

DESCRIPTION

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN VIRGINIA MILITARY SURVEY NUMBER 287, AND BEING ALL OF THAT 4.592 ACRE TRACT CONVEYED TO DUKE REALTY LIMITED PARTNERSHIP BY DEED OF RECORD IN INSTRUMENT NUMBER 199905250132495, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN, FOR REFERENCE, AT THE CENTERLINE INTERSECTION OF SECURITY STREET (60 FEET-WIDE) AND CHARTER STREET (60 FEET-WIDE), AS SHOWN ON THE RECORD PLAT OF WESTBELT BUSINESS PARK WEST, A SUBDIVISION OF RECORD IN PLAT BOOK 58, PAGE 75;

THENCE NORTH 02°55'39" EAST, A DISTANCE OF 245.67 FEET, ALONG THE CENTERLINE OF SAID CHARTER STREET, TO A POINT;

THENCE SOUTH 87°04'21" EAST, A DISTANCE OF 30.00 FEET, LEAVING THE CENTERLINE OF SAID CHARTER STREET, TO AN IRON PIN SET AT THE COMMON CORNER OF SAID 4.592 ACRE TRACT AND THAT 2.913 ACRE TRACT CONVEYED TO SHERWIN JAROL, TRUSTEE OF THE BRADLEY ASSOCIATES, LLC PROFIT SHARING PLAN TRUST, BY DEED OF RECORD IN INSTRUMENT NUMBER 31659 006, SAID IRON PIN ALSO BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID CHARTER STREET AND AT THE POINT OF TRUE BEGINNING;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE LINE COMMON TO SAID 4.592 ACRE TRACT AND THE EASTERLY RIGHT-OF-WAY OF SAID CHARTER STREET:

1. NORTH 02°55'39" EAST, A DISTANCE OF 163.42 FEET, TO AN IRON PIN SET;
2. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°17'16", A RADIUS OF 1180.00 FEET, AN ARC LENGTH OF 191.28 FEET, A CHORD WHICH BEARS NORTH 01°42'59" WEST, A CHORD DISTANCE OF 191.07 FEET, TO AN IRON PIN SET;
3. NORTH 08°21'37" WEST, A DISTANCE OF 223.40 FEET, TO AN IRON PIN SET AT THE COMMON CORNER OF SAID 4.592 ACRE TRACT AND THAT 4.004 ACRE TRACT CONVEYED TO HECKIN CAN BY DEED OF RECORD IN OFFICIAL RECORD 9387 018;

THENCE NORTH 83°35'59" EAST, A DISTANCE OF 438.00 FEET, ALONG THE LINE COMMON TO SAID 4.592 ACRE TRACT AND SAID 4.004 ACRE TRACT, TO AN IRON PIN FOUND (0.33' WEST AND 14' SOUTH) AT THE COMMON CORNER OF SAID 4.592 ACRE TRACT AND SAID 4.004 ACRE TRACT, SAID IRON PIN ALSO BEING IN THE CENTERLINE OF A 50 FEET-WIDE EASEMENT, OF RECORD IN OFFICIAL RECORD 11816 A01, AND IN THE WESTERLY LINE OF THAT 0.468 ACRE TRACT CONVEYED TO CHESAPEAKE REALTY INCORPORATED BY DEED OF RECORD IN OFFICIAL RECORD 12993 H06;

THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE CENTERLINE OF SAID 50 FEET-WIDE EASEMENT AND THE LINE COMMON TO SAID 4.592 ACRE TRACT AND SAID 0.468 ACRE TRACT:

1. SOUTH 08°21'37" EAST, A DISTANCE OF 55.48 FEET, TO AN IRON PIN SET;
2. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 85°24'05", A RADIUS OF 521.67 FEET, AN ARC LENGTH OF 777.57 FEET, A CHORD WHICH BEARS SOUTH 36°20'25" WEST, A CHORD DISTANCE OF 707.56 FEET, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 4.592 ACRES, MORE OR LESS.

THENCE NORTH 83°35'59" EAST, A DISTANCE OF 438.00 FEET, ALONG THE LINE COMMON TO SAID 4.592 ACRE TRACT AND SAID 4.004 ACRE TRACT, TO AN IRON PIN FOUND (0.33' WEST AND 14' SOUTH) AT THE COMMON CORNER OF SAID 4.592 ACRE TRACT AND SAID 4.004 ACRE TRACT, SAID IRON PIN ALSO BEING IN THE CENTERLINE OF A 50 FEET-WIDE EASEMENT, OF RECORD IN OFFICIAL RECORD 11816 A01, AND IN THE WESTERLY LINE OF THAT 0.468 ACRE TRACT CONVEYED TO CHESAPEAKE REALTY INCORPORATED BY DEED OF RECORD IN OFFICIAL RECORD 12993 H06;

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1. SOUTH 08°21'37" EAST, A DISTANCE OF 55.48 FEET, TO AN IRON PIN SET;
2. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 85°24'05", A RADIUS OF 521.67 FEET, AN ARC LENGTH OF 777.57 FEET, A CHORD WHICH BEARS SOUTH 36°20'25" WEST, A CHORD DISTANCE OF 707.56 FEET, TO THE POINT OF TRUE BEGINNING, AND CONTAINING 4.592 ACRES, MORE OR LESS.

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NOTES PER TITLE COMMITMENT:

THE FOLLOWING ITEM NUMBERS ARE PER SCHEDULE B SECTION II OF THE TITLE COMMITMENT NUMBER 75148043 ISSUED BY TITLE FIRST AGENCY, WITH AN EFFECTIVE DATE OF JUNE 3, 2002 AT 7:00 AM.

ITEM 10 - AN EASEMENT TO THE CITY OF COLUMBUS, OHIO, OF RECORD IN DEED BOOK 3566, PAGE 91, BEING A 20 FEET-WIDE PERMANENT EASEMENT FOR THE PURPOSE OF SEWER LINES, DOES NOT AFFECT THE SUBJECT PARCEL, BUT IS SHOWN ON THIS SURVEY.

ITEM 11 - AN EASEMENT TO THE CITY OF COLUMBUS, OHIO, OF RECORD IN OFFICIAL RECORD 12518 C14, BEING A 100 FEET-WIDE TEMPORARY EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A TEMPORARY DITCH, DOES NOT AFFECT THE SUBJECT PARCEL, SINCE IT IS LOCATED NORTH OF THE SUBJECT PARCEL AND WEST OF CHARTER STREET.

ITEM 12 - EASEMENTS AS SHOWN ON THE RECORD PLAT OF WESTBELT BUSINESS PARK WEST, OF RECORD IN PLAT BOOK 58, PAGE 75, CONSISTING OF 12 FEET WIDE AND A 15 FEET WIDE EASEMENT, DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN ON THIS SURVEY.

ITEM 12 - EASEMENTS AS SHOWN ON THE RECORD PLAT OF THE VACATION OF A PORTION OF SECURITY STREET, IMPORT STREET AND EASEMENTS, OF RECORD IN PLAT BOOK 60, PAGE 30, DOES NOT AFFECT THE SUBJECT PARCEL, SINCE IT IS LOCATED WEST OF SUBJECT PARCEL AND CHARTER STREET.

ITEM 12 - EASEMENTS AS SHOWN ON THE RECORD PLAT OF THE VACATION OF A PORTION OF IMPORT STREET AND EASEMENTS AND DEDICATION OF A PORTION OF JOURNAL STREET, OF RECORD IN PLAT BOOK 87, PAGE 21, DOES NOT AFFECT THE SUBJECT PARCEL, SINCE IT IS LOCATED WEST AND NORTH OF SUBJECT PARCEL AND SAID CHARTER STREET.

ITEM 13 - BUILDING SETBACK AND NATURAL FOREST AREAS, AS SHOWN ON THE RECORD PLAT OF WESTBELT BUSINESS PARK WEST, OF RECORD IN PLAT BOOK 58, PAGE 75, CONSISTS OF A 25 FEET BUILDING SET BACK THAT DOES AFFECT THE SUBJECT PARCEL AND A NATURAL FOREST AREA THAT DOES NOT AFFECT THE SUBJECT PARCEL SINCE IT IS LOCATED NORTHWEST OF SUBJECT PARCEL ALONG THE EAST RIGHT-OF-WAY OF WALDUTT ROAD.

ITEM 14 - A RAILROAD MAINTENANCE AGREEMENT AND DECLARATION BY AND AMONG COMBIBLOC, INC., CHESAPEAKE REALTY INCORPORATED, EDDIE BAUER, INC., ROBERT CASTELO HECKIN CAN, INC., AND VANTAGE PROPERTIES, INC., OF RECORD IN OFFICIAL RECORD 11816 A01, CONSISTING OF 50 FEET-WIDE EASEMENTS, STRIP ONE AND STRIP TWO, STRIP ONE DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN ON THIS SURVEY, STRIP TWO DOES NOT AFFECT THE SUBJECT PARCEL, SINCE IT IS LOCATED NORTH OF SAID SUBJECT PARCEL ALONG SCIOTO DARBIE CREEK ROAD.

ITEM 14 - A RAILROAD MAINTENANCE AGREEMENT AND DECLARATION BY AND AMONG COMBIBLOC, INC., CHESAPEAKE REALTY INCORPORATED, EDDIE BAUER, INC., ROBERT CASTELO HECKIN CAN, INC., CHESAPEAKE REALTY INCORPORATED, EDDIE BAUER, INC., ROBERT CASTELO HECKIN CAN, INC., STONEMFIELD EQUITIES, INC. AND CHARTER 150 ASSOCIATES, INC., RELOCATION OF STRIP TWO AS DESCRIBED IN THE RAILROAD MAINTENANCE AGREEMENT (O.R. 11816 A01), DOES NOT AFFECT THE SUBJECT PARCEL, SINCE IT IS LOCATED NORTH OF SUBJECT PARCEL ALONG SCIOTO DARBIE CREEK ROAD.

ITEM 14 - ASSIGNMENT OF RIGHTS AND ASSUMPTION OF OBLIGATIONS WITH RESPECT TO RAILROAD SIDETRACK BY AND BETWEEN THE TRAVELERS INSURANCE COMPANY AND WESTBELT WEST LIMITED PARTNERSHIP, OF RECORD IN OFFICIAL RECORD 13591 D05, ASSIGNS ALL RIGHTS THAT TRAVELERS HAS TO RAILROAD MAINTENANCE AGREEMENT, OF RECORD IN OFFICIAL RECORD 11816 A01, TO WESTBELT WEST, DOES AFFECT THE SUBJECT PARCEL.

ITEM 14 - FIRST AMENDMENT TO THE RAILROAD MAINTENANCE AGREEMENT AND DECLARATION BY AND AMONG COMBIBLOC, INC., CHESAPEAKE REALTY INCORPORATED, EDDIE BAUER, INC., ROBERT CASTELO HECKIN CAN, INC., STONEMFIELD EQUITIES, INC. AND CHARTER 150 ASSOCIATES, INC., RELOCATION OF STRIP TWO AS DESCRIBED IN THE RAILROAD MAINTENANCE AGREEMENT (O.R. 11816 A01), DOES NOT AFFECT THE SUBJECT PARCEL, SINCE IT IS LOCATED NORTH OF SUBJECT PARCEL AND WEST OF CHARTER STREET.

ITEM 15 - A RAILROAD MAINTENANCE AGREEMENT AND DECLARATION BY AND BETWEEN THE PRUDENTIAL INSURANCE COMPANY OF AMERICA AND WESTBELT WEST LIMITED PARTNERSHIP, OF RECORD IN OFFICIAL RECORD 15873 C15, CONSISTING OF TWO SPUR TRACK EASEMENTS, BOTH OF WHICH DO NOT AFFECT THE SUBJECT PARCEL, SINCE IT IS LOCATED NORTH OF SAID SUBJECT PARCEL AND WEST OF CHARTER STREET.

ITEM 16 - DEVELOPMENT STANDARDS ASSIGNED TO VANTAGE PROPERTIES, INC., OF RECORD IN OFFICIAL RECORD 2638 H15, DOES AFFECT THE SUBJECT PARCEL.

ITEM 16 - FIRST AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN OFFICIAL RECORD 12338 F18, CHANGE OF LAND DEVELOPER TO PERMIT DEVELOPMENT OF CONQUEST PROPERTY IN ACCORDANCE TO THEIR PLANS, DOES NOT AFFECT THE SUBJECT PARCEL.

ITEM 16 - SEVENTH AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN INSTRUMENT NUMBER 199810270274149, CHANGES THE DISTANCE THAT DRIVEWAY MUST BE FROM A STREET INTERSECTION FROM 30 FEET TO 50 FEET, DOES AFFECT THE SUBJECT PARCEL.

ITEM 16 - EIGHTH AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN INSTRUMENT NUMBER 199905250132499, CHANGE OF LAND DEVELOPER TO DUKE REALTY LIMITED PARTNERSHIP, DOES AFFECT THE SUBJECT PARCEL.

ITEM 17 - A 5 FEET BY 10 FEET EASEMENT TO THE OHIO BELL TELEPHONE COMPANY, OF RECORD IN INSTRUMENT NUMBER 199912130305304, DOES NOT AFFECT THE SUBJECT PARCEL, SINCE IT IS LOCATED NORTH OF THE SUBJECT PARCEL AND ON THE WEST SIDE OF CHARTER STREET.

ITEM 17 - A 30 FEET BY 70 FEET EASEMENT TO THE OHIO BELL TELEPHONE COMPANY, OF RECORD IN INSTRUMENT NUMBER 19991100282672, DOES NOT AFFECT THE SUBJECT PARCEL, SINCE IT IS LOCATED NORTH OF THE SUBJECT PARCEL AND ON THE WEST SIDE OF CHARTER STREET.

BEGIN FOR REFERENCE

POINT OF TRUE BEGINNING

4.592 ACRES

WESTBELT BUSINESS PARK WEST
P.B. 58, PG. 75

LEGEND

- IPF IRON PIN FOUND
- IPF IRON PIN SET
- RRSF RAILROAD SPIKE FOUND
- RRSS RAILROAD SPIKE SET
- PKNF PK NAIL FOUND
- LIGHT POLE
- POWER POLE
- GUY WIRE
- GUY POLE
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- COMBINATION POLE
- CATCH BASIN
- CURB INLET
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC POLE
- GAS MARKER
- MON MONUMENT BOX FOUND
- CMF CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- STONE STONE FOUND
- SIGN
- MAILBOX
- WATER VALVE
- WATER TAP
- WATER METER
- WATER METER PIT
- FIRE HYDRANT
- MONITOR WELL
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE POLE
- CABLE T.V. PEDESTAL
- GAS METER
- GAS VALVE
- GAS TAP

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049 C 0120 G, WITH AN EFFECTIVE DATE OF AUGUST, 2, 1995, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

OUPS REFERENCE:

0603-839-001-00

GENERAL NOTES:

1. THIS SURVEY DOES REPRESENT ALL EASEMENTS THAT AFFECT THE SUBJECT PARCEL AS PROVIDED IN TITLE COMMITMENT NUMBER 75148043 ISSUED BY TITLE FIRST AGENCY, WITH AN EFFECTIVE DATE OF JUNE 3, 2002.
2. ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R. D. ZANDE".

ZONING NOTE:

THE SUBJECT PROPERTY IS CURRENTLY ZONED MANUFACTURING (M).

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S 08°21'37" E FOR THE CENTERLINE OF CHARTER STREET AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED BY R.D. ZANDE & ASSOCIATES, INC.

CERTIFICATION:

I CERTIFY TO DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, INTEGRA PROPERTY COMPANY, INC AND TITLE FIRST AGENCY, INC(AGENT), AS FOLLOWS:

A) THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AS JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA), NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND AMERICAN CONGRESS ON SURVEYING & MAPPING (ACSM) IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11, 13, 14, 15 AND 16 OF TABLE A, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION AND THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS", THE PROPERTY LEGALLY DESCRIBED THEREOF; THAT SAID DESCRIPTION IS CORRECT, COMPLETE AND ACCURATE;

B) THE BOUNDARIES OF THE PROPERTY AS DEPICTED IN THE PLAT WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THE PINS, MONUMENTS OR OTHER MARKERS WERE SET OR FOUND AS SHOWN THEREON;

C) THAT THIS PLAT OF SURVEY IS TRUE AND CORRECT IN ALL RESPECTS;

D) THAT THE SIZE, DIMENSIONS AND LOCATIONS OF ALL OF THE BOUNDARIES OF THE PROPERTY, BUILDINGS, STRUCTURES, FENCES AND PARTY WALLS AND OTHER IMPROVEMENTS, RECORDED, STREETS, SIGNS, DRAINAGE DITCHES, ROADS, RAILROADS, STREAMS, MEANS OF PUBLIC ACCESS, RIGHTS-OF-WAY, UTILITY LINES AND CONNECTIONS, AND SETBACK LINES WHICH AFFECT THE SAID PROPERTY ARE CORRECTLY AND ACCURATELY SHOWN HEREON;

E) THAT THERE ARE NO ENCROACHMENTS, OVERLAPS OR OVERHANGS ON EASEMENTS, ADJOINING PROPERTY, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS AND THERE ARE NO ENCROACHMENTS, OVERLAPS OR OVERHANGS ON SAID PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY;

F) THIS PLAT CORRECTLY SHOWS (i) THE COURSES AND MEASURED DISTANCES OF THE EXTERIOR PROPERTY LINES OF THE PROPERTY AND ANY EASEMENTS LOCATED ON OR AFFECTING THE PROPERTY; (ii) THE SCALE, THE NORTH DIRECTION, THE BEGINNING POINT AND POINT OF REFERENCE FROM WHICH THE PROPERTY IS MEASURED, THE WIDTH OF THE STREETS ON WHICH THE SAID PROPERTY ADJUTS, THE LOT AND BLOCK NUMBER SHOWN ON ANY MAP OR PLAT TO WHICH REFERENCE IS MADE IN THE LEGAL DESCRIPTION OF THE PROPERTY, TOGETHER WITH THE RECORDING REFERENCES FOR SAID MAP OR PLAT; (iii) THAT NO ADDRESS WAS ASSIGNED TO THE PROPERTY; (iv) THE LOCATION AND NUMBER OF PARKING SPACES AND THE TOTAL AREA OF THE PROPERTY IN ACRES AND SQUARE FEET AND ANY EASEMENTS LOCATED ON OR AFFECTING THE PROPERTY; (v) THE DIMENSIONS OF ALL BUILDINGS ON THE PROPERTY AT GROUND SURFACE LEVEL AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES;

G) THE PROPERTY AS SURVEYED AND DESCRIBED IN THE PLAT IS CONTIGUOUS ALONG ITS ENTIRE BOUNDARIES AND IS ENCLOSED WITHIN THE PERIMETERS THEREOF;

H) THAT DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF;

I) THAT ALL BEARINGS CORRESPOND TO THE BEARING OF NORTH 08°21'37" WEST, AS ESTABLISHED FOR THE CENTERLINE OF CHARTER STREET AS ESTABLISHED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED BY R.D. ZANDE & ASSOCIATES, INC.;

J) ALL PARCELS ARE CONTIGUOUS WITH EACH OTHER AND THERE ARE NO GAPS OR GORES BETWEEN OR AMONG PARCELS;

K) A PHYSICAL EXAMINATION OF THE PROPERTY REVEALS NO APPARENT USE OF THE PROPERTY FOR PATHWAYS, DRIVEWAYS OR ROADWAYS FOR WHICH THERE ARE NOT RECORDED EASEMENTS, NOR DOES IT SERVE ADJOINING PROPERTY FOR INGRESS, EGRESS OR ANY OTHER PURPOSE;

L) THE PROPERTY HAS DIRECT ACCESS TO A DEDICATED, COMPLETED AND ACCEPTED PUBLIC STREET MAINTAINED BY GOVERNMENTAL AUTHORITY AND ABUTS SAID DEDICATED ROADWAY COMMONLY KNOWN AS CHARTER STREET (60 FEET WIDE RIGHT-OF-WAY);

M) THE PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN (SEE FLOOD NOTE);

N) THERE ARE NO VISIBLE EVIDENCE OF ENCROACHMENTS, OVERLAPS, GAPS, EASEMENTS, STREETS, ROADS, RIGHTS-OF-WAY, SETBACK LINES OR IMPROVEMENTS WHICH AFFECT THE PROPERTY;

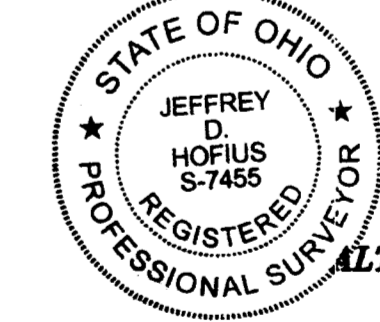
O) A PHYSICAL EXAMINATION OF THE PROPERTY REVEALS NO EVIDENCE OF CEMETERIES;

P) THERE ARE NO PARKING PLACES LOCATED ON SAID PROPERTY;

Q) THE PROPERTY IS ZONED MANUFACTURING (M); AND

R) NO PORTION OF THE PROPERTY LIES WITHIN A FEDERALLY DESIGNATED WETLAND PROTECTION AREA AS DETERMINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR OTHER FEDERAL, STATE OR LOCAL GOVERNMENTAL ENTITY.

DATED THIS 14 DAY OF June, 2002.



JEFFREY D. HOFIUS, SURVEYOR
REGISTERED SURVEYOR NO. 7455

ALTA/ACSM LAND TITLE SURVEY OF
4.592 ACRE TRACT
LYING IN
VIRGINIA MILITARY SURVEY NO. 287
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

SCALE IN FEET
SCALE: 1 INCH = 50 FEET DATE: JUNE 6, 2002
REVISED: JUNE 14, 2002

PREPARED BY:
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COLUMBUS, OHIO 43215

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