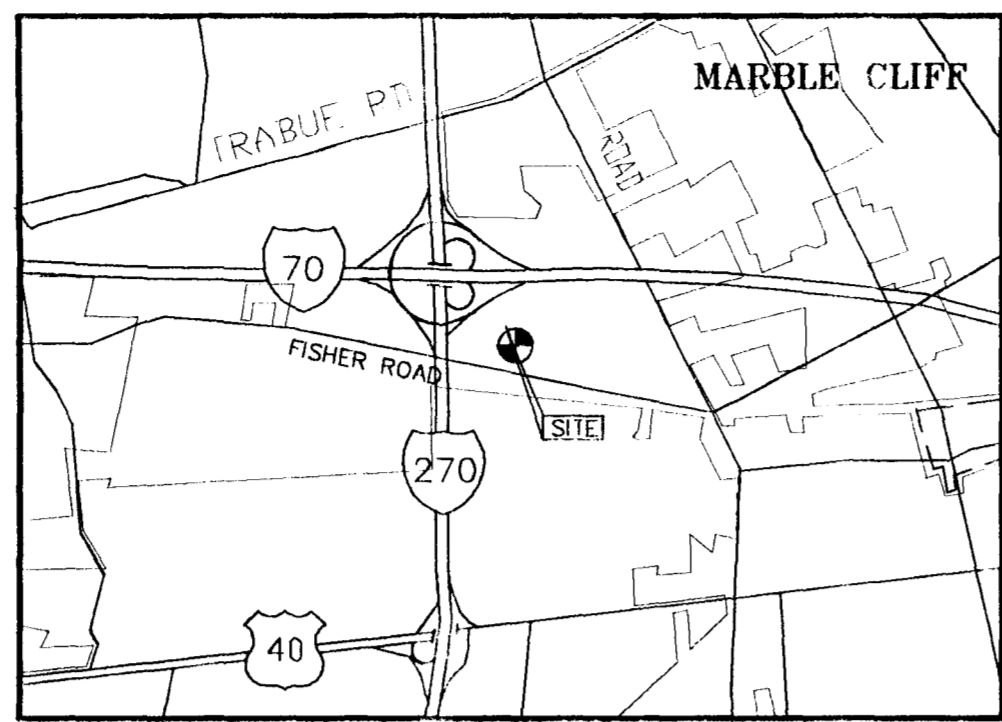
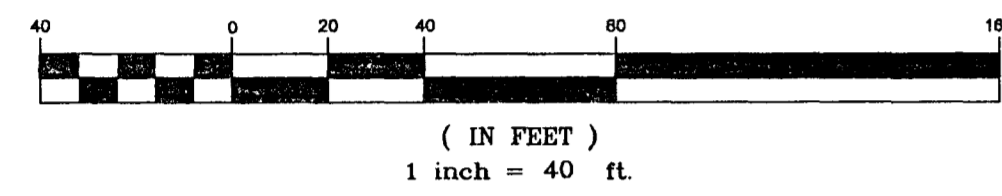


- SIGN
- SQUARE CATCH BASIN
- ⊕ POWER POLE
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC BOX
- ROUND CATCH BASIN
- ⊕ WATER VALVE
- ⊕ TELEPHONE BOX

GRAPHIC SCALE



- INFORMATION OF RECORD AND LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 7-21753, EFFECTIVE DATE MARCH 22, 1996 AT 7:30 P.M.
- SCHEDULE B SECTION II
- ITEM 17 EASEMENT FOR UTILITY PURPOSES OF RECORD IN PLAT BOOK 42, PAGE 46. (DOES NOT AFFECT PROPERTY)
  - ITEM 18 EASEMENT TO COLUMBIAS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 3026, PAGE 259. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
  - ITEM 19 EASEMENT FOR RAILROAD SIDING AND APPURTENANCES OF RECORD IN DEED BOOK 3292, PAGE 401. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
  - ITEM 20 EASEMENT TO OHIO BELL TELEPHONE COMPANY OF RECORD IN DEED BOOK 3765, PAGE 799. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
  - ITEM 21 EASEMENT OF RECORD IN OFFICIAL RECORD VOLUME 6927, PAGE 809. (DOES NOT AFFECT PROPERTY)
  - ITEM 22 EASEMENT TO COLUMBIAS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN OFFICIAL RECORD VOLUME 22037, PAGE 308. (DOES AFFECT PROPERTY)
  - ITEM 23 EASEMENT AND AGREEMENT FOR STORM SEWER OF RECORD IN OFFICIAL RECORD VOLUME 23977, PAGE 812. (DOES NOT AFFECT PROPERTY)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in part of Survey Number 3316 of the Virginia Military District, as described in a deed to Atlantic-Columbus Realty Limited Partnership in Official Record Volume 21451 Page 120 and Official Record Volume 9876 A15 (all references being to records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at an existing iron pin at a northeasterly corner of said tract and the southerly right of way of Fondorf Drive as delineated on the plat "Fisher Road Industrial Park, (Perimeter Drive, Westward Avenue, Philippi Road, Fondorf Drive and Fisher Road Dedication)" of record in Plat Book 42, Page 46;

Thence South 12°50'37" West a distance of 225.87 feet along the easterly line of said Atlantic-Columbus Realty; the westerly line of Bergstrom-Bryan to an existing iron pin at the southeasterly corner of said tract, the southwesterly corner of said Bergstrom-Bryan and in the northerly line of Consolidated Rail Corporation (Volume 3714, Page 79);

Thence North 77°10'39" West a distance of 826.00 feet along the southerly line of said tract, the northerly line of said Consolidated Rail, to an iron pin set at the southwesterly corner of said 7.000 acre tract, a easterly line of a tract now or formerly owned by Hills Stores Company (Official Record Volume 21335 A07);

Thence North 12°51'36" East a distance of 405.91 feet along the westerly line of said tract, an easterly line of said Hills Stores to an existing iron pin;

Thence North 32°16'22" West a distance of 86.04 feet to an existing iron pin in the southerly right of way of Perimeter Drive;

Thence North 63°14'08" East a distance of 50.17 feet along the southerly line of said Perimeter Drive to an existing iron pin;

Thence South 32°17'44" East a distance of 125.43 feet along a southerly line of Hayward Distributing Company (Official Record Volume 19612 J06) to an existing iron pin;

Thence South 77°10'24" East a distance of 615.33 feet along the northerly line of said tract, the northerly line of said Hayward Distributing to an existing iron pin at the southerly right of way line of said Perimeter Drive;

Thence South 12°50'21" West a distance of 54.25 feet along the westerly right of way line of said Perimeter Drive, an easterly line of said tract to an existing iron pin;

Thence along a curve to the left (delta=45°04'18", radius=130.00 feet) a chord bearing South 09°43'27" East a distance of 99.65 feet to an iron pin set;

Thence North 77°11'45" West a distance of 119.37 feet along the northerly line of Columbus Cellular Telephone Company (Official Record Volume 19612 J06) to an existing iron pin;

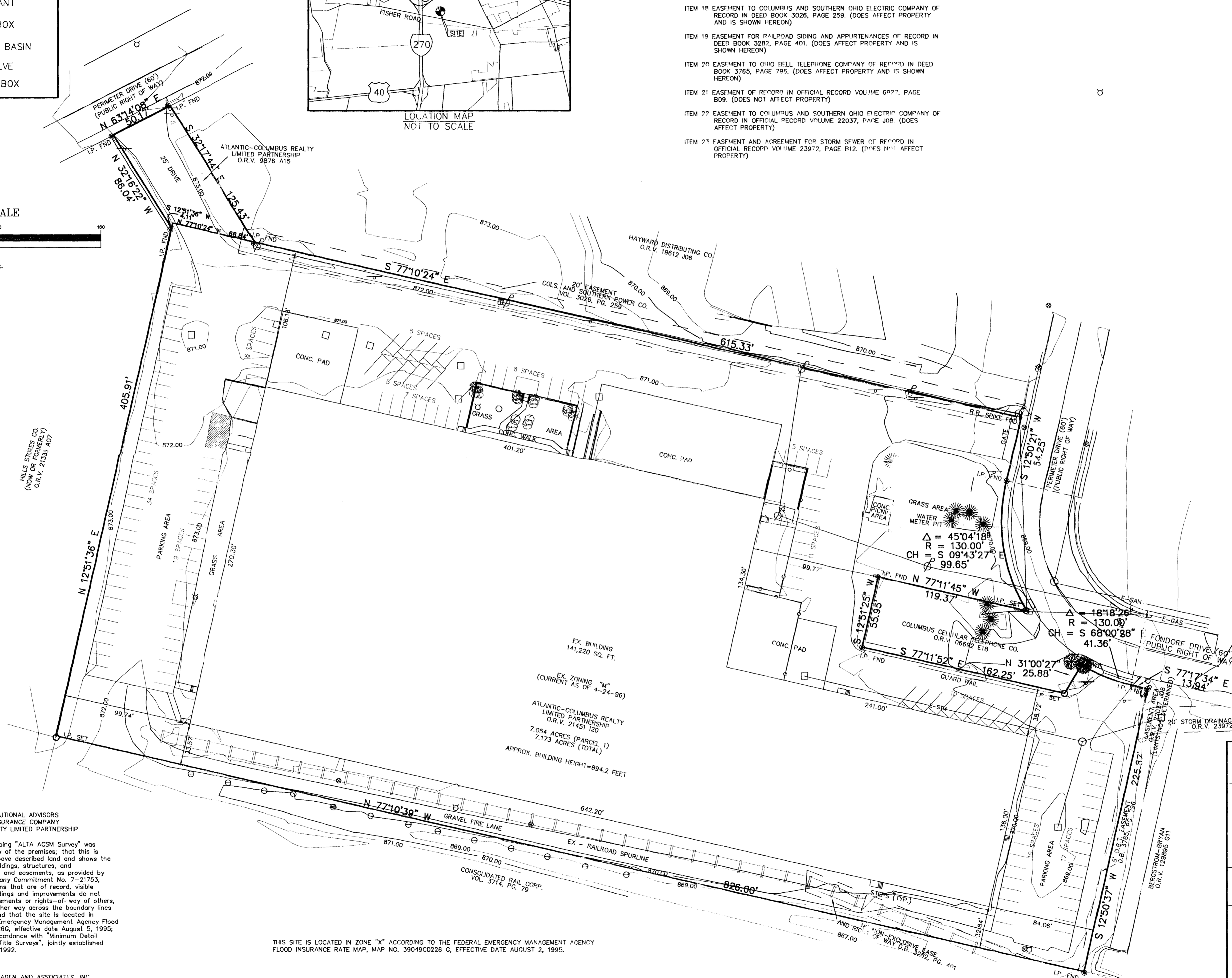
Thence South 12°51'25" West a distance of 55.95 feet along an easterly line of said tract, the westerly line of said Columbus Cellular to an existing iron pin at the southeasterly corner of said Columbus Cellular;

Thence South 77°11'52" East a distance of 162.25 feet along the southerly line of said Columbus Cellular to an iron pin set at the southeasterly corner of said Columbus Cellular;

Thence North 31°00'27" East a distance of 25.88 feet along the easterly line of said Columbus Cellular to an existing iron pin in the southerly right of way line of said Fondorf Drive;

Thence along a curve to the left (delta=18°18'26", radius=130.00 feet) a chord bearing South 68°00'28" East, a distance of 41.36 feet, with the southerly right of way line of said Fondorf Drive, a northerly line of said tract to a point;

Thence South 77°17'34" East a distance of 13.94 feet along the southerly line of said Fondorf Drive a northerly line of said tract to the Point of Beginning containing 7.173 acres more or less according to an actual field survey of the premises in May of 1996.



HILLS STORES CO. (NOW FORMERLY) O.R.V. 21335 A07

EX. BUILDING 141,220 SQ. FT.  
 EX. ZONING "M" (CURRENT AS OF 4-24-96)  
 ATLANTIC-COLUMBUS REALTY LIMITED PARTNERSHIP O.R.V. 21451 120  
 7.054 ACRES (PARCEL 1)  
 7.173 ACRES (TOTAL)  
 APPROX. BUILDING HEIGHT=89.42 FEET

Δ = 45°04'18"  
 R = 130.00'  
 CH = S 09°43'27"  
 99.65'

Δ = 18°18'26"  
 R = 130.00'  
 CH = S 68°00'28"  
 41.36'

TO: BOSTON CAPITAL INSTITUTIONAL ADVISORS  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 AND ATLANTIC-COLUMBUS REALTY LIMITED PARTNERSHIP

We do hereby certify that the foregoing "ALTA ACSM Survey" was prepared from an actual field survey of the premises; that this is a true and correct survey of the above described land and shows the true and correct location of the buildings, structures, and improvements situated on such land and easements, as provided by First American Title Insurance Company Commitment No. 7-21753, rights-of-way, and similar restrictions that are of record, visible or otherwise known to me. The buildings and improvements do not overhang or encroach upon any easements or rights-of-way of others, and there are no encroachments either way across the boundary lines of such land (other than shown), and that the site is located in Zone "X" according to the Federal Emergency Management Agency Flood Insurance Rate Map No. 390170 0226G, effective date August 5, 1995; that this survey was prepared in accordance with "Minimum Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992.

THIS SITE IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 39049C0226 G, EFFECTIVE DATE AUGUST 2, 1995.

UNDERGROUND UTILITY LINES SHOWN ARE AS FIELD MARKED BY INDIVIDUAL UTILITY COMPANIES OR BY WAY OF UTILITY COMPANY PLANS REQUESTED THROUGH THE OHIO UTILITY PROTECTION SERVICE (1-900-362-2764) OR AS CONTACTED DIRECTLY AS PROVIDED AT THE DATE OF THIS DRAWING.

THE TOTAL NUMBER OF PARKING SPACES ON THE SUBJECT SITE IS 146 AND 0 HANDICAP SPACES.



HOCKADEN AND ASSOCIATES, INC.  
 Consulting Engineers  
 John L. Price 5/17/96  
 John L. Price  
 Professional Surveyor No. 7159

DESCRIPTION				
ALTA / ACSM SURVEY				
LOCATION				
4051 PERIMETER DRIVE SOUTH OF FONDORF DRIVE WEST OF PERIMETER DRIVE				
CLIENT				
ATLANTIC COLUMBUS REALTY				
PREPARED BY:				
HOCKADEN AND ASSOCIATES, INC. Consulting Engineers & Surveyors 883 North Cassady Avenue Columbus, Ohio 43219 Telephone: (614) 252-0993 Fax: (614) 252-0444				
DRAWN BY	NGG	CHECKED BY	JLP	ORDER No.
				39795
AREA No.		SHEET	1 OF 1	

C:\PROJECTS\PROJECTS\HOCKADEN AND ASSOC., INC. (LEAF 1)