

LOCATION MAP

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING LOCATED IN RESERVE "B" OF LOCKBOURNE INDUSTRIAL PARK AS THE PLAT OF THE SAME IS OF RECORD IN PLAT BOOK 50, PAGE 57, ALL REFERENCES BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:

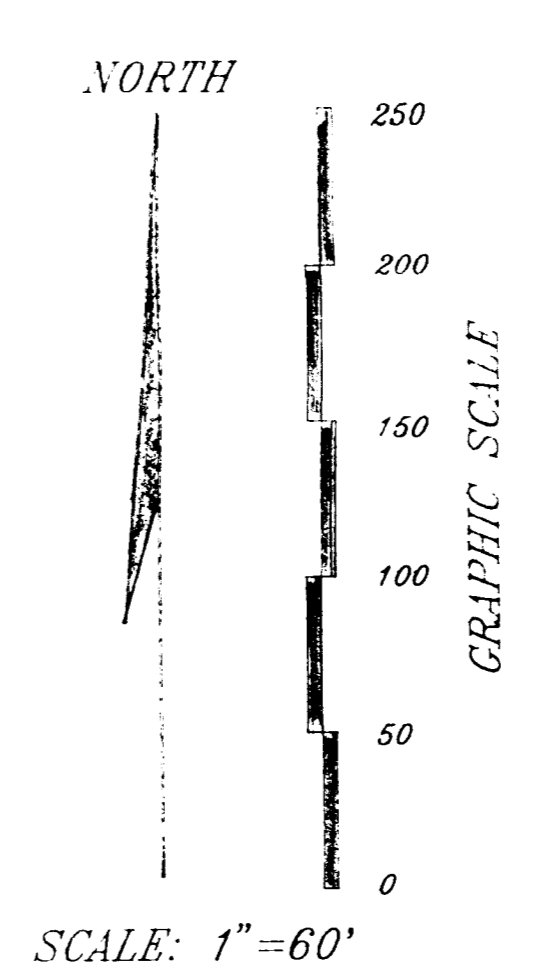
BEGINNING FOR REFERENCE AT FRANKLIN COUNTY MONUMENT PGCS 2260 LOCATED AT THE CENTERLINE INTERSECTION OF LOCKBOURNE ROAD AND OBETZ ROAD; THENCE NORTH 05°19'30" EAST, ALONG THE CENTERLINE OF LOCKBOURNE ROAD, A DISTANCE OF 1550.30 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 05°36'30" EAST, CONTINUING ALONG SAID CENTERLINE OF LOCKBOURNE ROAD, A DISTANCE OF 842.06 FEET TO A POINT; THENCE SOUTH 84°25'30" EAST, BEING ON A LINE 20 FEET SOUTHERLY OF AND PARALLEL TO THE RFP ASSOCIATES LTD. 2.699 ACRE TRACT OF RECORD IN OFFICIAL RECORD 33966 1 13, A DISTANCE OF 425.00 FEET TO AN IRON PIN SET AT THE "TRUE POINT OF BEGINNING" AND BEING THE NORTHWESTERLY CORNER OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 84°25'30" EAST, A DISTANCE OF 800.00 FEET TO AN IRON PIN SET IN THE WESTERLY RIGHT-OF-WAY LINE OF LOCKBOURNE INDUSTRIAL PARKWAY (60 FEET IN WIDTH) THENCE SOUTH 05°36'30" WEST, ALONG SAID RIGHT-OF-WAY LINE OF LOCKBOURNE INDUSTRIAL PARKWAY, A DISTANCE OF 319.62 FEET TO AN IRON PIN SET AT THE NORTHEASTERLY CORNER OF THE KOSMO INVESTMENTS, INC. 8.792 ACRE TRACT, OF RECORD IN OFFICIAL RECORD 33581 F 06, THENCE NORTH 84°25'30" WEST, ALONG THE NORTHERLY LINE OF SAID KOSMO INVESTMENTS, INC. 8.792 TRACT AND THE NORTHERLY LINE OF THE CROSSMAN COMMUNITIES OF OHIO, INC. 32.080 ACRE TRACT, OF RECORD IN OFFICIAL RECORD 34092 J 16, A DISTANCE OF 800.00 FEET TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF THE 4140 LOCKBOURNE LTD. 5.188 ACRE TRACT, OF RECORD IN OFFICIAL RECORD 31045 I 13, THENCE NORTH 05°36'30" EAST, ALONG THE EASTERLY LINE OF THE 4140 LOCKBOURNE LTD. 5.188 ACRE TRACT, A DISTANCE OF 400.00 FEET TO AN IRON PIN SET AT THE NORTHEASTERLY CORNER OF SAID TRACT; THENCE NORTH 84°25'30" WEST, ALONG THE NORTHERLY LINE OF SAID 4140 LOCKBOURNE LTD. 5.188 ACRE TRACT, A DISTANCE OF 200.00 FEET TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF THE PAIN ENTERPRISES, L.P. 1.299 ACRE TRACT, OF RECORD IN INSTRUMENT NO. 199705220005717, THENCE NORTH 05°36'30" EAST, ALONG THE EASTERLY LINE OF PAIN ENTERPRISES, L.P. 1.299 ACRE TRACT AND THE EASTERLY LINE OF THE RFP ASSOCIATES, LTD. 2.699 ACRE TRACT, A DISTANCE OF 419.62 FEET TO THE "POINT OF BEGINNING", CONTAINING 13.217 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS CONTAINED HEREON ARE BASED UPON THE SAME MERIDIAN AS THE BEARING OF THE CENTERLINE OF LOCKBOURNE ROAD (NORTH 05°36'30" EAST) OF RECORD IN PLAT BOOK 50, PAGE 57.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO KEYBANK NATIONAL ASSOCIATION AND TO HUMMEL TITLE AGENCY, INC. AS OF MARCH 16, 1998 THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND; THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE PROPERTY DESCRIPTION "CLOSED" BY ENGINEERING CALCULATION; THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS OR APPLICABLE ZONING OR BUILDING CODES) AFFECTING THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME OTHER THAN THOSE SHOWN THEREON; THAT ALL UTILITY SERVICES NECESSARY FOR THE OPERATION OF THE PROPERTY ARE PRESENT ON THE PROPERTY OR WITHIN ADJACENT PUBLIC RIGHT OF WAY OR RECORDED EASEMENT; THAT THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS OR ENCROACHMENTS UPON THE PROPERTY BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENT SITUATED UPON ANY ADJOINING PREMISES; AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF H. U. D. FLOOD INSURANCE BOUNDARY MAP OR SPECIAL FLOOD HAZARD AREA MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL EQUIPMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY ALTA AND ACSM IN 1992 AND MEETS THE ACCURACY REQUIREMENTS OF A URBAN CLASS, AS DEFINED THEREIN AND INCLUDES THE FOLLOWING ITEMS OF TABLE A THEREOF: 1, 2, 3, 4, 6, 7, 8, 9, 10, AND 11.

1998  
 John A. Weithman  
 JOHN A. WEITHMAN, RLS #4943  
 WEITHMAN & ASSOCIATES  
 ENGINEERS SURVEYORS  
 911 N. SUMMIT ST.  
 TOLEDO, OHIO 43604  
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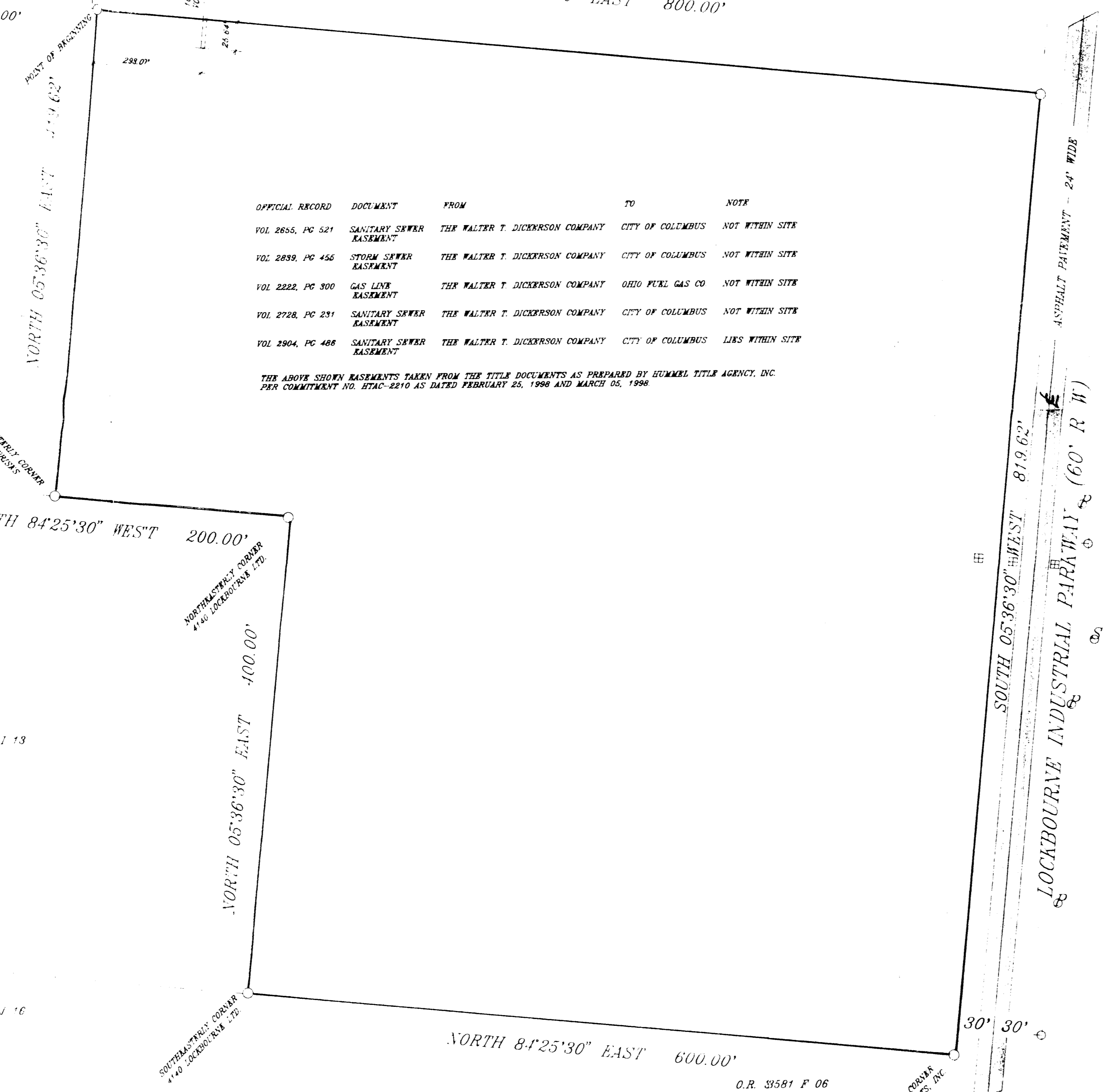
LEGEND

- IPS - IRON PIN SET
- - IRON PIN FOUND
- ✱ - MONUMENT, (MON)
- ⊕ - HYDRANT
- ⊞ - CATCH BASIN
- ⊗ - POWER POLE
- ⊙ - SANITARY MANHOLE

WILLIAMS ROAD  
 1140 LOCKBOURNE LTD  
 CENTERLINE 10' EASMT. 420.0'  
 RFP ASSOCIATES LTD.  
 SOUTH 84°25'30" EAST 425.00'

LOCKBOURNE INDUSTRIAL PARK  
 RESERVE "B"  
 PLAT BOOK 50, PAGE 57

SOUTH 84°25'30" EAST 800.00'



OFFICIAL RECORD	DOCUMENT	FROM	TO	NOTE
VOL 2655, PG 521	SANITARY SEWER EASEMENT	THE WALTER T. DICKERSON COMPANY	CITY OF COLUMBUS	NOT WITHIN SITE
VOL 2839, PG 456	STORM SEWER EASEMENT	THE WALTER T. DICKERSON COMPANY	CITY OF COLUMBUS	NOT WITHIN SITE
VOL 2222, PG 300	GAS LINE EASEMENT	THE WALTER T. DICKERSON COMPANY	OHIO PUEL GAS CO	NOT WITHIN SITE
VOL 2728, PG 231	SANITARY SEWER EASEMENT	THE WALTER T. DICKERSON COMPANY	CITY OF COLUMBUS	NOT WITHIN SITE
VOL 2804, PG 486	SANITARY SEWER EASEMENT	THE WALTER T. DICKERSON COMPANY	CITY OF COLUMBUS	LIES WITHIN SITE

THE ABOVE SHOWN EASEMENTS TAKEN FROM THE TITLE DOCUMENTS AS PREPARED BY HUMMEL TITLE AGENCY, INC. PER COMMITMENT NO. HTAC-2210 AS DATED FEBRUARY 25, 1998 AND MARCH 05, 1998

LOCKBOURNE ROAD (60' R/W)  
 NORTH 05°36'30" EAST 119.62'  
 NORTH 84°25'30" WEST 200.00'  
 NORTH 05°36'30" EAST 100.00'  
 NORTH 84°25'30" EAST 600.00'  
 OBETZ ROAD  
 NORTH 05°19'30" EAST 1550.30'

O.R. 33965 1 19  
 INST. # 199705220005717  
 O.R. 31045 I 13  
 O.R. 34092 J 16  
 O.R. 33581 F 06