Mt. Calvary Avenue held as North $11^{\circ} 16' 00''$ West as per Instrument No. 200104190083400.

A Boundary Survey prepared for and certified to:
Columbus Urban Growth and/or Mr. David Baker
 Legal Description: Situated in Ohio, County of Franklin, City of Columbus, Being 5.574 Acres, Part of Columbus Urban Growth Corporation Tract (Instrument No. 200104190083400)
 Applicant:
 Posted Address: West Edge Business Center, Columbus, Ohio



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 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearing is the centerline of Mt. Calvary Avenue held as North 11 degrees 16 minutes 00 seconds West as per Instrument No. 200104190083400

Myers Order No. - 21-05/01/02 Rec. Field DWG Ltr. Ck.

June 4, 2002

Parcel "G"
6.622 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Eaton's Farm (Plat Book 1, Page 68) in Virginia Military Survey No. 422, part of the Columbus Urban Growth Corporation tract (Instrument Number 200104190083400), Recorder's Office, Franklin County, Ohio (all references made are of said Recorder's Office, unless otherwise noted) and being more particularly described as follows:

Commencing at an iron pipe found at the intersection of the west line of Harmon Avenue (50 feet wide) with the north line of Pierce Drive (35 feet wide, established by D.B. 1208, Pg. 564, Parcel 3), at the southeast corner of the southerly 0.138 Acre Right of Way Take as shown on the "West Edge Business Center" dedication and vacation plat (P.B. 99, Pg. 60 and City of Columbus Ordinance No. 663-02);

Thence, along the west line of said Harmon Avenue and the east line of said 0.138 Acre tract, N 15° 10' 00" W, 12.00 feet to an iron pipe set at the **TRUE POINT OF BEGINNING**;

Thence, along part of the north line of said 0.138 Acre tract, being 12 feet north of and parallel to said Pierce Drive, S 74° 50' 00" W, 257.51 feet to an iron pipe set;

Thence, across said Columbus Urban Growth Corporation tract, N 15° 10' 44" W, 78.00 feet to an iron pipe set;

Thence, continuing across said Columbus Urban Growth Corporation tract, S 74° 50' 00" W, 323.50 feet to an iron pipe set in the east line of vacated Souder Avenue (33 feet wide, established by P.B. 1, Pg. 68, vacated by Ordinance 13-41);

Thence, along the east line of said vacated Souder Avenue and across said Columbus Urban Growth Corporation tract, N 15° 10' 44" W, 450.28 feet to an iron pipe set at the intersection of the east line of said vacated Souder Avenue with the south line of Buchanan Drive (33 feet wide, established by P.B. 1, Pg. 68, formerly Distel Avenue and Elmore Avenue by Ordinance 178-31 and 244-43);

Thence, along said south line of said Buchanan Drive, N 70° 32' 00" E, 82.77 feet to an iron pipe set at the northwest corner of the northerly 0.138 Acre Right of Way Take as shown on said "West Wedge Business Center" plat;

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Thence, along the west line of said 0.138 Acre tract, S 15° 10' 00" E, 12.03 feet to an iron pipe set at the southwest corner of said 0.138 Acre tract;

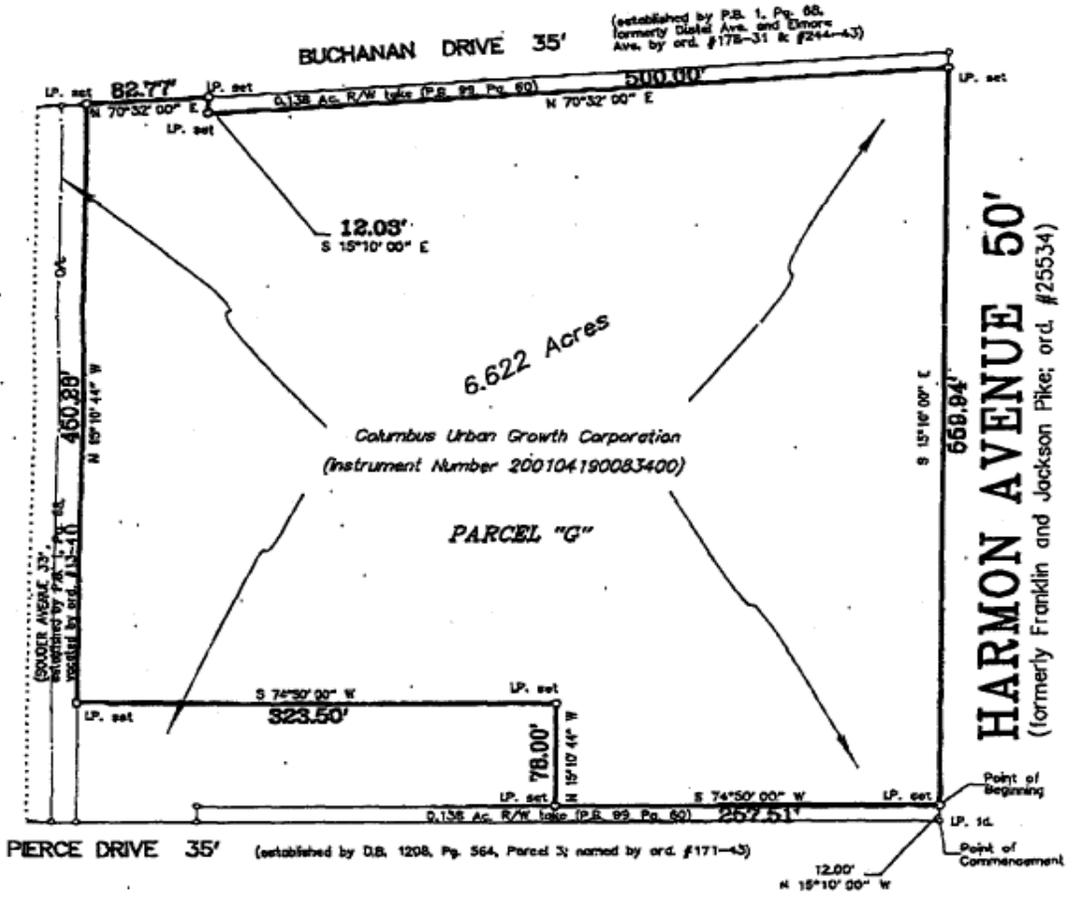
Thence, along the south line of said 0.138 Acre tract, being 12 feet south of and parallel to said Buchanan Drive, N 70° 32' 00" E, 500.00 feet to an iron pipe set in the west line of said Harmon Avenue at the southeast corner of said 0.138 Acre tract;

Thence, along the west line of said Harmon Avenue, South 15° 10' 00" East, 559.94 feet to the place of beginning **CONTAINING 6.622 ACRES**, subject however to all legal highways, leases, agreements, easements, restrictions of record and of records in the respective utility offices. The following description was prepared from an actual survey made by Myers Surveying Company, Inc. in May/June 2002 in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30" X 1" O.D. with an orange plastic cap inscribed "P.S. 6579". Basis of bearings is the north line of Pierce Drive held as S 74° 50' 00" W as per Deed Book 1208, Page 564; Parcel 3.

A Boundary Survey prepared for and certified to:
Columbus Urban Growth and/or Mr. David Baker
 Legal Description: Situated in Ohio, County of Franklin, City of Columbus, Being 6.622 Acres in Part of Columbus Urban
 Growth Corporation Tract (Instrument No. 200104190083400)
 Applicant:
 Posted Address: West Edge Business Center, Columbus, Ohio



Scale: 1" = 100'
 Date: 6-4-2002



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 or are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearing is the north line of Pierce Drive held as South 74 degrees 50 minutes 00 seconds West as per Deed Book 1208 Page 564 Parcel 3

Myers Surveying Co., Inc.
 By *Joseph P. Myers*
 Professional Surveyor

Myers Order No. - 21-05/01/02 | Rec. | Field *PMW* | DWG *ADM* | Ltr. *ADM* | CK.