

BERGSTROM - BRYAN
3.552 ACRES
O.R. 30932 B10

711 DISTRIBUTION COMPANY
0.47 ACRES
O.R. 12933 103

CONSOLIDATED RAIL CORP.
1.6978 ACRES

POINT OF BEGINNING
4.064 ACRES

POINT OF TRUE
BEGINNING 2.354 ACRES



SCALE IN FEET

BASIS OF BEARINGS:

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF N12°42'30"E FOR THE EASTERLY RIGHT-OF-WAY LINE OF DISTRIBUTION DRIVE, AS DELINEATED ON THE DEDICATION PLAT OF RECORD IN PLAT BOOK 35, PAGE 38, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOTES:

1. THE FOLLOWING ITEM LISTED IN SCHEDULE B - SECTION II OF TITLE COMMITMENT NUMBER 96160206 COM DOES NOT APPLY TO THE SUBJECT 4.064 AND 2.354 ACRE TRACTS:

ITEM 3 - STORM SEWER EASEMENT
DB. 2641 PG. 5

C/L- DISTRIBUTION DRIVE (60' R/W)
N 12°42'30" E

(P.B. 35, Pg. 38)

BUCKEYE PIPE LINE COMPANY
DB. 1799 PG. 37
(ITEM # 5)

ASHLAND OIL, INC.
DB. 30031 PG. 38
(ITEM # 6)

CITY OF COLUMBUS
O.P. 12860 G05
(ITEM # 10)

COLUMBUS SOUTHERN POWER COMPANY
DB. 2838 PG. 296
(ITEM # 2)

COLUMBUS SOUTHERN POWER COMPANY
O.R. 13039 108
(ITEM # 9)

CITY OF COLUMBUS
O.R. 07144 G07
(ITEM # 7)

DISTRIBUTION PLAZA, LTD.
O.R. 15498 D12
(ITEM # 8)

DISTRIBUTION PLAZA, LTD.
3.982 ACRES
DB. 3641 PG. 288

COLUMBUS SOUTHERN POWER COMPANY
O.R. 13039 108
(ITEM # 9)

ROBERT V. & RUBY A. SWAN, TRUSTEES
1.4893 ACRES
O.R. 02412 H07

KIRSTO COMPANY
4.591 ACRES
DB. 3051 PG. 440

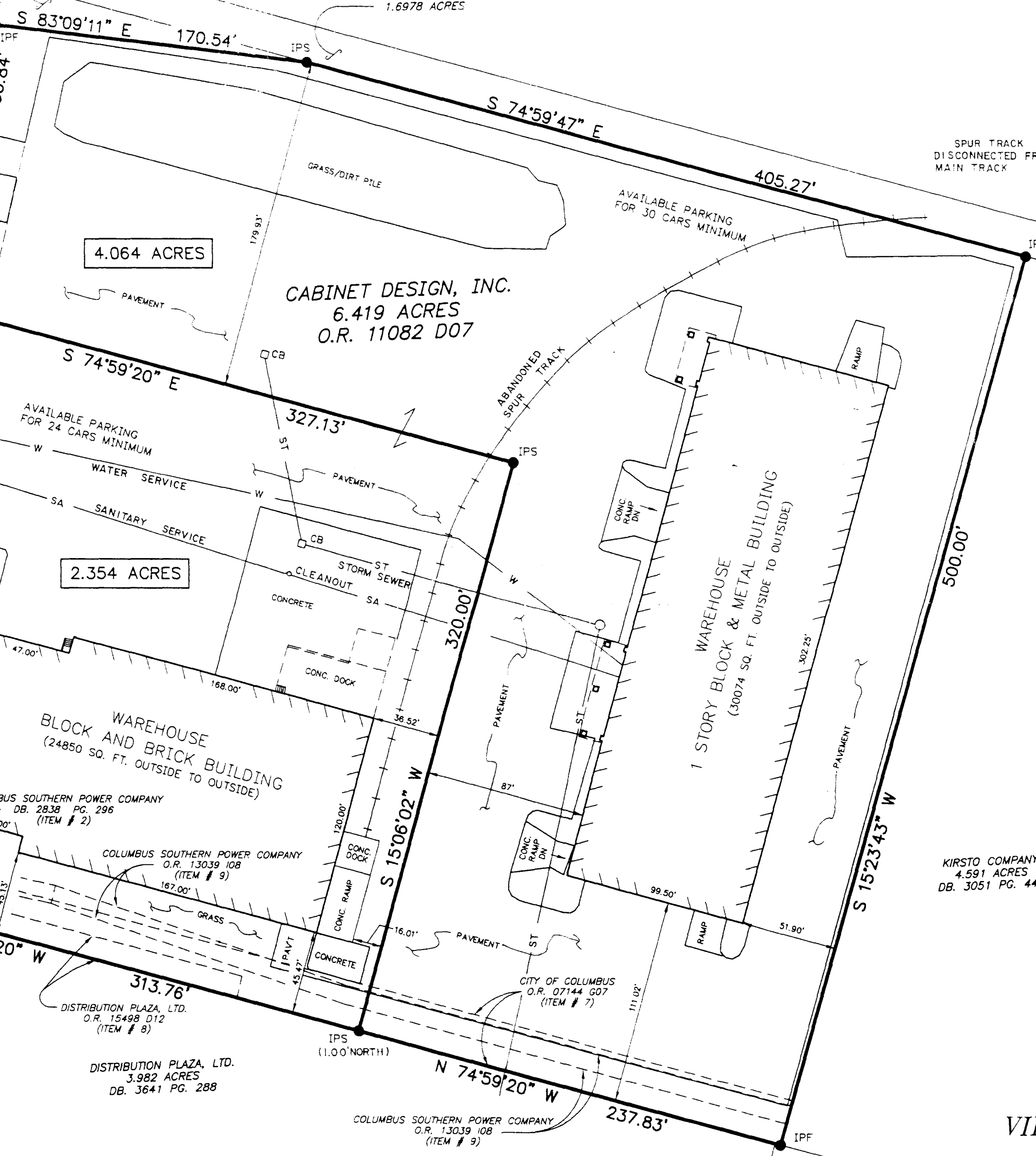
4.064 ACRES

2.354 ACRES

CABINET DESIGN, INC.
6.419 ACRES
O.R. 11082 D07

WAREHOUSE
BLOCK AND BRICK BUILDING
(24850 SQ. FT. OUTSIDE TO OUTSIDE)

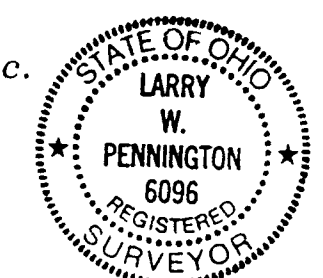
1 STORY BLOCK & METAL BUILDING
(30074 SQ. FT. OUTSIDE TO OUTSIDE)



Survey of
4.064 AND 2.354 ACRES
lying in
VIRGINIA MILITARY SURVEY NO. 3316
City of Columbus, Franklin County, Ohio
Scale: 1"=50' Date: May, 1997
REVISED 5/27/97
REVISED 10/15/97

Prepared By:
R. D. Zande & Associates, Inc.
1237 Dublin Road
Columbus, Ohio 43215

[Signature]
REGISTERED SURVEYOR No. 6096



10-15-97
DATE