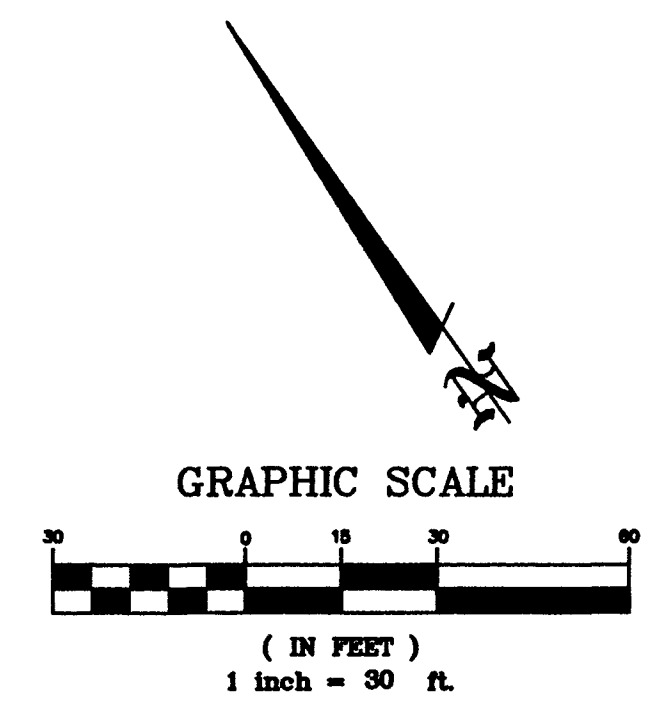


- NOTES FOR THE SURVEYED TRACT**
- This tract contains no existing buildings.
 - There are no encroachments or projections unless otherwise shown on this plat.
 - There are not observed evidences of easements and/or servitudes of any kind except as shown.
 - Vol. 1033, Pg. 336 Easement to Columbus Railway, Power and Light Company Blanket Easement for Highway Pole Line
Vol. 2721, Pg. 598 Easement to the State of Ohio Blanket Easement for Channel Purposes DOES NOT APPLY
Vol. 2793, Pg. 609 Easement to the City of Columbus Sewer Easement DOES NOT APPLY
Vol. 8357, Pg. G13 Easement to the City of Columbus Waterline Easement
Vol. 27854, Pg. H17 Easement to Com Source, Inc. Blanket Easement for Right-of-Way
Vol. 33690, Pg. E15 Easement between Ronald P. Sabatino and ACM Realty, Inc. Easement Agreement EXHIBIT C & D SHOWN ON PLAT
Vol. 3763, Pg. 276 Easement to the City of Columbus Storm Water Drainage Easement DOES NOT APPLY
Vol. 3775, Pg. 461 Easement to the City of Columbus Storm Water Drainage Easement DOES NOT APPLY
Vol. 3246, Pg. 107 Easement to the City of Columbus Storm Sewer Easement DOES NOT APPLY
Vol. 34328, Pg. I11 Easement to the City of Columbus Gasline Easement DOES NOT APPLY
Instrument No. 199707180054726 Easement to the City of Columbus Waterline Easement DOES NOT APPLY
Vol. 34004, Pg. F17 Easement to the City of Columbus Sewer Easement
Vol. 32866, Pg. J01 Easement to Ohio Bell Telephone Co. Telephone Easement DOES NOT APPLY
Vol. 32364, Pg. I20 Easement to Ohio Bell Telephone Co. Telephone Easement DOES NOT APPLY
Vol. 28847, Pg. J12 Easement to T&R Properties Ingress & Egress Easement DOES NOT APPLY
Vol. 28253, Pg. H10 Easement to T&R Development, Inc. Ingress & Egress Easement DOES NOT APPLY
Vol. 31664, Pg. J11 Easement to City of Columbus Sewer Easement DOES NOT APPLY
Vol. 31664, Pg. J16 Easement to the City of Columbus Sewer Easement DOES NOT APPLY
Vol. 31664, Pg. J06 Easement to the City of Columbus Sewer Easement DOES NOT APPLY
Vol. 31664, Pg. J01 Easement to the City of Columbus Sewer Easement DOES NOT APPLY
Vol. 31645, Pg. D09 Easement to Columbia Gas of Ohio, Inc. Blanket Easement for Gas line DOES NOT APPLY
Vol. 29985, Pg. H17 Easement to the City of Columbus Sewer Easement DOES NOT APPLY
Vol. 33690, Pg. D20 Declaration of Restrictive Covenants
Vol. 28849, Pg. E17 Declaration of Restrictive Covenants
 - Current Zoning:
Use District: L-C-2 (Limited Commercial)
Building Height: Shall not exceed 35 feet
 - According to F.E.M.A. Flood Insurance Rate Maps, this property does NOT lie in a flood hazard area. Community - Panel Number 39049C 0152 G (ZONE X)
 - The underground utilities shown have been located from 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 although he does certify that they are located as accurately as possible from the information available. It is the responsibility of the "contractor" to verify and locate all underground utilities prior to commencing work.
 - L-C-2 - Zoning Regulations:
(a) A minimum thirty (30) feet building and parking setback shall be established on Cooper Road; within the setback, a landscaped greenspace shall be maintained.
(b) Within the greenspace corridor along Cooper Road, landscaping shall be required for a minimum of 65% of this site's frontage or any parcel divided out of this Parcel E. Such landscaping shall be uniformly placed at least 15 feet from the eastern right-of-way line of Cooper Road.
(c) The parking setback on the southern perimeter of Parcel E shall be 30 feet. Within this setback, landscaping and buffering shall include the planting at 10 foot intervals of deciduous trees 2 inches in diameter and/or evergreen trees a minimum of 5 feet in height.



LEGAL DESCRIPTION

2.335 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 2, Township-2, Range-17, of the United States Military Lands, and being a part of the Property conveyed to P. Ronald Sabatino, as recorded in Official Record Volume 27389 C11 in the Franklin County Recorder's Office, (all deed, plat book and official record volume references being to records in the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning for reference at an existing 3/4" I.D. Pipe found with a "Hockden" identification cap on the south right of way of Corporate Exchange Drive as shown on the Dedication of Corporate Exchange Drive, Cooper Road and Easements as recorded in Plat Book 60, Page 23 at the southwest property corner of T & R Properties 0.243 acre tract as recorded in Official Record Volume 29279 D11; Thence North 87°58'33" West a distance of 140.72 feet, along the south right of way of said Corporate Exchange Drive, to a point; Thence South 02°01'27" West a distance of 198.04 feet to an iron pin set being the PRINCIPAL Point of Beginning of a tract of land to be herein described; thence from the above described PRINCIPAL Point of Beginning: North 90°00'00" East a distance of 106.31 feet to an iron pin set; Thence South 54°48'21" East a distance of 271.96 feet to an iron pin set; Thence North 70°50'24" East a distance of 213.28 feet to an iron pin set; Thence North 19°09'36" West a distance of 25.00 feet to an iron pin set; Thence North 70°50'24" East a distance of 30.57 feet to an iron pin set; Thence along a curve to the left (delta=00°34'50", radius=5983.31 feet) a chord bearing South 30°32'34" East a distance of 51.00 feet along the westerly right of way line of said Cooper Road to a P.K. nail set; Thence South 70°50'24" West a distance of 426.82 feet along the northerly line of T & R Properties, Inc. (O.R.V. 29598 B01) to an iron pin set; Thence South 70°50'24" West a distance of 150.39 feet along the northerly line of said T & R Properties, Inc. to an iron pin set; Thence North 54°55'34" West a distance of 20.00 feet to an iron pin set; Thence South 35°04'26" West a distance of 20.00 feet to a point; Thence North 54°55'34" West a distance of 213.38 feet to an iron pin set; Thence North 02°01'27" East a distance of 78.38 feet to an iron pin set; Thence North 35°11'39" East a distance of 200.64 feet to the PRINCIPAL Point of Beginning containing 2.335 acres more or less subject however to all legal highways and prior easements of record.

Note: The bearings are based upon the south right-of-way line of Corporate Exchange Drive being N 87°58'33" W, as shown on the Dedication of Corporate Exchange Drive, Cooper Road and Easements as recorded in Plat Book 60, Page 22 in the Franklin County Recorder's Office.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Sterling House Corporation and Assigns, Chicago Title Insurance Corporation that (1) the survey was prepared by the undersigned and was actually made upon the ground; (2) the survey and the information, courses and distances shown thereon are correct; (3) the property is contiguous along its entire common boundaries and is enclosed within the perimeters thereof; (4) all component parcels of the land shown on the survey are contiguous and there are no gaps or gores; (5) the right-of-way lines for Cooper Road are as shown; (6) the dimensions, gross square footage, number of stories, location and type of buildings and improvements are as shown and are within the boundary lines of the property; (7) there are no violations of any setback or building line requirements created by applicable zoning and ordinances or recorded restrictive covenants; (8) any such setback or building line requirements are shown on the survey; (9) there is no visible evidence of easements, encroachments or uses affecting the property appearing from a physical inspection, other than those shown and depicted thereon; (10) all recorded easements or right-of-ways listed in the title report have been shown or noted; (11) the survey shows the location of all visible storm drainage systems for the collection and disposal of all roof and surface drainage; (12) the buildings and improvements are not located over or on any easements affecting the property or any utility lines constructed thereon; (13) the property does not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development Federal Insurance Administration's Special Flood Hazard Area Maps"; (14) there are no marked parking spaces within the boundary lines of the property; (15) The survey is made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by ALTA and ACSM in 1992, and includes items 1-11 of Table A thereof, and meets the Accuracy Standard of an Urban Survey.

Date: 7-7-98

James E. Wilson
Registered Surveyor # 7744
Peterman Associates, Inc.
438 Carnahan Ave.
Findlay, Ohio 45840
(419) 422-6672

PETERMAN ASSOCIATES, INC.

| | | | | | |
|---------------------|---|----------------------------------|----|---------------------|---------|
| 438 Carnahan Avenue | | Engineers - Planners - Surveyors | | Findlay, Ohio 45840 | |
| Scale | 1"=30' | Revisions | By | Date | |
| Date | 10-31-97 | | | | |
| Drawn By | DAO | | | | |
| Approved By | | | | | |
| TITLE | ALTA/ACSM LAND TITLE SURVEY | | | Job No. | 97-1005 |
| | STERLING HOUSE | | | DWG No. | 47-60 |
| | Being part of Section 2, Township 2, Range 17, County of Franklin, City of Columbus, State of Ohio. | | | | |
| | 2.335 Acres | | | | |

84-3576-50
C11 - 231127