

SUB-AREA A
30.585 ACRES

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey 6748, being part of that 64.219 acre tract conveyed to S.R. Associates by deed of record in Official Record 12935A01, and that 3.000 acre tract conveyed to S.R. Associates by deed of record in Instrument Number _____, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, in the northerly right-of-way line of Shier Rings Road, at the southeasterly corner of the remainder of said 64.219 acre tract, being the common corner of the remainder of that 64.297 acre tract conveyed to Bates Property Management, Ltd. by deed of record in Instrument Number 200002010022500, that 0.302 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201206130084522, and that 0.629 acre tract conveyed as Parcel 1-WD-2 to City of Dublin, Ohio by deed of record in Instrument Number 201206220089839;

Thence South 84° 26' 15" West, with said northerly right-of-way line, said southerly line, a distance of 480.48 feet to a point;

Thence North 05° 33' 45" West, across said 64.219 acre tract, a distance of 45.00 feet to the TRUE POINT OF BEGINNING;

Thence across said 64.219 acre and 3.000 acre tracts, the following courses and distances:

South 84° 26' 15" West, a distance of 136.00 feet to a point;

North 05° 33' 45" West, a distance of 300.00 feet to a point;

South 84° 26' 15" West, a distance of 1024.00 feet to a point;

North 05° 33' 45" West, a distance of 15.00 feet to a point;

North 84° 26' 15" East, a distance of 114.00 feet to a point;

North 05° 33' 45" West, a distance of 102.50 feet to a point;

South 84° 26' 15" West, a distance of 114.00 feet to a point;

North 05° 33' 45" West, a distance of 15.00 feet to a point;

North 84° 26' 15" East, a distance of 1024.00 feet to a point;

South 05° 33' 45" East, a distance of 15.00 feet to a point;

South 84° 26' 15" West, a distance of 114.00 feet to a point;

South 05° 33' 45" East, a distance of 102.50 feet to a point;

North 84° 26' 15" East, a distance of 114.00 feet to a point;

South 05° 33' 45" East, a distance of 315.00 feet to a point;

South 84° 26' 15" West, a distance of 1112.86 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of 44° 24' 25", a radius of 277.00 feet, an arc length of 214.69 feet, a chord bearing of North 73° 21' 33" West and chord distance of 209.35 feet to a point of tangency;

North 51° 09' 21" West, a distance of 268.08 feet to a point of curvature;

SUB-AREA A
30.585 ACRES

-2-

with the arc of a curve to the right, having a central angle of $34^{\circ} 46' 39''$, a radius of 325.00 feet, an arc length of 197.27 feet, a chord bearing of North $33^{\circ} 46' 01''$ West and chord distance of 194.25 feet to a point of tangency;

North $16^{\circ} 22' 42''$ West, a distance of 275.79 feet to a point; and

South $74^{\circ} 44' 55''$ West, a distance of 136.03 feet to a point in the easterly right-of-way line of Cosgray Road;

Thence North $16^{\circ} 22' 42''$ West, with said easterly right-of-way line, a westerly line of the remainder of said 64.219 acre tract, a distance of 118.65 feet to a point in the southerly line of Lot 2 of "Northwest Dublin Commercial Park Phase II", a subdivision of record in Plat Book 84, Page 5;

Thence North $84^{\circ} 17' 45''$ East, with the line common to said 64.219 acre tract and said Lot 2, a distance of 1333.65 feet to a point;

Thence across said 64.219 acre tract, the following courses and distances:

South $10^{\circ} 39' 00''$ East, a distance of 5.51 feet to a point on the arc of a curve;

with the arc of a curve to the left, having a central angle of $41^{\circ} 24' 54''$, a radius of 782.00 feet, an arc length of 565.25 feet, a chord bearing of North $58^{\circ} 52' 14''$ East and chord distance of 553.03 feet to a point of reverse curvature;

with the arc of a curve to the right, having a central angle of $15^{\circ} 20' 02''$, a radius of 660.00 feet, an arc length of 176.63 feet, a chord bearing of North $45^{\circ} 49' 48''$ East and chord distance of 176.11 feet to a point of tangency;

South $34^{\circ} 19' 56''$ East, a distance of 94.33 feet to a point on the arc of a curve;

with the arc of a curve to the left, having a central angle of $18^{\circ} 35' 06''$, a radius of 450.00 feet, an arc length of 145.97 feet, a chord bearing of South $43^{\circ} 37' 29''$ East and chord distance of 145.33 feet to a point on the arc of a curve;

with the arc of a curve to the left, having a central angle of $87^{\circ} 08' 47''$, a radius of 12.00 feet, an arc length of 18.25 feet, a chord bearing of South $83^{\circ} 30' 34''$ West and chord distance of 16.54 feet, to a point of compound curvature;

with the arc of a curve to the left, having a central angle of $00^{\circ} 18' 49''$, a radius of 20788.36 feet, an arc length of 113.83 feet, a chord bearing of South $39^{\circ} 56' 20''$ West and chord distance of 113.83 feet to a point reverse curvature;

with the arc of a curve to the right, having a central angle of $05^{\circ} 41' 13''$, a radius of 1024.00 feet, an arc length of 101.64 feet, a chord bearing of South $41^{\circ} 00' 24''$ West and chord distance of 101.60 feet to a point;

South $05^{\circ} 33' 45''$ East, a distance of 801.78 feet to the TRUE POINT OF BEGINNING, containing 30.585 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

SUB-AREA B
18.924 ACRES

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey 6748, being part of that 64.219 acre tract conveyed to S.R. Associates by deed of record in Official Record 12935A01, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, in the northerly right-of-way line of Shier Rings Road, at the southeasterly corner of the remainder of said 64.219 acre tract, being the common corner of the remainder of that 64.297 acre tract conveyed to Bates Property Management, Ltd. by deed of record in Instrument Number 200002010022500, that 0.302 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201206130084522, and that 0.629 acre tract conveyed as Parcel 1-WD-2 to City of Dublin, Ohio by deed of record in Instrument Number 201206220089839;

Thence North $04^{\circ} 18' 21''$ West, with the line common to said 64.219 acre and 64.297 acre tracts, a distance of 519.82 feet to the TRUE POINT OF BEGINNING;

Thence across said 64.219 acre tract, the following courses and distances:

South $84^{\circ} 26' 17''$ West, a distance of 263.57 feet to a point;

North $05^{\circ} 33' 45''$ West, a distance of 238.72 feet to a point;

North $25^{\circ} 48' 24''$ West, a distance of 136.32 feet to a point;

North $64^{\circ} 11' 36''$ East, a distance of 84.14 feet to a point;

North $53^{\circ} 02' 04''$ West, a distance of 120.20 feet to a point on the arc of a curve;

with the arc of a curve to the right, having a central angle of $18^{\circ} 49' 09''$, a radius of 444.45 feet, an arc length of 145.98 feet, a chord bearing of North $43^{\circ} 37' 29''$ West and chord distance of 145.33 feet to a point of tangency;

North $34^{\circ} 19' 56''$ West, a distance of 94.33 feet to a point on the arc of a curve;

with the arc of a curve to the left, having a central angle of $15^{\circ} 20' 02''$, a radius of 660.00 feet, an arc length of 176.63 feet, a chord bearing of South $45^{\circ} 49' 48''$ West and chord distance of 176.11 feet to a point of reverse curvature;

with the arc of a curve to the right, having a central angle of $41^{\circ} 24' 54''$, a radius of 782.00 feet, an arc length of 565.25 feet, a chord bearing of South $58^{\circ} 52' 14''$ West and chord distance of 553.03 feet to a point; and

North $10^{\circ} 39' 00''$ West, a distance of 5.51 feet to the southeasterly corner of Lot 2 of "Northwest Dublin Commercial Park Phase II", a subdivision of record in Plat Book 84, Page 5;

Thence North $04^{\circ} 39' 09''$ West, with the line common to said 64.219 acre tract and said Lot 2, a distance of 786.06 feet to a southwesterly corner of said 64.297 acre tract ;

Thence North $85^{\circ} 59' 20''$ East, with the line common to said 64.219 acre and 64.297 acre tracts, a distance of 1104.12 feet to a point;

Thence South $04^{\circ} 18' 21''$ East, with said common line, a distance of 1087.35 feet to the TRUE POINT OF BEGINNING, containing 18.924 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

SUB-AREA C
12.759 ACRES

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey 6748, being part of that 64.219 acre tract conveyed to S.R. Associates by deed of record in Official Record 12935A01, and that 3.000 acre tract conveyed to S.R. Associates by deed of record in Instrument Number _____, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING in the northerly right-of-way line of Shier Rings Road, at the southeasterly corner of the remainder of said 64.219 acre tract, being the common corner of the remainder of that 64.297 acre tract conveyed to Bates Property Management, Ltd. by deed of record in Instrument Number 200002010022500, that 0.302 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201206130084522, and that 0.629 acre tract conveyed as Parcel 1-WD-2 to City of Dublin, Ohio by deed of record in Instrument Number 201206220089839;

Thence South $84^{\circ} 26' 15''$ West, with said northerly right-of-way line, the southerly line of the remainder of said 64.219 acre and 3.000 acre tracts, a distance of 2035.80 feet to a point;

Thence with the said northerly right-of-way line, said southerly line, the following courses and distances:

North $05^{\circ} 32' 34''$ West, a distance of 24.91 feet to a point;

North $89^{\circ} 47' 35''$ West, a distance of 99.82 feet to a point;

North $51^{\circ} 09' 21''$ West, a distance of 178.94 feet to a point; and

South $73^{\circ} 37' 18''$ West, a distance of 20.00 feet to a point in the easterly right-of-way line of Cosgray Road;

Thence North $16^{\circ} 22' 42''$ West, with said easterly right-of-way line, the westerly line of the remainder of said 64.219 acre tract, a distance of 584.87 feet to a point;

Thence across said 64.219 acre and 3.000 acre tracts, the following courses and distances:

North $74^{\circ} 44' 55''$ East, a distance of 136.03 feet to a point;

South $16^{\circ} 22' 42''$ East, a distance of 275.79 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of $34^{\circ} 46' 39''$, a radius of 325.00 feet, an arc length of 197.27 feet, a chord bearing of South $33^{\circ} 46' 01''$ East and chord distance of 194.25 feet to a point of tangency;

South $51^{\circ} 09' 21''$ East, a distance of 268.08 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of $44^{\circ} 24' 25''$, a radius of 277.00 feet, an arc length of 214.69 feet, a chord bearing of South $73^{\circ} 21' 33''$ East and chord distance of 209.35 feet to a point of tangency;

North $84^{\circ} 26' 15''$ East, a distance of 1248.86 feet to a point;

North $05^{\circ} 33' 45''$ West, a distance of 801.78 feet to a point on the arc of a curve;

with the arc of a curve to the left, having a central angle of $05^{\circ} 41' 13''$, a radius of 1024.00 feet, an arc length of 101.64 feet, a chord bearing of North $41^{\circ} 00' 24''$ East and chord distance of 101.60 feet to a point of reverse curvature;

SUB-AREA C
12.759 ACRES

-2-

with the arc of a curve to the right, having a central angle of $00^{\circ} 18' 49''$, a radius of 20788.36 feet, an arc length of 113.83 feet, a chord bearing of North $39^{\circ} 56' 20''$ East and chord distance of 113.83 feet to a point of compound curvature;

with the arc of a curve to the right, having a central angle of $87^{\circ} 08' 46''$, a radius of 12.00 feet, an arc length of 18.25 feet, a chord bearing of North $83^{\circ} 30' 33''$ East and chord distance of 16.54 feet to a point on the arc of a curve;

South $53^{\circ} 02' 04''$ East, a distance of 120.20 feet to a point;

South $64^{\circ} 11' 36''$ West, a distance of 84.14 feet to a point;

South $25^{\circ} 48' 24''$ East, a distance of 136.32 feet to a point;

South $05^{\circ} 33' 45''$ East, a distance of 238.72 feet to a point;

North $84^{\circ} 26' 17''$ East, a distance of 263.57 feet to a point;

South $04^{\circ} 18' 21''$ East, a distance of 519.82 feet to the POINT OF BEGINNING containing 12.759 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

SUB-AREA D
2.578 ACRES

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey 6748, being part of that 64.219 acre tract conveyed to S.R. Associates by deed of record in Official Record 12935A01, and that 3.000 acre tract conveyed to S.R. Associates by deed of record in Instrument Number _____, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

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Thence South 84° 26' 15" West, with said northerly right-of-way line, said southerly line, a distance of 616.48 feet to a point;

Thence North 05° 33' 45" West, across said 64.219 acre tract, a distance of 345.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing across said 64.219 acre and 3.000 acre tracts, the following courses and distances:

South 84° 26' 15" West, a distance of 1024.00 feet to a point;

North 05° 33' 45" West, a distance of 15.00 feet to a point;

North 84° 26' 15" East, a distance of 114.00 feet to a point;

North 05° 33' 45" West, a distance of 102.50 feet to a point;

South 84° 26' 15" West, a distance of 114.00 feet to a point;

North 05° 33' 45" West, a distance of 15.00 feet to a point;

North 84° 26' 15" East, a distance of 1024.00 feet to a point;

South 05° 33' 45" East, a distance of 15.00 feet to a point;

South 84° 26' 15" West, a distance of 114.00 feet to a point;

South 05° 33' 45" East, a distance of 102.50 feet to a point;

North 84° 26' 15" East, a distance of 114.00 feet to a point; and

South 05° 33' 45" East, a distance of 15.00 feet to the TRUE POINT OF BEGINNING, containing 2.578 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.