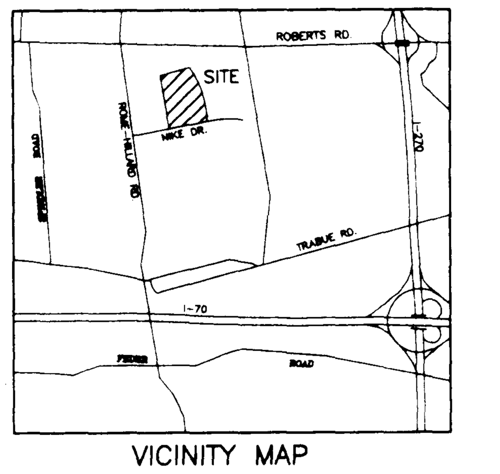
ALTA SURVEY OF PART OF LOT 4, WALCUTT INDUSTRIAL PARK 5252 NIKE DRIVE



VICINITY MAP NOT TO SCALE

0' 40' 80' 120' 160'
GRAPHIC SCALE

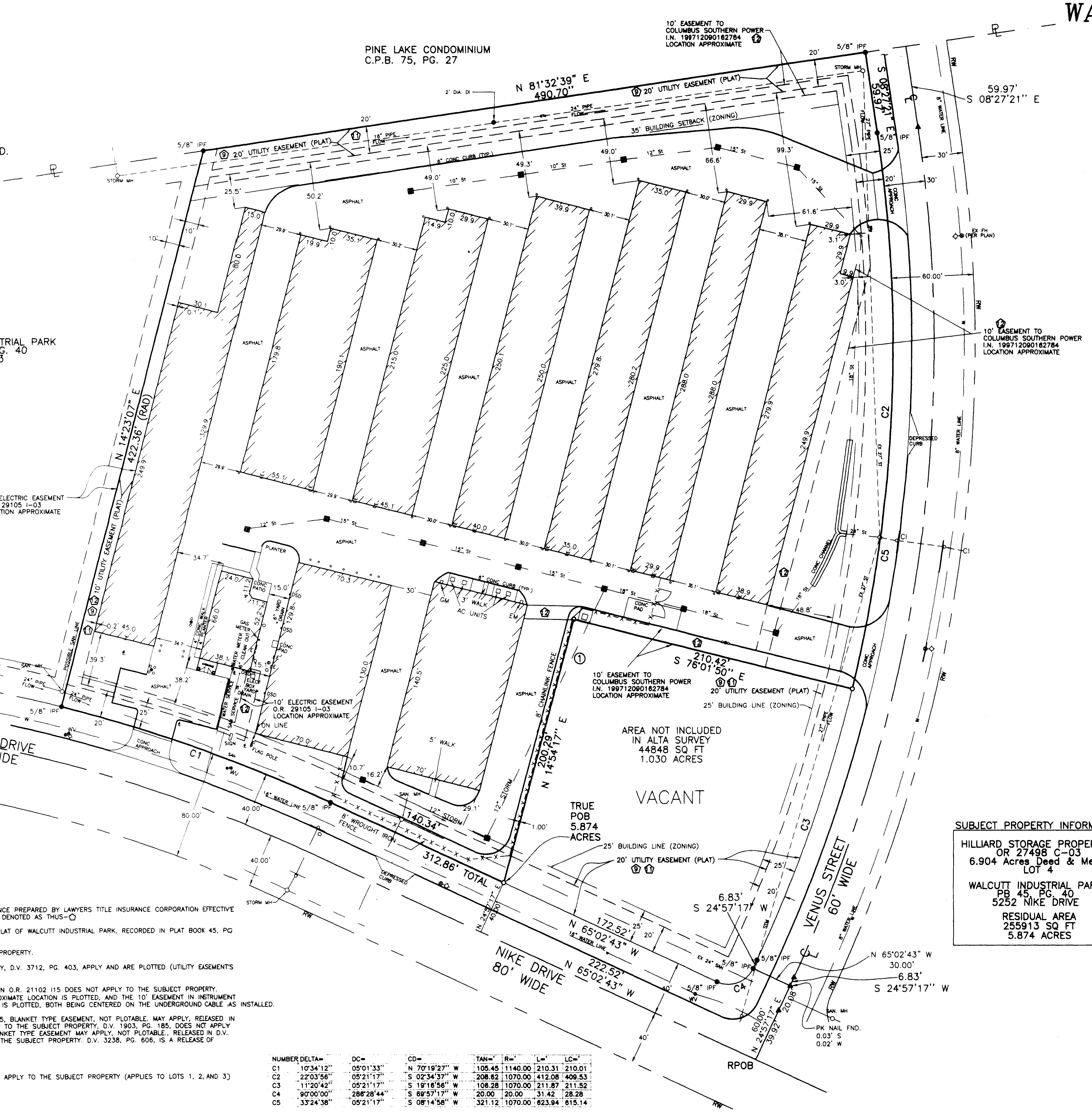
ENCROACHMENTS:
DENOTED THUS ①

1) THE 12" STORM SEWER CROSSES THE 1.030 ACRE TRACT NOT INCLUDED IN THE ALTA SURVEY AT THE NORTHWEST CORNER OF THE 1.030 ACRE TRACT, AS SHOWN.

NOTE:
ALL PROPERTY LINES ARE PLAT & MEASURED.

LEGEND

Symbol	Description
— San. —	Sanitary Sewer
— St. —	Storm Sewer
— W —	Water Main
— G —	Gas Line
— U/C —	Underground Cables
— O/L —	Overhead Lines
○	Manhole
▦	Storm Inlet
	Fire Hydrant
	Utility Pole
	Guy Wire
—x—x—	Fence
△	Sign
●	Valve Box
○	Gas Line Marker
□	Telephone Closure
○	6" Steel Bollard
○	Air Conditioner Unit
●	Entry Keyboard
DSD	Down Spout Drain
	Yard Light
E	Electric Box
▲	PK NAIL FOUND
●	IRON PIN FOUND
○	IRON PIN FOUND
EM	Electric Meter
GM	Gas Meter
CI	Curb Inlet
RW	Right of way



ZONING
THE PROPERTY SHOWN HEREON IS ZONED L-M-2 LIMITED MANUFACTURING, RESTRICTIONS ARE: 35' HEIGHT RESTRICTION 25' BUILDING LINE FROM STREETS, 35' BUILDING SETBACK ALONG THE NORTH LINE. ACCORDING THE THE COLUMBUS ZONING DEPARTMENT THE SITE CONFORMS TO CURRENT ZONING.

FLOOD ZONE:
ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, PANEL 210 OF 387, MAP NUMBER 39049C0210 G, EFFECTIVE DATE AUGUST 2, 1995, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY LAWYERS TITLE INSURANCE CORPORATION EFFECTIVE DATE SEPTEMBER 18, 1998, SCHEDULE B-SECTION 2, AND ARE DENOTED AS THUS-⬠

9 BUILDING SETBACK LINES, EASEMENTS, AS SHOWN ON THE PLAT OF WALCUTT INDUSTRIAL PARK, RECORDED IN PLAT BOOK 45, PG 40, APPLY AND ARE PLOTTED.

10 RESTRICTIONS IN O.R. 27498 C03, APPLY TO THE SUBJECT PROPERTY.

11 EASEMENT TO COLUMBUS SOUTHERN OHIO ELECTRIC COMPANY, D.V. 3712, PG. 403, APPLY AND ARE PLOTTED (UTILITY EASEMENT'S PER PLAT).

12 EASEMENT TO COLUMBUS AND SOUTHERN POWER COMPANY IN O.R. 21102 I15 DOES NOT APPLY TO THE SUBJECT PROPERTY. THE 10' EASEMENT IN O.R. 29105-I03, APPLIES AND APPROXIMATE LOCATION IS PLOTTED, AND THE 10' EASEMENT IN INSTRUMENT # 199712090162784, APPLIES AND APPROXIMATE LOCATION IS PLOTTED, BOTH BEING CENTERED ON THE UNDERGROUND CABLE AS INSTALLED.

13 EASEMENTS TO OHIO FUEL GAS COMPANY: D.V. 946, PG. 485, BLANKET TYPE EASEMENT, NOT PLOTABLE. MAY APPLY, RELEASED IN D.V. 3238, PG. 606; D.V. 1856, PG. 577, DOES NOT APPLY TO THE SUBJECT PROPERTY, D.V. 1903, PG. 185, DOES NOT APPLY TO THE SUBJECT PROPERTY, D.V. 2329, PG. 599. IS A BLANKET TYPE EASEMENT MAY APPLY, NOT PLOTABLE., RELEASED IN D.V. 3238, PG. 606; D.V. 2329, PG. 601, DOES NOT APPLY TO THE SUBJECT PROPERTY. D.V. 3238, PG. 606, IS A RELEASE OF EASEMENTS, APPLIES TO THE SUBJECT PROPERTY.

14 NOT ADDRESSED

15 LIMITED ACCESS AS SHOWN ON P.B. 45, PG. 40, DOES NOT APPLY TO THE SUBJECT PROPERTY (APPLIES TO LOTS 1, 2, AND 3)

16 NOT ADDRESSED

NUMBER	DELTA=	DC=	CD=	TAN='	R='	L='	LC='
C1	10°34'12"	05°01'33"	N 70°19'27" W	105.45	1140.00	210.31	210.01
C2	22°03'56"	05°21'17"	S 02°34'37" W	208.62	1070.00	412.08	409.53
C3	11°20'42"	05°21'17"	S 19°16'56" W	106.28	1070.00	211.87	211.52
C4	90°00'00"	286°28'44"	S 69°57'17" W	20.00	20.00	31.42	28.28
C5	33°24'38"	05°21'17"	S 08°14'58" W	321.12	1070.00	623.94	615.14

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Lot Number 4 of Walcutt Industrial Park, as recorded in Plat Book 45, Pg. 40, and as conveyed to Hilliard Storage Properties in O.R. 27498 C-03, Franklin County Recorder's Office, containing 6.904 acres, and being further described as follows:

All records referred to are those of record in the Franklin County Recorder's Office;

Beginning for reference at a point marking the intersection of the centerline of Nike Dr. (80' wide), and the centerline of Venus St. (60' wide);

THENCE North 65 degrees 02 minutes 43 seconds West, 222.52 feet, along the centerline of said Nke Dr., to a point;

THENCE North 24 degrees 57 minutes 17 seconds East, 40.00 feet, crossing said Nike Dr., to a set iron pin, being in the north line of said Nike Dr. and in a south line of said Lot 4, and being the True Palace of Beginning for the herein described 5.874 acre tract;

THENCE North 65 degrees 02 minutes 43 seconds West, 140.34 feet, along the north line of said Nike Dr. and the south line of said Lot 4, to a found 5/8" iron pin, being a corner of the said Lot 4;

THENCE around a curve to the left, through a central angle of 10 degrees 34 minutes 12 seconds, with a radius of 1140.00 feet, an arc distance of 210.31 feet, a chord bearing of North 70 degrees 19 minutes 27 seconds West, and a chord distance of 210.01 feet, along the north line of said Nike Dr. and the south line of said Lot 4, to a found 5/8" iron pin, being the southwest corner of the said Lot 4 and the southeast corner of Lot 3 of the said Walcutt Industrial Park;

THENCE North 14 degrees 23 minutes 07 seconds East, 422.36 feet, along the west line of the said Lot 4 and the east line of the said Lot 3, to a found 5/8" iron pin, being the northwest corner of the said Lot 4, the northeast corner of the said Lot 3, and a point in the south line of Pine Lake Condominium, Condominium Plat Book 75, pg. 27;

THENCE North 81 degrees 32 minutes 39 seconds East, 490.70 feet, along the north line of the said Lot 4 and the south line of the said of Pine Lake Condominium, to a found 5/8" iron pin, being the northeast corner of the said Lot 4 and the northwest corner of the said Venus St.;

THENCE South 08 degrees 27 minutes 21 seconds East, 59.97 feet, along a east line of the said Lot 4 and the west line of the said Venus St., to a found 5/8" iron pin, being a corner of the said Lot 4;

THENCE around a curve to the right, through a central angle of 22 degrees 03 minutes 56 seconds, with a radius of 1070.00 feet, an arc distance of 412.08 feet, a chord bearing of South 02 degrees 34 minutes 37 seconds West, and a chord distance of 409.53 feet, along a east line of the said Lot 4 and the west line of the said Venus St., to a set iron pin;

THENCE North 76 degrees 01 minutes 50 seconds West, 210.42 feet, crossing the said Lot 4, to a set iron pin;

THENCE South 14 degrees 54 minutes 17 seconds West, 200.29 feet, crossing the said Lot 4, to the True Point of Beginning, containing 255,913 square feet or 5.874 acres according to a survey by J & J Surveying in August of 2000;

Bearings are referenced to the south line of said Lot 4, as being North 65 degrees 02 minutes 43 seconds West and is used to denote angles only. All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J&J SURVEYING".

SUBJECT PROPERTY INFORMATION

HILLIARD STORAGE PROPERTIES
OR 27498 C-03
6.904 Acres Deed & Meas.
LOT 4

WALCUTT INDUSTRIAL PARK
PB 45, PG. 40
5252 NIKE DRIVE

RESIDUAL AREA
255913 SQ FT
5.874 ACRES

SURVEY CERTIFICATION

The undersigned being a registered surveyor of the State of Ohio hereby certifies to FIRST SECURITY COMMERCIAL MORTGAGE, L.P., a Delaware limited partnership, Lawyers Title Insurance Corporation, Paramount Title Agency, Inc., and Reynoldsburg Mini Storage, Inc., and each of their respective successors and assigns, as of the date below, as follows:

This print of survey actually was made on the ground on September 28, 1998, in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997, contains Items 1,2,3,4,6,7(a), 7(b)(1),8,9,10,11,13,14,15 and 16 of Table A thereto, and correctly shows: (i) a fixed and determinable position and location of the land described herein (together with the buildings and improvements thereon, the "Mortgaged Property "), including the position of the point of beginning; (ii) the location of all buildings, structures and other improvements situated on the land; (ii) all driveways or other curb cuts along any street or alley upon which the land abuts; iv) the location and name of all public and private streets or alleys located thereon or adjacent thereto, all of which are public unless otherwise noted; (v) the location, dimension and recording data of all easements, rights-of-way and other matters of record thereon or with respect to which the undersigned has knowledge; (vi) the location and dimension of all unrecorded easements, paths, rights-of-way and party walls to the extent visible thereon or with respect to which the undersigned has knowledge ; (vii) the location of applicable building restriction and setback lines required by local ordinances and regulations; and (vii) the location of all encroachments or overhangs onto or from the Mortgaged Property. Except as shown on this survey, there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts. Except as shown on the survey, the Mortgaged Property does not serve any adjoining property for drainage, utilities or ingress or egress. The Mortgaged Property has access to and from a duly dedicated and accepted roadway. This survey reflects boundary lines of the land, which "close" by surveying calculations. All utility services to the Mortgaged Property either enter the Mortgaged Property thorough adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land to the extent visible or known to the undersigned. The Mortgaged Property does not lie within an area designated as a flood hazard area by any map or publication of the U.S. Department of Housing and Urban Development or the Federal Emergency Management Agency. The Mortgaged Property and only the Mortgaged Property constitutes distinct tax lot(s). All zoning use and density classifications are property shown hereon. The undersigned has received and examined a copy of the Commitment for Title Insurance No. 98-4922-43, dated September 18, 1998, issued by Lawyers Title Insurance Corporation, with respect to the Mortgaged Property, as well as a copy of each instrument listed therein. The location of each exception set forth in such Commitment, to the extent it can be located, has (with recording reference and reference to the exception number of the Commitment) been shown hereon. The undersigned further certifies that this survey meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, and the ratio and precision of this survey is at least 1 to 15,000.

Raymond J. Wood, P.S. No. 7745

Date: 9/11/00

STATE OF OHIO
RAYMOND J. WOOD 7745
REGISTERED PROFESSIONAL SURVEYOR

SCALE	DATE	DR'N	CK'D	APV'D	TITLE	REVISIONS	BY	DATE
1" = 40'	7/19/00	RJW	JWW	RJW	RESIDUAL LOT ANNOTATION, DESCRIPTION, AND RE-CERTIFICATION		RJW	9/8/00

ALTA SURVEY OF
PART OF LOT 4,
WALCUTT INDUSTRIAL PARK
5252 NIKE DRIVE

J. & J. SURVEYING SERVICES, INC., dba
PAUL K. MOORE & ASSOCIATES
6515 E. LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
FAX# (614) 866-9132

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JOB NUMBER
00-79AL