



**TITLE REPORT:**

ISSUED BY:  
CHICAGO TITLE INSURANCE COMPANY  
ORDER NO. 27160069, DATED JANUARY 31, 2007

**LEGAL DESCRIPTION:**

**PARCEL 2**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF MICHIGAN MILITARY SURVEYS NUMBERS 7325 AND 3516, BEING 5.517 ACRES OF LAND, MORE OR LESS, OUT OF THAT 13.406 ACRE TRACT OF LAND CONVEYED TO WOUND REALTY CO., BY DEED OF RECORD IN DEED BOOK 2819, PAGE 319, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 3.517 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID 13.406 ACRE TRACT, THE SOUTHERLY LINE OF THE WESTWARD AVENUE (60 FEET IN WIDTH) AS THE SAME IS NAMED AND DELINEATED UPON THE RECORDED PLAT OF "FISHER ROAD INDUSTRIAL PARK (PERIMETER DRIVE, WESTWARD AVENUE, PHILLIPS ROAD, FONDORY DRIVE AND FISHER ROAD (SECTION))" OF RECORD IN PLAT BOOK 42, PAGE 46, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE S 13°02'58" W, WITH THE EASTERLY LINE OF SAID 13.406 ACRE TRACT, A DISTANCE OF 265.63 FEET TO A POINT IN THE NORTHERLY LINE OF SAID FISHER ROAD, A SOUTHERLY LINE OF SAID 13.406 ACRE TRACT;

THENCE N 74°09'33" W, WITH A NORTHERLY LINE OF SAID FISHER ROAD, A SOUTHERLY LINE OF SAID 13.406 ACRE TRACT, A DISTANCE OF 272.26 FEET TO A POINT;

THENCE S 12°04'36" W, WITH A WESTERLY LINE OF SAID 13.406 ACRE TRACT, A RIGHT-OF-WAY LINE OF SAID FISHER ROAD, A DISTANCE OF 35.00 FEET TO A POINT;

THENCE N 74°15'23" W, WITH A NORTHERLY LINE OF SAID FISHER ROAD, A SOUTHERLY LINE OF SAID 13.406 ACRE TRACT, A DISTANCE OF 180.23 FEET TO A POINT IN THE EASTERLY LINE OF INTERSTATE ROUTE I-270;

THENCE N 6°49'08" W, WITH THE EASTERLY LINE OF SAID I-270, A WESTERLY LINE OF SAID 13.406 ACRE TRACT, A DISTANCE OF 111.83 FEET TO A POINT;

THENCE N 1°55'23" E, CONTINUING WITH SAID EASTERLY AND WESTERLY LINES, A DISTANCE OF 191.23 FEET TO A POINT;

THENCE N 8°09'53" E, CONTINUING WITH SAID EASTERLY AND WESTERLY LINES, A DISTANCE OF 40.08 FEET TO A POINT;

THENCE S 77°17'28" E, CROSSING SAID 13.406 ACRE TRACT, A DISTANCE OF 357.12 FEET TO A POINT IN THE WESTERLY LINE OF SAID PERIMETER DRIVE (60 FEET IN WIDTH);

THENCE CONTINUING WITH THE WESTERLY LINE OF SAID PERIMETER DRIVE AND THE SOUTHERLY LINE OF SAID WESTWARD AVENUE AND WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, THE SUB-CHORD OF WHICH BEARS S 48°34'45" E, A SUB-CHORD DISTANCE OF 124.90 FEET TO A POINT OF TANGENCY;

THENCE S 77°17'28" E, WITH THE SOUTHERLY LINE OF SAID WESTWARD AVENUE, A DISTANCE OF 22.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.517 ACRES OF LAND, MORE OR LESS.

**TITLE EXCEPTIONS:**

- A. DEFECTS, LIENS, ENCUMBRANCES APPEARING IN THE PUBLIC RECORDS SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD, THE STATUS OF INTEREST COVERED BY THIS COMMITMENT.
- B. RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS AND ENCUMBRANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- C. EASEMENTS NOT SHOWN ON THE PUBLIC RECORDS.
- D. ANY LIENS NOT SHOWN BY THE PUBLIC RECORDS.
1. WE DO NOT AFFIRMATIVELY INSURE THE QUANTITY OF ACREAGE SET FORTH IN THE DESCRIPTION CONTAINED IN SCHEDULE "A" HEREOF.
2. RIGHTS OF PUBLIC WITHIN THE CONFINES OF PUBLIC ROADS AND HIGHWAYS.
3. EASEMENT OF RECORD IN INSTRUMENT NUMBER 19960710181533, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (PLOTTED, AFFECTS THE SOUTHERLY AREA OF THE PARCEL)
4. UTILITY EASEMENTS, AS PER RECORDED PLAT, OF RECORD IN PLAT BOOK 42, PAGE 46, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (PLOTTED, AFFECTS THE NORTHEASTERLY PORTION OF PARCEL)
5. EASEMENT OF RECORD IN DEED BOOK 1898, PAGE 245, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (PLOTTED, AFFECTS THE SOUTHERLY AREA OF THE PARCEL)
6. TAXES.
7. TAXES.

**NOTE:**

1. This is a compilation of information of record for use for title underwriting purposes only. It does not establish surveyed boundaries and is not the product of any survey work. Therefore, it should not be relied upon for any purpose other than that stated in this paragraph.

PROJECT MGR. WT	DRAWN BY:	DATE: 2/25/2007	FIELD BOOK:
CHECKED BY: MJM			
PROJECT NO.			
SHEET NO.			

FRANKLIN COUNTY

**Air-Serve Map**

OHIO

**PARCEL 2**

**MAJORS Company**