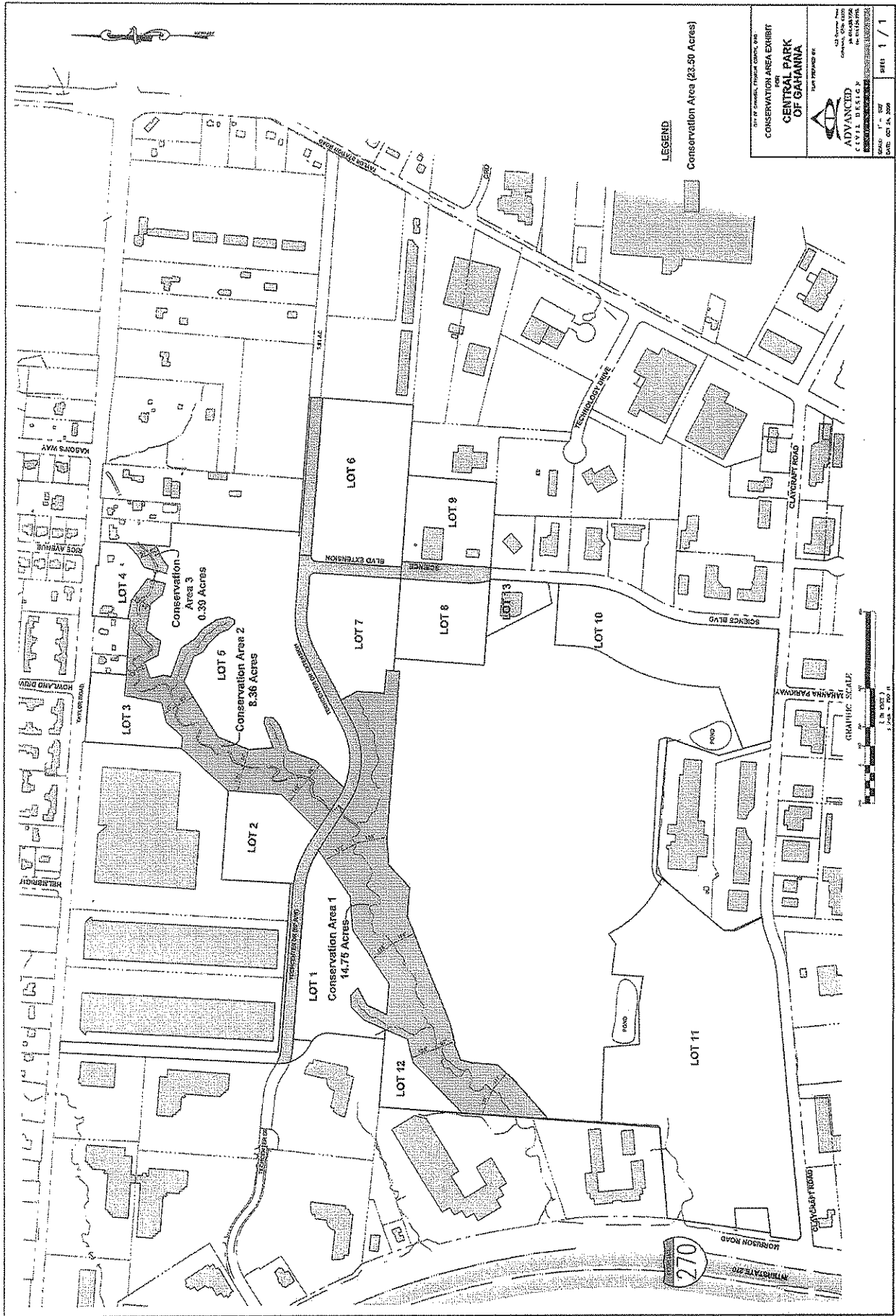


EXHIBIT A



City of Gahanna, Planning & Zoning Dept.

CONSERVATION AREA EXHIBIT FOR

CENTRAL PARK OF GAHANNA

DATE PREPARED BY: ADVANCED CIVIL DESIGN

423 Brown Ave. Gahanna, Ohio 43030

DATE: OCT 14, 2009

SHEET: 1 / 1

LEGEND

Conservation Area (23.50 Acres)

**Boundary Description for ~ 0.112 Acre
South of Taylor Road
East of Morrison Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being out of that 9.210 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, being part of Lot 25 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10 and described as follows:

Beginning, for reference, at a $\frac{3}{4}$ " iron pipe found marking the east terminus of the north right-of-way line for Techcenter Drive as recorded in Plat Book 87, Page 58, the same being the northwest corner of that 0.586 acre tract conveyed to City of Gahanna of record in Instrument Number 2008_____, in a south line of that 6.910 acre tract conveyed to Columbus Southern Power Company of record in Instrument Numbers 199806120145917 and 199901040001060;

Thence N 85° 56' 32" W, with the north right-of-way line for said Techcenter Drive, **40.03 feet**;

Thence N 83° 36' 26" W, with the north right-of-way line for said Techcenter Drive, **60.00 feet**;

Thence S 06° 23' 34" W, across the right-of-way line for said Techcenter Drive, **50.00 feet** to a $\frac{3}{4}$ " iron pipe found marking the northeast corner of that 8.643 acre tract conveyed to Columbus Southern Power Company of record in Instrument Number 199806120145921, the same being the northwest corner of that 0.096 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Numbers 200806200094924 and 200810170153909, in the south right-of-way line for said Techcenter Drive;

Thence S 06° 23' 34" W, with the common line to said 8.643 acre and 0.096 acre tracts, and with the common line to said 8.643 acre tract and the remainder of that 7.625 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200605120091965, **549.00 feet** to a $\frac{3}{4}$ " iron pipe found marking the southeast corner of said 8.643 acre tract, the same being the southwest corner of said 7.625 acre tract, in the north line of that 0.822 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200605120091965;

Thence S 83° 36' 26" E, with the common line to said 7.625 acre and 0.822 acre tracts, and with the common line to said 7.625 acre tract and that 12.001 acre tract conveyed to Morrison Road Company, LLC of record in Instrument Number 200203140066382, **275.89 feet** to a $\frac{3}{4}$ " iron pipe found marking the northeast corner of said 12.001 acre tract, the same being the northwest corner of that 89.244 acre tract conveyed to Central Ohio Community Improvement Corporation of record in Instrument Number 200807180110425;

Thence S 85° 27' 16" E, with the common line to said 89.244 acre and 7.625 acre tracts, and with a common line to said 89.244 acre tract and the remainder of that 11.814 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200712200217547, **1134.40 feet** to an iron pin set marking a common corner to said 89.244 acre and 11.814 acre tracts;

Thence N 02° 56' 24" E, with a common line to said 89.244 acre and 11.814 acre tracts, the same being the west line of Lot 24 of said subdivision, **101.44 feet** to an iron pin set marking a corner to said 89.244 acre tract, the same being the southwest corner of the remainder of that 25.411 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, the same being the southwest corner of said Lot 25;

Thence S 85° 51' 01" E, with the common line to said 89.244 acre and 25.411 acre tracts, the same being the south line of said Lot 25, **1007.31 feet** to an iron pin set marking the southeast corner of said 25.411 acre tract, the same being the southwest corner of said 9.210 acre tract, the **True Point of Beginning**;

Thence N 04° 14' 39" E, with the common line to said 9.210 acre and 25.411 acre tracts, **38.64 feet** to an iron pin set;

Boundary Description for ~ 0.112 Acre
South of Taylor Road
East of Morrison Road
-2-

Thence across said 9.210 acre tract, the following courses;

S 85° 52' 01" E, 125.89 feet to an iron pin set;

S 04° 07' 59" W, 38.68 feet to an iron pin set in the south line of said 9.210 acre tract,
the same being a north line of said 89.244 acre tract;

Thence N 85° 51' 01" W, with the common line to said 9.210 acre and 89.244 acre tracts, the
same being the south line of said Lot 25, 125.96 feet to the **True Point of Beginning**.

Containing 0.112 acre, more or less. Subject, however, to all legal highways, easements, and
restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on October
20, 2008 and is based on existing records and an actual field survey performed in July 2007.
A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County,
Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone
(1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments
FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

John C. Dodgion, P.S. 8069

**Boundary Description for ~ 1.831 Acres
South of Taylor Road
East of Morrison Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being out of the residuum of that 11.814 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, being part of Lot 6 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10 and described as follows:

Beginning, for reference, at a $\frac{3}{4}$ " iron pipe found marking the east terminus of the north right-of-way line for Techcenter Drive as recorded in Plat Book 87, Page 58, the same being the northwest corner of that 0.586 acre tract conveyed to City of Gahanna of record in Instrument Number 2008_____, in a south line of that 6.910 acre tract conveyed to Columbus Southern Power Company of record in Instrument Numbers 199806120145917 and 199901040001060;

Thence **N 85° 56' 32" W**, with the north right-of-way line for said Techcenter Drive, **40.03 feet**;

Thence **N 83° 36' 26" W**, with the north right-of-way line for said Techcenter Drive, **60.00 feet**;

Thence **S 06° 23' 34" W**, across the right-of-way line for said Techcenter Drive, **50.00 feet** to a $\frac{3}{4}$ " iron pipe found marking the northeast corner of that 8.643 acre tract conveyed to Columbus Southern Power Company of record in Instrument Number 199806120145921, the same being the northwest corner of that 0.096 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Numbers 200806200094924 and 200810170153909, in the south right-of-way line for said Techcenter Drive;

Thence **S 06° 23' 34" W**, with the common line to said 8.643 acre and 0.096 acre tracts, and with the common line to said 8.643 acre tract and the remainder of that 7.625 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200605120091965, **549.00 feet** to a $\frac{3}{4}$ " iron pipe found marking the southeast corner of said 8.643 acre tract, the same being the southwest corner of said 7.625 acre tract, in the north line of that 0.822 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200605120091965;

Thence **S 83° 36' 26" E**, with the common line to said 7.625 acre and 0.822 acre tracts, and with the common line to said 7.625 acre tract and that 12.001 acre tract conveyed to Morrison Road Company, LLC of record in Instrument Number 200203140066382, **275.89 feet** to a $\frac{3}{4}$ " iron pipe found marking the northeast corner of said 12.001 acre tract, the same being the northwest corner of that 89.244 acre tract conveyed to Central Ohio Community Improvement Corporation of record in Instrument Number 200807180110425;

Thence **S 85° 27' 16" E**, with the common line to said 89.244 acre and 7.625 acre tracts, and with a common line to said 89.244 acre and 11.814 acre tracts, **642.70 feet** to an iron pin set, the **True Point of Beginning**;

Thence across said 11.814 acre tract, the following courses;

N 55° 46' 40" E, **334.29 feet** to an iron pin set;

N 85° 43' 43" E, **176.18 feet** to an iron pin set;

N 55° 15' 38" E, **63.60 feet** to an iron pin set in an east line of said 11.814 acre tract, the same being a west line of the remainder of that 25.411 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547;

Thence **S 02° 56' 24" W**, with the common line to said 11.814 acre and 25.411 acre tracts, and with a common line to said 11.814 acre and 89.244 acre tracts, the same being the east line of said Lot 6, **276.71 feet** to an iron pin set marking the southeast corner of said 11.814 acre tract, the same being a corner to said 89.244 acre tract;

**Boundary Description for ~ 1.831 Acres
South of Taylor Road
East of Morrison Road
-2-**

Thence N 85° 27' 16" W, with a common line to said 11.814 acre and 89.244 acre tracts, 491.70 feet to the **True Point of Beginning**.

Containing 1.831 acres, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on October 20, 2008 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

John C. Dodgion, P.S. 8069

**Boundary Description for ~ 6.641 Acres
South of Taylor Road
East of Morrison Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being out of that 89.244 acre tract conveyed to Central Ohio Community Improvement Corporation of record in Instrument Number 200807180110425, being part of Lot 6 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10 and described as follows:

Beginning, for reference, at a $\frac{3}{4}$ " iron pipe found marking the east terminus of the north right-of-way line for Techcenter Drive as recorded in Plat Book 87, Page 58, the same being the northwest corner of that 0.586 acre tract conveyed to City of Gahanna of record in Instrument Number 2008_____, in a south line of that 6.910 acre tract conveyed to Columbus Southern Power Company of record in Instrument Numbers 199806120145917 and 199901040001060;

Thence N 85° 56' 32" W, with the north right-of-way line for said Techcenter Drive, 40.03 feet;

Thence N 83° 36' 26" W, with the north right-of-way line for said Techcenter Drive, 60.00 feet;

Thence S 06° 23' 34" W, across the right-of-way line for said Techcenter Drive, 50.00 feet to a $\frac{3}{4}$ " iron pipe found marking the northeast corner of that 8.643 acre tract conveyed to Columbus Southern Power Company of record in Instrument Number 199806120145921, the same being the northwest corner of that 0.096 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Numbers 200806200094924 and 200810170153909, in the south right-of-way line for said Techcenter Drive;

Thence S 06° 23' 34" W, with the common line to said 8.643 acre and 0.096 acre tracts, and with the common line to said 8.643 acre tract and the remainder of that 7.625 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200605120091965, 549.00 feet to a $\frac{3}{4}$ " iron pipe found marking the southeast corner of said 8.643 acre tract, the same being the southwest corner of said 7.625 acre tract, in the north line of that 0.822 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200605120091965;

Thence S 83° 36' 26" E, with the common line to said 7.625 acre and 0.822 acre tracts, and with the common line to said 7.625 acre tract and that 12.001 acre tract conveyed to Morrison Road Company, LLC of record in Instrument Number 200203140066382, 275.89 feet to a $\frac{3}{4}$ " iron pipe found marking the northeast corner of said 12.001 acre tract, the same being the northwest corner of said 89.244 acre tract;

Thence S 85° 27' 16" E, with the common line to said 89.244 acre and 7.625 acre tracts, and with the common line to said 89.244 acre tract and the remainder of that 11.814 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200712200217547, 404.17 feet to an iron pin set, the **True Point of Beginning**;

Thence S 85° 27' 16" E, with the common line to said 89.244 acre and 11.814 acre tracts, 730.23 feet to an iron pin set marking a common corner thereof;

Thence across said 89.244 acre tract, the following courses;

S 03° 50' 42" W, with the east line of said Lot 6, 65.55 feet;

N 85° 28' 45" W, 137.86 feet to an iron pin set;

S 68° 22' 35" W, 599.00 feet to an iron pin set;

S 77° 07' 42" W, 120.00 feet to an iron pin set;

S 69° 38' 23" W, 75.27 feet to an iron pin set;

S 14° 52' 15" W, 51.07 feet to an iron pin set;

Boundary Description for ~ 6.641 Acres
South of Taylor Road
East of Morrison Road
-2-

S 05° 39' 25" W, 143.64 feet to an iron pin set;

S 42° 42' 32" W, 114.01 feet to an iron pin set;

S 48° 26' 42" W, 266.12 feet to an iron pin set in a west line of said 89.244 acre tract, the same being the east line of that 6.718 acre tract conveyed to Gahanna Business Mart Partnership of record in Official Record 14749H15;

Thence N 03° 53' 05" E, with the common line to said 89.244 acre and 6.718 acre tracts, and with the common line to said 89.244 acre and 12.001 acre tracts 455.15 feet to an iron pin set;

Thence across said 89.244 acre tract, the following courses;

N 46° 03' 37" E, 361.93 feet to an iron pin set;

N 76° 17' 14" E, 124.73 feet to an iron pin set;

N 23° 44' 54" E, 124.35 feet to the True Point of Beginning.

Containing 6.641 acres, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on October 20, 2008 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

John C. Dodgion, P.S. 8069

**Boundary Description for ~ 4.679 Acres
South of Taylor Road
East of Morrison Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being out of the residuum of that 25.411 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, being part of Lot 25 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10 and described as follows:

Beginning, for reference, at a ¾" iron pipe found marking the east terminus of the north right-of-way line for Techcenter Drive as recorded in Plat Book 87, Page 58, the same being the northwest corner of that 0.586 acre tract conveyed to City of Gahanna of record in Instrument Number 2008_____, in a south line of that 6.910 acre tract conveyed to Columbus Southern Power Company of record in Instrument Numbers 199806120145917 and 199901040001060;

Thence **N 85° 56' 32" W**, with the north right-of-way line for said Techcenter Drive, **40.03 feet**;

Thence **N 83° 36' 26" W**, with the north right-of-way line for said Techcenter Drive, **60.00 feet**;

Thence **S 06° 23' 34" W**, across the right-of-way line for said Techcenter Drive, **50.00 feet** to a ¾" iron pipe found marking the northeast corner of that 8.643 acre tract conveyed to Columbus Southern Power Company of record in Instrument Number 199806120145921, the same being the northwest corner of that 0.096 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Numbers 200806200094924 and 200810170153909, in the south right-of-way line for said Techcenter Drive;

Thence **S 06° 23' 34" W**, with the common line to said 8.643 acre and 0.096 acre tracts, and with the common line to said 8.643 acre tract and the remainder of that 7.625 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200605120091965, **549.00 feet** to a ¾" iron pipe found marking the southeast corner of said 8.643 acre tract, the same being the southwest corner of said 7.625 acre tract, in the north line of that 0.822 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200605120091965;

Thence **S 83° 36' 26" E**, with the common line to said 7.625 acre and 0.822 acre tracts, and with the common line to said 7.625 acre tract and that 12.001 acre tract conveyed to Morrison Road Company, LLC of record in Instrument Number 200203140066382, **275.89 feet** to a ¾" iron pipe found marking the northeast corner of said 12.001 acre tract, the same being the northwest corner of that 89.244 acre tract conveyed to Central Ohio Community Improvement Corporation of record in Instrument Number 200807180110425;

Thence **S 85° 27' 16" E**, with the common line to said 89.244 acre and 7.625 acre tracts, and with a common line to said 89.244 acre tract and the remainder of that 11.814 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200712200217547, **1134.40 feet** to an iron pin set marking a common corner to said 89.244 acre and 11.814 acre tracts;

Thence **N 02° 56' 24" E**, with a common line to said 89.244 acre and 11.814 acre tracts, the same being the west line of Lot 24 of said subdivision, **101.44 feet** to an iron pin set marking a corner to said 89.244 acre tract, the same being the southwest corner of said 25.411 acre tract and the southwest corner of said Lot 25, the **True Point of Beginning**;

Thence **N 02° 56' 24" E**, with the common line to said 25.411 acre and 11.814 acre tracts, the same being the west line of said Lot 25, **175.27 feet** to an iron pin set;

Thence across said 25.411 acre tract, the following courses;

N 55° 15' 38" E, **226.87 feet** to an iron pin set;

S 57° 16' 51" E, **285.47 feet** to an iron pin set at a point of curvature;

Boundary Description for ~ 4.679 Acres
South of Taylor Road
East of Morrison Road
-2-

with a curve to the left, having a central angle of $60^{\circ} 19' 47''$, a radius of 430.00 feet and an arc length of 452.77 feet, a chord bearing and chord distance of $S 87^{\circ} 26' 41'' E$, 432.14 feet to an iron pin set at a point of tangency;

$N 62^{\circ} 23' 23'' E$, 126.50 feet to an iron pin set;

$S 27^{\circ} 36' 37'' E$, 84.51 feet to an iron pin set in the east line of said 25.411 acre tract, the same being the west line of that 9.210 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547;

Thence $S 04^{\circ} 14' 39'' W$, with the common line to said 25.411 acre and 9.210 acre tracts, 187.90 feet to an iron pin set marking a common corner thereof, in the north line of said 89.244 acre tract;

Thence $N 85^{\circ} 51' 01'' W$, with the common line to said 25.411 acre and 89.244 acre tracts, the same being the south line of said Lot 25, 1007.31 feet to the True Point of Beginning.

Containing 4.679 acres, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on October 20, 2008 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are $\frac{3}{4}$ " diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of $S 33^{\circ} 55' 24'' W$ was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

John C. Dodgion, P.S. 8069

**Boundary Description for ~ 0.730 Acre
South of Taylor Road
East of Morrison Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna and Township of Jefferson, Quarter Township 3, Township 1, Range 16, United States Military District and being out of those: 6.431 acre and 9.210 acre tracts conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, being part of Lots 25 and 26 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10 and described as follows:

Beginning, for reference, at county monument FCGS 1164 found in the centerline of Taylor Road, marking the northeast corner of that 0.178 acre tract conveyed to City of Gahanna of record in Instrument Number 199805010105100, the same being the northwest corner of that 0.242 acre tract conveyed to City of Gahanna of record in Instrument Number 200511300251697;

Thence **S 04° 14' 57" W**, with the common line to said 0.178 acre and 0.242 acre tracts, and with a common line to said 6.431 acre tract and the remainder of that 1 acre tract conveyed to Greg A. Stonerock and Paula Stonerock of record in Official Record 8509E19, the same being the common line to said Lots 25 and 26, **225.00 feet** to an iron pin set marking the northeast corner of said 9.210 acre tract, the same being the southeast corner of said 1 acre tract;

Thence **N 85° 58' 41" W**, with the common line to said 9.210 acre and 1 acre tracts, and with the common line to said 9.210 acre and the remainder of that 0.504 acre tract conveyed to David L. DeConnick of record in Official Record 24839A04, **291.36 feet** to an iron pin set marking the northwest corner of said 9.210 acre tract, the same being the southwest corner of said 0.504 acre tract, in the east line of the remainder of that 25.411 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547;

Thence **S 04° 14' 39" W**, with the common line to said 9.210 acre and 25.411 acre tracts, **120.41 feet** to an iron pin set, the **True Point of Beginning**;

Thence across said 6.431 acre and 9.210 acre tracts, the following courses;

S 06° 32' 58" E, 70.10 feet to an iron pin set;

S 10° 41' 40" W, 39.67 feet to an iron pin set;

S 69° 26' 01" E, 159.46 feet to an iron pin set;

S 33° 15' 22" E, 81.78 feet to an iron pin set;

S 51° 52' 21" E, 69.89 feet to an iron pin set;

S 33° 01' 02" E, 84.21 feet to an iron pin set;

S 13° 28' 03" E, 64.04 feet to an iron pin set;

S 26° 34' 34" W, 32.59 feet to an iron pin set;

N 87° 55' 10" W, 20.79 feet to an iron pin set;

N 43° 22' 55" W, 39.82 feet to an iron pin set;

N 23° 41' 52" W, 49.50 feet to an iron pin set;

N 43° 43' 13" W, 74.59 feet to an iron pin set;

N 53° 36' 44" W, 60.55 feet to an iron pin set;

N 25° 29' 42" E, 48.94 feet to an iron pin set;

**Boundary Description for ~ 0.730 Acre
South of Taylor Road
East of Morrison Road
-2-**

N 67° 35' 11" W, 129.73 feet to an iron pin set in the west line of said 25.411 acre tract, the same being the east line of said 25.411 acre tract;

Thence N 04° 14' 39" E, with a common line to said 9.210 acre and 25.411 acre tracts, 180.22 feet to the True Point of Beginning.

Containing 0.730 acre, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on October 20, 2008 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

John C. Dodgion, P.S. 8069

**Boundary Description for ~ 1.068 Acres
South of Taylor Road
East of Morrison Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being out of that 89.244 acre tract conveyed to Central Ohio Community Improvement Corporation of record in Instrument Number 200807180110425, being part of Lots 23 and 24 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10 and described as follows:

Beginning, for reference, at a $\frac{3}{4}$ " iron pipe found marking the east terminus of the north right-of-way line for Techcenter Drive as recorded in Plat Book 87, Page 58, the same being the northwest corner of that 0.586 acre tract conveyed to City of Gahanna of record in Instrument Number 2008_____, in a south line of that 6.910 acre tract conveyed to Columbus Southern Power Company of record in Instrument Numbers 199806120145917 and 199901040001060;

Thence **N 85° 56' 32" W**, with the north right-of-way line for said Techcenter Drive, **40.03 feet**;

Thence **N 83° 36' 26" W**, with the north right-of-way line for said Techcenter Drive, **60.00 feet**;

Thence **S 06° 23' 34" W**, across the right-of-way line for said Techcenter Drive, **50.00 feet** to a $\frac{3}{4}$ " iron pipe found marking the northeast corner of that 8.643 acre tract conveyed to Columbus Southern Power Company of record in Instrument Number 199806120145921, the same being the northwest corner of that 0.096 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Numbers 200806200094924 and 200810170153909, in the south right-of-way line for said Techcenter Drive;

Thence **S 06° 23' 34" W**, with the common line to said 8.643 acre and 0.096 acre tracts, and with the common line to said 8.643 acre tract and the remainder of that 7.625 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200605120091965, **549.00 feet** to a $\frac{3}{4}$ " iron pipe found marking the southeast corner of said 8.643 acre tract, the same being the southwest corner of said 7.625 acre tract, in the north line of that 0.822 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200605120091965;

Thence **S 83° 36' 26" E**, with the common line to said 7.625 acre and 0.822 acre tracts, and with the common line to said 7.625 acre tract and that 12.001 acre tract conveyed to Morrison Road Company, LLC of record in Instrument Number 200203140066382, **275.89 feet** to a $\frac{3}{4}$ " iron pipe found marking the northeast corner of said 12.001 acre tract, the same being the northwest corner of said 89.244 acre tract;

Thence **S 85° 27' 16" E**, with the common line to said 89.244 acre and 7.625 acre tracts, and with a common line to said 89.244 acre tract and the remainder of that 11.814 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200712200217547, **1134.40 feet** to an iron pin set marking a common corner to said 89.244 acre and 11.814 acre tracts, the **True Point of Beginning**;

Thence **N 02° 56' 24" E**, with a common line to said 89.244 acre and 11.814 acre tracts, the same being the west line of said Lot 24, **101.44 feet** to an iron pin set marking a corner to said 89.244 acre tract, the same being the southwest corner of the remainder of that 25.411 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, the same being the northwest corner of said Lot 24;

Thence **S 85° 51' 01" E**, with the common line to said 89.244 acre and 25.411 acre tracts, and with the common line to said 89.244 acre tract and that 9.210 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, the same being the north line of said Lots 23 and 24, **1133.27 feet** to an iron pin set;

Thence across said 89.244 acre tract, the following courses;

S 04° 07' 59" W, 30.49 feet to an iron pin set;

**Boundary Description for ~ 1.068 Acres
South of Taylor Road
East of Morrison Road
-2-**

N 85° 52' 01" W, 875.12 feet to an iron pin set;

S 85° 32' 42" W, 134.81 feet to an iron pin set;

S 47° 30' 12" W, 159.71 feet to an iron pin set;

N 85° 28' 45" W, 12.75 feet to an iron pin set;

N 03° 50' 42" E, with the west line of said Lot 24, 65.55 feet to the True Point of Beginning.

Containing 1.068 acres, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on October 20, 2008 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

John C. Dodgion, P.S. 8069

**Boundary Description for ~ 0.383 Acre
South of Taylor Road
East of Morrison Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being out of the residuum of that 11.814 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, being part of Lot 6 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10 and described as follows:

Beginning, for reference, at a ¾" iron pipe found marking the east terminus of the north right-of-way line for Techcenter Drive as recorded in Plat Book 87, Page 58, the same being the northwest corner of that 0.586 acre tract conveyed to City of Gahanna of record in Instrument Number 2008_____, in a south line of that 6.910 acre tract conveyed to Columbus Southern Power Company of record in Instrument Numbers 199806120145917 and 199901040001060;

Thence N 85° 56' 32" W, with the north right-of-way line for said Techcenter Drive, 40.03 feet;

Thence N 83° 36' 26" W, with the north right-of-way line for said Techcenter Drive, 60.00 feet;

Thence S 06° 23' 34" W, across the right-of-way line for said Techcenter Drive, 50.00 feet to a ¾" iron pipe found marking the northeast corner of that 8.643 acre tract conveyed to Columbus Southern Power Company of record in Instrument Number 199806120145921, the same being the northwest corner of that 0.096 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Numbers 200806200094924 and 200810170153909, in the south right-of-way line for said Techcenter Drive;

Thence S 06° 23' 34" W, with the common line to said 8.643 acre and 0.096 acre tracts, and with the common line to said 8.643 acre tract and the remainder of that 7.625 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200605120091965, 549.00 feet to a ¾" iron pipe found marking the southeast corner of said 8.643 acre tract, the same being the southwest corner of said 7.625 acre tract, in the north line of that 0.822 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200605120091965;

Thence S 83° 36' 26" E, with the common line to said 7.625 acre and 0.822 acre tracts, and with the common line to said 7.625 acre tract and that 12.001 acre tract conveyed to Morrison Road Company, LLC of record in Instrument Number 200203140066382, 275.89 feet to a ¾" iron pipe found marking the northeast corner of said 12.001 acre tract, the same being the northwest corner of that 89.244 acre tract conveyed to Central Ohio Community Improvement Corporation of record in Instrument Number 200807180110425;

Thence S 85° 27' 16" E, with the common line to said 89.244 acre and 7.625 acre tracts, and with a common line to said 89.244 acre and 11.814 acre tracts, 404.17 feet to an iron pin set, the True Point of Beginning;

Thence across said 11.814 acre tract, the following courses;

N 23° 44' 54" E, 113.25 feet to an iron pin set;

N 43° 37' 16" E, 97.90 feet to an iron pin set;

N 85° 18' 59" E, 63.00 feet to an iron pin set;

S 46° 49' 41" E, 53.64 feet to an iron pin set;

S 61° 06' 27" W, 101.50 feet to an iron pin set;

S 26° 52' 15" W, 112.04 feet to an iron pin set in the south line of said 11.814 acre tract, the same being a north line of said 89.244 acre tract;

**Boundary Description for ~ 0.383 Acre
South of Taylor Road
East of Morrison Road**

-2-

Thence N 85° 27' 16" W, with a common line to said 11.814 acre and 89.244 acre tracts, 75.78 feet to the True Point of Beginning.

Containing 0.383 acre, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on October 20, 2008 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

John C. Dodgion, P.S. 8069

Z:\07-0003-188\survey\0.383ac_desc.doc

**Boundary Description for ~ 1.336 Acres
South of Taylor Road
East of Morrison Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna and Township of Jefferson, Quarter Township 3, Township 1, Range 16, United States Military District and being out of those: 6.431 acre and 9.210 acre tracts conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, being part of Lots 25 and 26 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10 and described as follows:

Beginning, for reference, at county monument FCGS 1164 found in the centerline of Taylor Road, marking the northeast corner of that 0.178 acre tract conveyed to City of Gahanna of record in Instrument Number 199805010105100, the same being the northwest corner of that 0.242 acre tract conveyed to City of Gahanna of record in Instrument Number 200511300251697;

Thence **S 04° 14' 57" W**, with the common line to said 0.178 acre and 0.242 acre tracts, and with a common line to said 6.431 acre tract and the remainder of that 1 acre tract conveyed to Greg A. Stonerock and Paula Stonerock of record in Official Record 8509E19, the same being the common line to said Lots 25 and 26, **213.51 feet** to an iron pin set, the **True Point of Beginning**;

Thence across said 6.431 acre and 9.210 acre tracts, the following courses;

S 79° 34' 34" E, 96.77 feet to an iron pin set;

S 53° 28' 13" W, 139.57 feet to an iron pin set;

S 14° 56' 32" W, 93.96 feet to an iron pin set;

N 75° 03' 28" W, 60.71 feet to an iron pin set;

N 39° 07' 45" W, 76.16 feet to an iron pin set;

N 80° 24' 04" W, 139.58 feet to an iron pin set;

S 36° 20' 20" W, 93.68 feet to an iron pin set;

N 78° 54' 54" W, 74.11 feet to an iron pin set;

N 26° 28' 26" W, 77.61 feet to an iron pin set;

S 71° 11' 15" W, 80.63 feet to an iron pin set in the west line of said 9.210 acre tract, the same being the east line of the remainder of that 25.411 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547;

Thence **N 04° 14' 39" E**, with the common line to said 9.210 acre and 25.411 acre tracts, **120.41 feet** to an iron pin set marking the northwest corner of said 9.210 acre tract, the same being the southwest corner of the remainder of that 0.504 acre tract conveyed to David L. DeConnick of record in Official Record 24839A04;

Thence **S 85° 58' 41" E**, with the common line to said 9.210 acre and 0.504 acre tracts, and with the common line to said 9.210 acre and 1 acre tracts **291.36 feet** to an iron pin set marking the northeast corner of said 9.210 acre tract, the same being the southeast corner of said 1 acre tract, in the west line of said 6.431 acre tract;

Thence **N 04° 14' 57" E**, with the common line to said 6.431 acre and 1 acre tracts, the same being the common line to said Lots 25 and 26, **11.49 feet** to the **True Point of Beginning**.

Containing **1.336 acres**, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on October 20, 2008 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description has been prepared and is made a part hereof.

**Boundary Description for ~ 1.336 Acres
South of Taylor Road
East of Morrison Road
-2-**

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

John C. Dodgion, P.S. 8069

Z:\07-0003-188\survey\1.336ac_desc.doc

**Boundary Description for ~ 6.286 Acres
South of Taylor Road
East of Morrison Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being out of the residuum of that 25.411 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, being part of Lot 25 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10 and described as follows:

Beginning, for reference, at county monument FCGS 1164 found in the centerline of Taylor Road, marking the northeast corner of that 0.178 acre tract conveyed to City of Gahanna of record in Instrument Number 199805010105100, the same being the northwest corner of that 0.242 acre tract conveyed to City of Gahanna of record in Instrument Number 200511300251697;

Thence **S 04° 14' 57" W**, with the common line to said 0.178 acre and 0.242 acre tracts, and with a common line to that 6.431 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547 and the remainder of that 1 acre tract conveyed to Greg A. Stonerock and Paula Stonerock of record in Official Record 8509E19, the same being the east line of said Lot 25, **225.00 feet** to an iron pin set marking the northeast corner of that 9.210 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, the same being the southeast corner of said 1 acre tract;

Thence **N 85° 58' 41" W**, with the common line to said 9.210 acre and 1 acre tracts, and with the common line to said 9.210 acre and the remainder of that 0.504 acre tract conveyed to David L. DeConnick of record in Official Record 24839A04, **291.36 feet** to an iron pin set marking the northwest corner of said 9.210 acre tract, the same being the southwest corner of said 0.504 acre tract, in the east line of said 25.411 acre tract, the **True Point of Beginning**;

Thence **S 04° 14' 39" W**, with the common line to said 25.411 acre and 9.210 acre tracts, **300.63 feet** to an iron pin set;

Thence across said 25.411 acre tract, the following courses;

N 67° 35' 11" W, 11.91 feet to an iron pin set;

S 57° 58' 43" W, 340.85 feet to an iron pin set;

S 22° 21' 28" W, 171.55 feet to an iron pin set;

S 04° 12' 12" E, 127.66 feet to an iron pin set;

N 69° 19' 48" E, 137.71 feet to an iron pin set;

S 81° 15' 29" E, 29.08 feet to an iron pin set;

S 02° 27' 19" W, 44.23 feet to an iron pin set;

S 49° 47' 50" W, 51.60 feet to an iron pin set;

S 70° 07' 18" W, 140.20 feet to an iron pin set;

S 20° 09' 39" W, 147.53 feet to an iron pin set;

S 42° 59' 35" W, 204.46 feet to an iron pin set;

with a curve to the right, having a central angle of **09° 36' 00"**, a radius of **370.00 feet** and an arc length of **61.99 feet**, a chord bearing and chord distance of **N 62° 04' 52" W**, 61.92 feet to an iron pin set at a point of tangency;

N 57° 16' 51" W, 200.80 feet to an iron pin set;

**Boundary Description for ~ 6.286 Acres
South of Taylor Road
East of Morrison Road**

-2-

N 44° 30' 00" E, 266.06 feet to an iron pin set;

N 04° 19' 59" E, 274.33 feet to a 3/4" iron pipe found marking a common corner to said 25.411 acre tract and that 16.698 acre tract conveyed to Gahanna Realty, LLC of record in Instrument Number 200010300219232;

Thence N 42° 09' 01" E, with a common line to said 25.411 acre and 16.698 acre tracts, 325.04 feet to a 3/4" iron pipe found marking a common corner thereof;

Thence across said 25.411 acre tract, the following courses;

S 86° 50' 35" E, 61.65 feet to an iron pin set;

N 41° 26' 20" E, 111.82 feet to an iron pin set;

N 76° 08' 08" E, 106.31 feet to an iron pin set;

N 10° 43' 37" E, 194.19 feet to an iron pin set;

S 85° 58' 41" E, 107.64 feet to the True Point of Beginning.

Containing **6.286 acres**, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on October 20, 2008 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

John C. Dodgion, P.S. 8069

**Boundary Description for ~ 0.390 Acre
South of Taylor Road
East of Morrison Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna and Township of Jefferson, Quarter Township 3, Township 1, Range 16, United States Military District and being out of those: 0.799 acre, 4.033 acre and 6.431 acre tracts conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, being part of Lot 26 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10 and described as follows:

Beginning, for reference, at county monument FCGS 1164 found in the centerline of Taylor Road, marking the northeast corner of that 0.178 acre tract conveyed to City of Gahanna of record in Instrument Number 199805010105100, the same being the northwest corner of that 0.242 acre tract conveyed to City of Gahanna of record in Instrument Number 200511300251697;

Thence S 85° 52' 09" E, with said centerline, 390.14 feet to the northeast corner of that 0.024 acre tract conveyed to City of Gahanna of record in Instrument Number 199812100318858, the same being the northwest corner of that 0.114 acre tract conveyed to City of Gahanna of record in Instrument Number 199805010105102;

Thence S 04° 18' 13" W, with the common line to said 0.024 acre and 0.114 acre tracts, and with a common line to said 4.033 acre tract and the remainder of that 1.139 acre tract conveyed to Donald G. Miller and Anita J. Miller of record in Official Record 7695F05, 173.66 feet to an iron pin set, the True Point of Beginning;

Thence S 04° 18' 13" W, with a common line to said 4.033 acre and 1.136 acre tracts, 156.75 feet to an iron pin set;

Thence across said 0.799 acre, 4.033 acre and 6.431 acre tracts, the following courses;

S 66° 12' 16" W, 71.29 feet to an iron pin set;

S 52° 02' 31" W, 54.03 feet to an iron pin set;

N 75° 03' 28" W, 37.75 feet to an iron pin set;

N 14° 56' 32" E, 118.41 feet to an iron pin set;

N 63° 20' 33" E, 65.64 feet to an iron pin set;

N 45° 56' 24" E, 93.06 feet to the True Point of Beginning.

Containing 0.390 acre, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on October 20, 2008 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are ¾" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

John C. Dodgion, P.S. 8069