

January 11, 2000

**Legal Description of 25.411 Acres of Land.**

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being 25.411 acres of land entirely out of an original 45.169 acre tract of land belonging to T & S Industrial of record in Official Record 13182 F19 at the Franklin County Recorder's Office, Franklin County, Ohio, and said 25.411 acre tract of land being more particularly described as follows:

Beginning for reference at a Railroad Spike (found), said spike being located in the centerline of Taylor Road (variable right-of-way width), said spike also being located at a northwesterly property corner of a 16.698 acre tract of land belonging to Duke Realty Limited Partnership of record in Official Record 31339 C16 at said Recorders Office; Thence along the said centerline of Taylor Road, N 90 00' 00" E, (Due East) a distance of 673.34 feet to a Railroad Spike (found), said spike being located at northeasterly property corner of said 16.698 acre tract of land; said spike also being located at the most northwesterly property corner of a 0.335 acre tract of land belonging to the City of Gahanna, of record in Instrument No. 199806040137285 at said Recorders Office, said Railroad Spike also bears, N 90 00' 00" E (Due East) a distance of 655.80 feet from Franklin County Monument Box No. 1164; Thence along the most westerly property line of said 0.335 acre tract, S 00 19' 00" E, a distance of 40.00 feet to a iron pin (found), said iron pin being located at the True Point of Beginning;

Thence, N 90 00' 00" E (Due East), a distance of 364.30 feet to a iron pin (found), said iron pin being located in the westerly property line of a 0.504 acre tract of land belonging to David L. Deconnick of record in Official Record 24839 A04 at said Recorders Office;

Thence along the westerly property line of said 0.504 acre tract, and also along the westerly property line of a 9.210 acre tract of land belonging to SLK investments, LTD., of record in Instrument No. 199904150094687 at said Recorders Office, S 00 06' 25" W, a distance of 1564.79 feet to a iron pin (found), said iron pin being located at the most southwesterly property corner of said 9.210 acre, said iron pin also being located in a northerly property line of a 83.238 acre tract of land belonging to the State of Ohio of record in Official Record 33035 H03 at said Recorders Office;

**EXHIBIT A**

January 11, 2000

Legal Description of 25.411 Acres of Land.  
(continued)

Thence along the said northerly property line of said 83.238 acre tract, N 88 42' 57" W, a distance of 993.38 feet to a iron pin (found), said iron pin being located in the easterly property line of a 11.820 acre tract of land belonging to JAS Group, LTD., of record in Instrument No. 199910210266017 at said Recorders Office;


Thence along the said easterly property line of said 11.820 acre tract, N 03 29' 24" W, a distance of 431.55 feet to a iron pin (set), said iron pin being located at the northeasterly property corner of said 11.820 acre tract, said iron pin also being located at a southeasterly property corner of said 16.698 acre tract belonging to said Duke Realty LP.;

Thence along a easterly property line of said 16.698 acre tract, N 01 03' 18" W, a distance of 355.08 feet to iron pin (set)";

Thence along a southerly property line of said 16.698 acre tract, N 90 00' 00" E, (Due East), a distance of 466.90 feet to a iron pin (found);

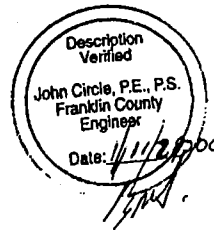
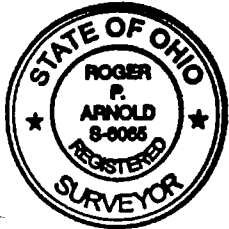
Then along a easterly property line of said 16.698 acre tract, N 38 04' 14" E, a distance of 325.04 feet to a iron pin (found);

Thence along a easterly property line of said 16.698 acre tract, N 00 19' 00" W, a distance of 500.87 feet to the True Point of Beginning and containing 25.411 acres of land more or less, and being subject to all easements, restrictions, and rights-of-way (if any) of previous record.

  
Professional Surveyor No. 6065

ALL OF  
4245  
(025)

Basis of Bearing used in this description, S 00 06' 25" W, the westerly boundary of a 9.210 acre tract belonging to SLK Investments of record in Instrument No. 199904150094687., Franklin County Recorders Office, Franklin County, Ohio.



GENERAL WARRANTY DEED

T & S Industrial, an Ohio general partnership, for valuable consideration paid, grants, with general warranty covenants, to Lynn W. Singh and Kanwal N. Singh., as tenants in common, whose tax-mailing address is 2701 Indianola Avenue, Columbus, Ohio 43202 the following real property:

Situated in the State of Ohio, County of Franklin, City of Gahanna:  
See Exhibit A, attached hereto and incorporated herein by reference.

Subject to (i) easements, conditions, covenants, restrictions, reservations and rights of way, if any, of record; (ii) taxes and assessments, if any, hereafter due and payable; (iii) applicable zoning ordinances and regulations; and (iv) any portion of the property which may lie within the confines of publicly dedicated rights of way and/or legal highways.

Prior Instrument Reference: Official Records 13182, Page F-19, Franklin County, Ohio records.

IN WITNESS WHEREOF, T & S INDUSTRIAL, an Ohio general partnership, the grantor, has executed this General Warranty Deed on this 13<sup>th</sup> day of January, 2000.

Witnesses:

T & S INDUSTRIAL,  
an Ohio general partnership

Shari D. Cook  
Printed Name: Shari DASH

Yuri Traisman, partner,  
By: Judith D. Levine, attorney in fact  
Yuri Traisman, Partner, by Judith  
D. Levine, his attorney-in-fact

Kevin F. Eichner  
Printed Name: Kevin F. Eichner

STATE OF OHIO,  
COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED, that on this 13<sup>th</sup> day of January, 2000, before me, the subscriber, a Notary Public in and for said state, personally came T & S Industrial, an Ohio general partnership, by Yuri Traisman, partner, by Judith D. Levine, his attorney-in-fact, the Grantor in the foregoing Deed, who signed the foregoing instrument on behalf of said partnership, as the free act and deed of said partnership.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Kevin F. Eichner  
Notary Public

This instrument prepared by:

Judith D. Levine, Esq.  
Arter & Hadden LLP  
One Columbus, Suite 2100  
10 West Broad Street  
Columbus, Ohio 43215

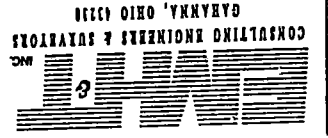


KEVIN F. EICHNER,  
Attorney at Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires  
No Expiration Date  
Section 147.01 R.C.

PARTNERSHIP  
FILING DATE 4-28-88  
RECORDED VOL 11495 PAGE F08  
RECORDER  
FRANKLIN COUNTY, OHIO

000828  
CONVEYANCE TAX  
\$ 425.60  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR  
TRANSFERRED  
JAN 13 2000  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

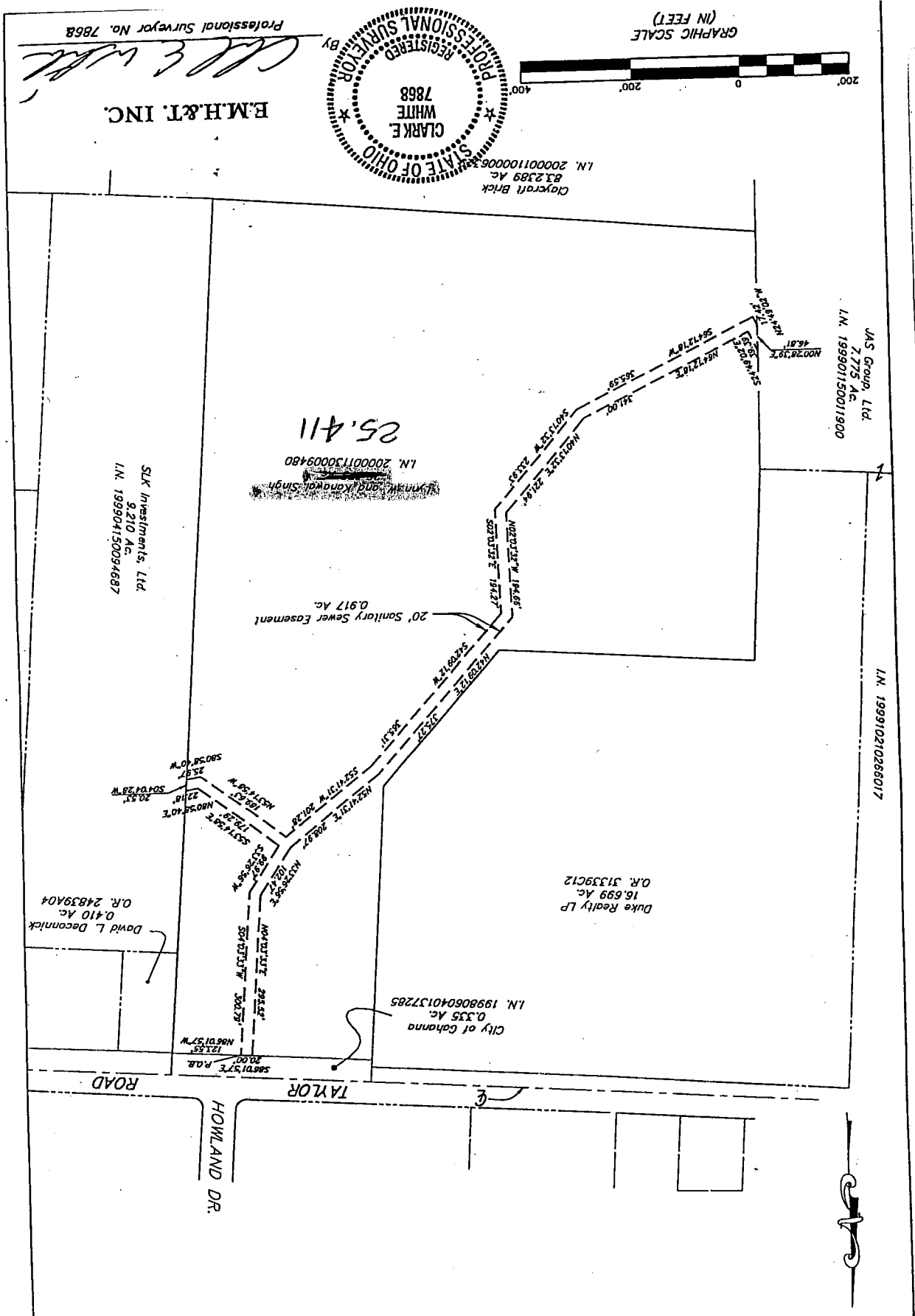
INDEPENDENT TITLE 501 (087)



SANITARY SEWER EASEMENTS  
 LOCATED IN  
 QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16  
 UNITED STATES MILITARY LANDS  
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

JUNE 22, 2000

SCALE 1" = 200'



Professional Surveyor No. 7868

E.M.H.&T. INC.

*Handwritten signature*



Cloycroft Blk  
 83.2389 Ac  
 I.N. 200001100006