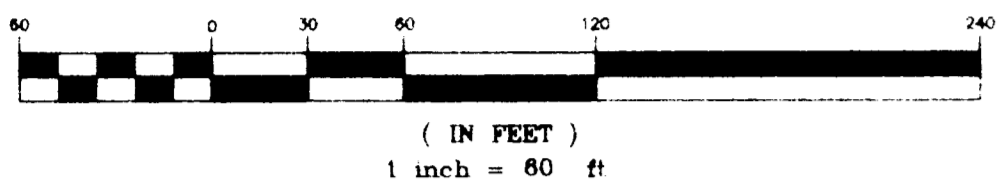


NOT TO SCALE

GRAPHIC SCALE



LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN SECTION 11, TOWNSHIP 4, RANGE 22, CONGRESS LANDS, ALSO BEING A PART OF A 50.897 ACRE TRACT OF LAND DEEDED TO NESSENT LTD. IN O.R.V. 17704, PG. A19 AND O.R.V. 32480, PG. 104 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN IRON PIN FOUND IN AN EASTERLY RIGHT-OF-WAY OF GROVEPORT ROAD AT THE NORTHWESTERLY CORNER OF SAID 50.897 ACRE TRACT, THENCE S 17°52'51" E WITH AN EASTERLY RIGHT-OF-WAY OF SAID GROVEPORT ROAD AND WITH A WESTERLY LINE OF SAID 50.897 ACRE TRACT A DISTANCE OF 257.07 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE TRUE PLACE OF BEGINNING FOR THE TRACT HEREIN TO BE DESCRIBED.

THENCE S 63°31'36" E A DISTANCE OF 78.37 FEET TO AN IRON PIN FOUND;

THENCE S 77°26'00" E A DISTANCE OF 238.37 FEET TO AN IRON PIN FOUND;

THENCE S 31°56'00" E A DISTANCE OF 992.94 FEET TO AN IRON PIN FOUND;

THENCE S 58°04'00" W A DISTANCE OF 382.05 FEET TO AN IRON PIN FOUND IN A CURVE IN A NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD AND A SOUTHWESTERLY LINE OF SAID 50.897 ACRE TRACT;

THENCE WITH THE RIGHT-OF-WAY LINE OF SAID RAILROAD AND SOUTHWESTERLY LINE OF SAID 50.897 ACRE TRACT WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.00 FEET, A CENTRAL ANGLE OF 317°58' AND A CHORD THAT BEARS N 45°31'59" W A CHORD DISTANCE OF 326.99 FEET TO AN IRON PIN FOUND;

THENCE N 43°53'00" W WITH THE RIGHT-OF-WAY LINE OF SAID RAILROAD AND THE SOUTHWESTERLY LINE OF SAID 50.897 ACRE TRACT A DISTANCE OF 226.69 FEET TO AN IRON PIN FOUND AT AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY OF SAID 50.897 ACRE TRACT;

THENCE N 13°59'07" W WITH A WESTERLY LINE OF SAID 50.897 ACRE TRACT A DISTANCE OF 308.40 FEET TO AN IRON PIN FOUND AT A NORTHWESTERLY CORNER OF SAID 50.897 ACRE TRACT;

THENCE S 85°35'30" E WITH A NORTHERLY LINE OF SAID 50.897 ACRE TRACT A DISTANCE OF 25.52 FEET TO AN IRON PIN FOUND IN AN EASTERLY RIGHT-OF-WAY LINE OF SAID SAID GROVEPORT ROAD AT A CORNER OF SAID 50.897 ACRE TRACT;

THENCE WITH AN EASTERLY RIGHT-OF-WAY LINE OF SAID GROVEPORT ROAD AND WITH A WESTERLY BOUNDARY OF SAID 50.897 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N 12°47'30" W A DISTANCE OF 32.86 FEET TO AN IRON PIN FOUND;
- 2) N 6°42'00" W A DISTANCE OF 369.47 FEET TO AN IRON PIN FOUND;
- 3) N 17°52'51" W A DISTANCE OF 44.99 FEET TO THE TRUE PLACE OF BEGINNING CONTAINING 10.664 ACRES OF LAND, MORE OR LESS AS CALCULATED BY THE ABOVE COURSES, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD, THE ABOVE DESCRIPTION WAS WRITTEN BY DOUGLAS R. HOCK, OHIO P.S. No. 7661 FROM A SURVEY DONE IN DECEMBER OF 1998.

ALL REFERENCES USED IN THIS DESCRIPTION CAN BE FOUND AT THE FRANKLIN COUNTY RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, THE BEARINGS USED IN THIS DESCRIPTION CORRESPOND TO THE BEARINGS GIVEN IN THE DEED TO NESSENT LTD. IN O.R.V. 17704, PG. A19

NOTE: THE ABOVE DESCRIPTION DESCRIBES ALL OF THAT LAND LISTED IN SCHEDULE A OF TITLE FIRST FILE No. 75189974 BEARING AN EFFECTIVE DATE OF 12/14/98

THE BEARINGS USED IN THIS DESCRIPTION ARE BASED UPON THE WESTERLY LINE OF SOUTHFIELD THIRD ADDITION AS BEING SOUTH 04° 13' 58" WEST AS DESCRIBED IN A DEED TO NESSENT LTD. IN O.R.V. 17704 A19.

ALTA/ACSM CERTIFICATION

TO: BANK ONE, N.A., NESSENT LTD., AND TITLE FIRST AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) 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 AND INCLUDES ITEMS 2, 3, 4, 6, 7, 8, 9, 10 AND 11 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT AS OF THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

FRANKLIN CONSULTANTS, INC.

Douglas R. Hock
DOUGLAS R. HOCK
PROFESSIONAL SURVEYOR NO. 7661

12-28-98
DATE:



FLOOD NOTE

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. ON FLOOD INSURANCE RATE MAP (FIRM) NO. 0265 G DATED AUGUST 2, 1995 FOR COMMUNITY NO. 59049 G, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

MISCELLANEOUS NOTES

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED BY RECORD DIMENSIONS SHOWN IN PARENTHESES.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

ZONING DATA

CLASSIFICATION: M (MANUFACTURING DISTRICT)

STATEMENT OF ENCROACHMENTS

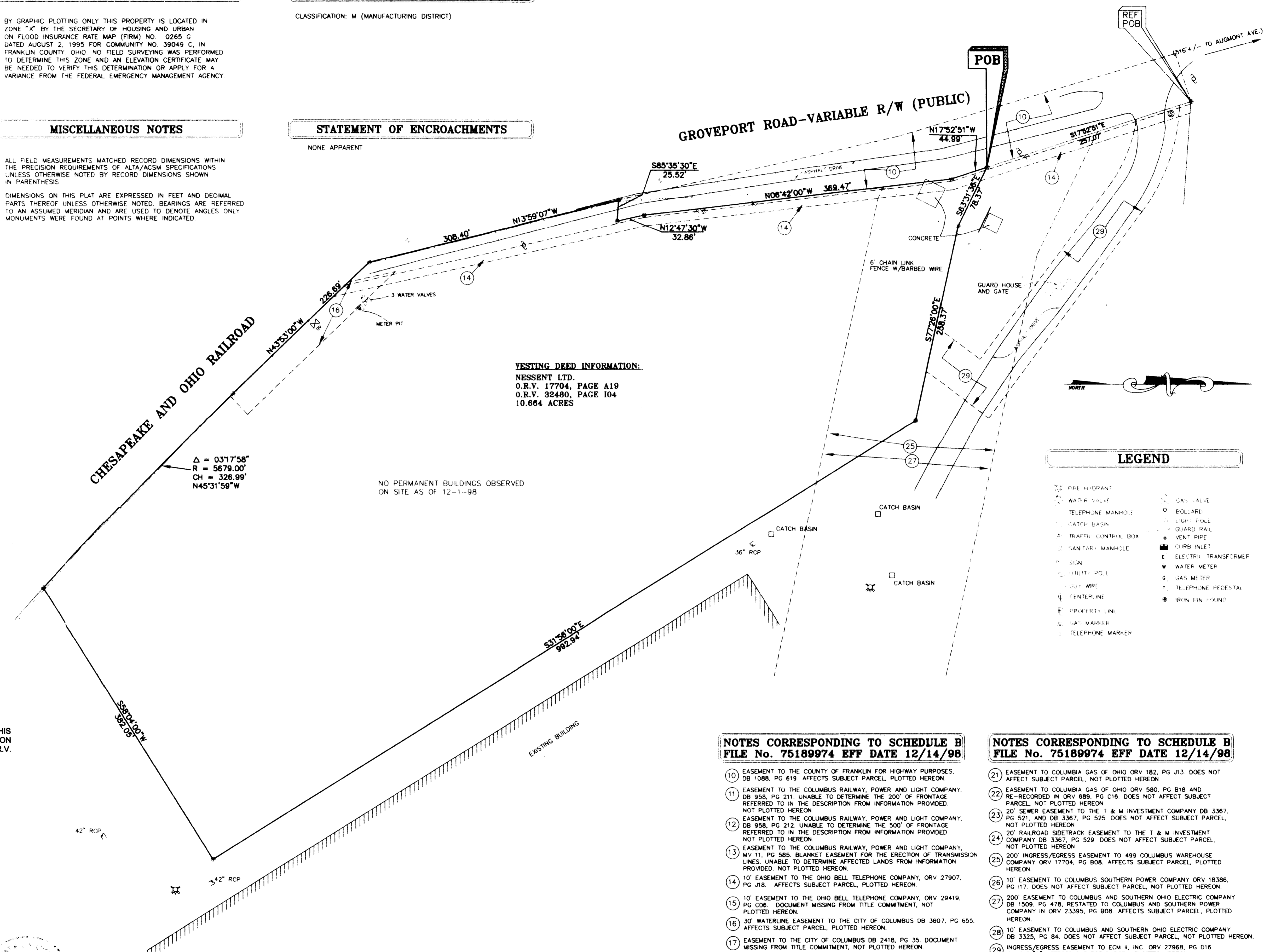
NONE APPARENT

VESTING DEED INFORMATION:

NESSENT LTD.
O.R.V. 17704, PAGE A19
O.R.V. 32480, PAGE 104
10.664 ACRES

NO PERMANENT BUILDINGS OBSERVED ON SITE AS OF 12-1-98

GROVEPORT ROAD-VARIABLE R/W (PUBLIC)



LEGEND

- FIRE HYDRANT
- WATER VALVE
- TELEPHONE MANHOLE
- CATCH BASIN
- TRAFFIC CONTROL BOX
- SANITARY MANHOLE
- SIGN
- UTILITY POLE
- GUY WIRE
- CENTERLINE
- PROPERTY LINE
- GAS MARKER
- TELEPHONE MARKER
- GAS VALVE
- BOLLARD
- LIGHT POLE
- GUARD RAIL
- VENT PIPE
- CURB INLET
- ELECTRIC TRANSFORMER
- WATER METER
- GAS METER
- TELEPHONE PEDESTAL
- IRON PIN FOUND

NOTES CORRESPONDING TO SCHEDULE B FILE No. 75189974 EFF DATE 12/14/98

- 10) EASEMENT TO THE COUNTY OF FRANKLIN FOR HIGHWAY PURPOSES, DB 1088, PG. 619. AFFECTS SUBJECT PARCEL, PLOTTED HEREON.
- 11) EASEMENT TO THE COLUMBUS RAILWAY, POWER AND LIGHT COMPANY, DB 958, PG. 211. UNABLE TO DETERMINE THE 200' OF FRONTAGE REFERRED TO IN THE DESCRIPTION FROM INFORMATION PROVIDED. NOT PLOTTED HEREON.
- 12) EASEMENT TO THE COLUMBUS RAILWAY, POWER AND LIGHT COMPANY, DB 958, PG. 212. UNABLE TO DETERMINE THE 500' OF FRONTAGE REFERRED TO IN THE DESCRIPTION FROM INFORMATION PROVIDED. NOT PLOTTED HEREON.
- 13) EASEMENT TO THE COLUMBUS RAILWAY, POWER AND LIGHT COMPANY, MV 11, PG. 585. BLANKET EASEMENT FOR THE ERECTION OF TRANSMISSION LINES. UNABLE TO DETERMINE AFFECTED LANDS FROM INFORMATION PROVIDED. NOT PLOTTED HEREON.
- 14) 10' EASEMENT TO THE OHIO BELL TELEPHONE COMPANY, ORV 27907, PG. J18. AFFECTS SUBJECT PARCEL, PLOTTED HEREON.
- 15) 10' EASEMENT TO THE OHIO BELL TELEPHONE COMPANY, ORV 29419, PG. C08. DOCUMENT MISSING FROM TITLE COMMITMENT, NOT PLOTTED HEREON.
- 16) 30' WATERLINE EASEMENT TO THE CITY OF COLUMBUS DB 3807, PG. 655. AFFECTS SUBJECT PARCEL, PLOTTED HEREON.
- 17) EASEMENT TO THE CITY OF COLUMBUS DB 2418, PG. 35. DOCUMENT MISSING FROM TITLE COMMITMENT, NOT PLOTTED HEREON.
- 18) EASEMENT TO THE OHIO FUEL SUPPLY COMPANY MV 9, PG. 414 AND ASSIGNED TO COLUMBIA GAS IN DB 2548, PG. 90. PARTIALLY ILLEGIBLE DESCRIPTION OF A PIPELINE LINE EASEMENT ALONG AN UNDETERMINABLE PIPELINE. NOT PLOTTED HEREON.
- 19) EASEMENT TO THE OHIO FUEL SUPPLY COMPANY DB 858, PG. 471 AND ASSIGNED TO COLUMBIA GAS IN DB 2548, PG. 90. BLANKET EASEMENT FOR THE CONSTRUCTION OF A PIPELINE OVER LANDS UNDETERMINABLE FROM INFORMATION PROVIDED. NOT PLOTTED HEREON.
- 20) EASEMENT TO COLUMBIA GAS OF OHIO DB 3293, PG. 637. BLANKET EASEMENT FOR THE CONSTRUCTION OF A PIPELINE OVER A CERTAIN 12 ACRE PARCEL. PARCEL LOCATION UNDETERMINABLE FROM INFORMATION PROVIDED. ALSO, NO STRUCTURE IS TO BE LOCATED WITHIN 5' OF ANY FACILITY CONSTRUCTED FOR THIS PIPELINE. NOT PLOTTED HEREON.

NOTES CORRESPONDING TO SCHEDULE B FILE No. 75189974 EFF DATE 12/14/98

- 21) EASEMENT TO COLUMBIA GAS OF OHIO ORV 182, PG. J13. DOES NOT AFFECT SUBJECT PARCEL, NOT PLOTTED HEREON.
- 22) EASEMENT TO COLUMBIA GAS OF OHIO ORV 580, PG. B18 AND RE-RECORDED IN ORV 889, PG. C16. DOES NOT AFFECT SUBJECT PARCEL, NOT PLOTTED HEREON.
- 23) 20' SEWER EASEMENT TO THE T & M INVESTMENT COMPANY DB 3367, PG. 521, AND DB 3367, PG. 525. DOES NOT AFFECT SUBJECT PARCEL, NOT PLOTTED HEREON.
- 24) 20' RAILROAD SIDETRACK EASEMENT TO THE T & M INVESTMENT COMPANY DB 3367, PG. 529. DOES NOT AFFECT SUBJECT PARCEL, NOT PLOTTED HEREON.
- 25) 200' INGRESS/EGRESS EASEMENT TO 499 COLUMBUS WAREHOUSE COMPANY ORV 17704, PG. B08. AFFECTS SUBJECT PARCEL, PLOTTED HEREON.
- 26) 10' EASEMENT TO COLUMBIA SOUTHERN POWER COMPANY ORV 18386, PG. I17. DOES NOT AFFECT SUBJECT PARCEL, NOT PLOTTED HEREON.
- 27) 200' EASEMENT TO COLUMBIA AND SOUTHERN OHIO ELECTRIC COMPANY DB 1509, PG. 478. RESTATED TO COLUMBIA AND SOUTHERN POWER COMPANY IN ORV 23395, PG. B08. AFFECTS SUBJECT PARCEL, PLOTTED HEREON.
- 28) 10' EASEMENT TO COLUMBIA AND SOUTHERN OHIO ELECTRIC COMPANY DB 3325, PG. 84. DOES NOT AFFECT SUBJECT PARCEL, NOT PLOTTED HEREON.
- 29) INGRESS/EGRESS EASEMENT TO ECM II, INC. ORV 27968, PG. D16 EXHIBIT "C". AFFECTS SUBJECT PARCEL, PLOTTED HEREON.

FRANKLIN CONSULTANTS, INC.
2700 EAST DUBLIN-GRANVILLE ROAD
COLUMBUS, OHIO 43231
(614) 891-6000 FAX: (614) 891-6003
No. Estate Revisions

DESIGN BY: N.C.G.
DRAWN BY: D.R.H.
CHKD BY: S.O.
SCALE: 50'
JOB NUMBER: 726
DATE: 12-22-98

ALTA / ACSM SURVEY
1590 WILLIAMS ROAD (ODW III)
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO