

ALTA/ACSM SURVEY OF 6.336 ACRES
 Located In Quarter Township 4, Township 2, Range 18,
 United States Military Lands,
 City of Columbus, Franklin County, Ohio



LOCATION MAP
No Scale

Except as clearly shown hereon, there are no discrepancies, conflicts, shortages in area, boundary line conflicts, protrusions, overlapping if improvements, evidences of abandoned fences, roadways, water courses, ditches or drains located or bordering on or running through the property. There is no visible evidence of cemeteries or burial grounds on the property.

NOTES:

The bearings shown on this plat are based on the same meridian as the west line of Evanswood Drive as shown on the recorded plat known as "Dedication Plat of Evanswood Drive" of record in Plat Book 38, Page 50, Recorder's Office, Franklin County, Ohio, having a bearing of South 2°09'54" West.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1995) the property surveyed and shown hereon lies within Zone "X" (areas determined to be outside 500-year floodplain); Community Panel No. 390490165 G.

Easements per Title Commitment No. HTAC - 6887 with an effective date of November 15, 2000 at 8:00 AM.

Easements of record in Deed Book 2317, Page 465, Deed Book 3028, Page 264, Deed Book 2657, Page 421, Deed Book 3038, Page 247, Deed Book 3038, Page 248, do not apply to the subject property.

Easements of record in Official Record 30342813, Deed Book 3034, Page 244 and Official Record 2401017 can not be plotted with the information provided.

Site is zoned M (Manufacturing)

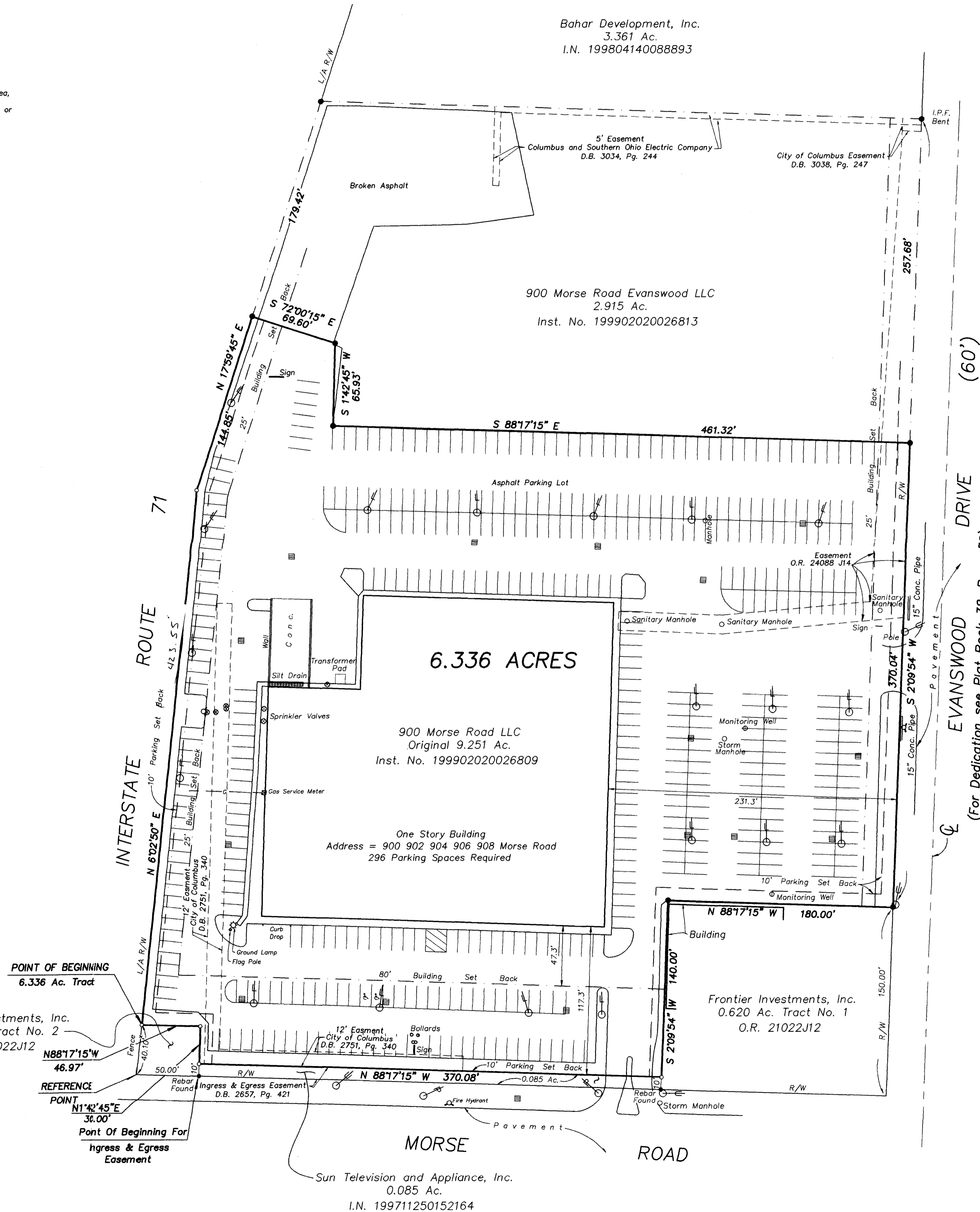
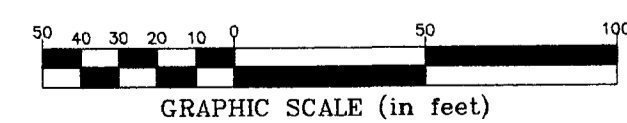
UTILITY STATEMENT:

The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

LEGEND

- ⊕ POWER POLE
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- MANHOLE
- ⊕ CATCH BASIN
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- GAS LINE

- ▲ = R.R. Spk. Fnd.
- △ = RR Spk. Set
- = I.P. Fnd.
- = I.P. Set



DESCRIPTION OF
 6.336 ACRES
 MORSE ROAD
 COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 18, United States Military Lands, being 6.336 acres of land out of a 9.251 acre tract as conveyed to 900 Morse Road, LLC by deed of record in Instrument Number 199902020026809, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Begin for reference, at the southwesterly corner of a 0.046 acre tract (Tract No. 2) as conveyed to Frontier Investments by deed of record in Official Record 21022 J12, and being on the northerly right-of-way line of Morse Road, as shown on the right-of-way plans for the improvement thereof, on file in the City Engineer's Office, Columbus, Ohio, and the easterly right-of-way line of Interstate 71;

Thence North 06° 02' 50" East, a distance of 40.10 feet, along said easterly right-of-way of Interstate 71 and the westerly line of said 0.046 acre tract (Tract No. 2) to an iron pin set, and being the True Point of Beginning;

Thence the following two (2) courses and distances along the easterly right-of-way line of Interstate 71;

1. North 06° 02' 50" East, a distance of 427.65 feet, to an iron pin set;

2. North 17° 59' 45" East, a distance of 144.85 feet, to an iron pin found at the corner common to a 2.915 acre tract as conveyed to 900 Morse Road Evanswood, LLC by deed of record in Instrument Number 199902020026813;

Thence the following three (3) courses and distances along the line common to said 2.915 acre tract;

1. South 72° 00' 15" East, a distance of 69.60 feet, to an iron pin found;

2. South 01° 42' 45" West, a distance of 65.93 feet, to an iron pin found;

3. South 88° 17' 15" East, a distance of 461.32 feet, to an iron pin found on the westerly right-of-way line of Evanswood Drive;

Thence South 02° 09' 54" West, a distance of 370.03 feet, along said westerly right-of-way line of Evanswood Drive, to an iron pin found at the northeasterly corner of a 0.620 acre tract (Tract No. 1) as conveyed to Frontier Investments by deed of record in Official Record 21022 J12;

Thence the following two (2) courses and distances along the line common to said 0.620 acre tract;

1. North 88° 17' 15" West, a distance of 180.00 feet, to an iron pin found;

2. South 02° 09' 54" West, a distance of 140.00 feet, to an iron pin set, said iron pin being on the northeasterly corner of a 0.085 acre tract as conveyed to Sun Television and Appliances, Inc by deed of record in Instrument Number 199711250152164;

Thence North 88° 17' 15" West, a distance of 370.08 feet, along the northerly line of said 0.085 acre tract, to an iron pin set on the easterly line of said 0.046 acre;

Thence the following two (2) courses and distances along the line common to said 0.046 acre tract;

1. North 01° 42' 45" East, a distance of 30.00 feet, to an iron pin set;

2. North 88° 17' 15" West, a distance of 46.97 feet, to the true Point of Beginning, containing 6.336 acres, more or less, subject to all easements, restrictions and rights-of-way of record.

Also an easement for the purpose of ingress and egress only;

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 18, United States Military Lands, and lying on, over and across a 0.085 acre tract of an original 125.488 acre tract as conveyed to Complete General Construction Company and Reese & Company by deed of record in Deed Book 2622, Page 661, and being referenced in Instrument Number 199902020026809 to 900 Morse Road, LLC, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Begin for reference, at the southwesterly corner of a 0.046 acre tract (Tract No. 2) as conveyed to Frontier Investments by deed of record in Official Record 21022 J12, and being on the northerly right-of-way line of Morse Road, as shown on the right-of-way plans for the improvement thereof, on file in the City Engineer's Office, Columbus, Ohio, and the easterly right-of-way line of Interstate 71;

Thence South 88° 17' 15" East, with the northerly line of said Morse Road, the southerly line of said 125.488 acre tract, a distance of 50.00 feet, to the Point of Beginning;

Thence North 01° 42' 45" East, perpendicular to the preceding course, a distance of 10.00 feet, to a point;

Thence South 88° 17' 15" East, parallel to, and 10 feet north of the northerly line of said Morse Road, and being the southerly line of said 125.488 acre tract, a distance of 370.08 feet, to a point;

Thence South 02° 09' 54" West, a distance of 10.00 feet to a point on the northerly right-of-way line of Morse Road and the southerly line of said 125.488 acre tract;

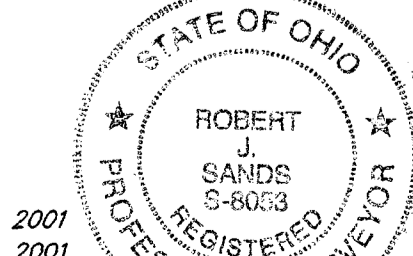
Thence North 88° 17' 15" West, with the northerly right-of-way line of Morse Road and the southerly line of said 125.488 acre tract, a distance of 370.08 feet to the Place of Beginning, containing 0.085 acres, more or less.

SURVEYED & PLATTED
 BY

 170 MILL STREET
 GAHANNA, OHIO 43230
 (614) 471-5150

"We hereby certify to 5055 L.L.C., its successors and assigns, and lender Lawyers Title Insurance Company, and Hummel Title Agency, their successors, nominees and assigns: (a) that the survey represented herein is an accurate survey of all the real property legally described herein; (b) that the within survey properly and accurately indicates and locates all improvements on the real property as of the date of the survey; (c) that the within survey was prepared under the direct supervision and control of the undersigned from an actual survey made of the real property legally described herein; (d) that there are no encroachments either across property lines or zoning restriction lines in effect as of the date of the survey; (e) that the within survey properly designates and locates all visible or recorded easements as of the date of the survey; (f) ingress and egress to the subject property is provided by Morse Road and Evanswood Drive upon which the property abuts, the same being a paved and dedicated right-of-way maintained by the City of Columbus; (g) the property is not located in an area designated as a special flood hazardous area by the U.S. Department of Housing and Urban Development, and lies in a zone "X" of minimal flooding; (h) the subject property does not service any adjoining property for drainage, ingress, egress or any other purpose; (i) that the land, as described on the survey, does not constitute an illegal subdivision of land under local, county or city ordinances; (j) that the location of the improvements on the subject property does not constitute a violation of any zoning or set-back requirements; and (k) that the within survey was prepared in accordance with the existing code of practice for land surveyors adopted by the American Congress on Surveying and Mapping, and any applicable Ohio professional surveyor's associations and land title associations and complies with all applicable Ohio laws."

By
 ROBERT J. SANDS
 Professional Surveyor No. S-8053
 SCALE: 1" = 50'



NOVEMBER 28, 2000
 REVISED JANUARY 11, 2001
 REVISED FEBRUARY 2, 2001