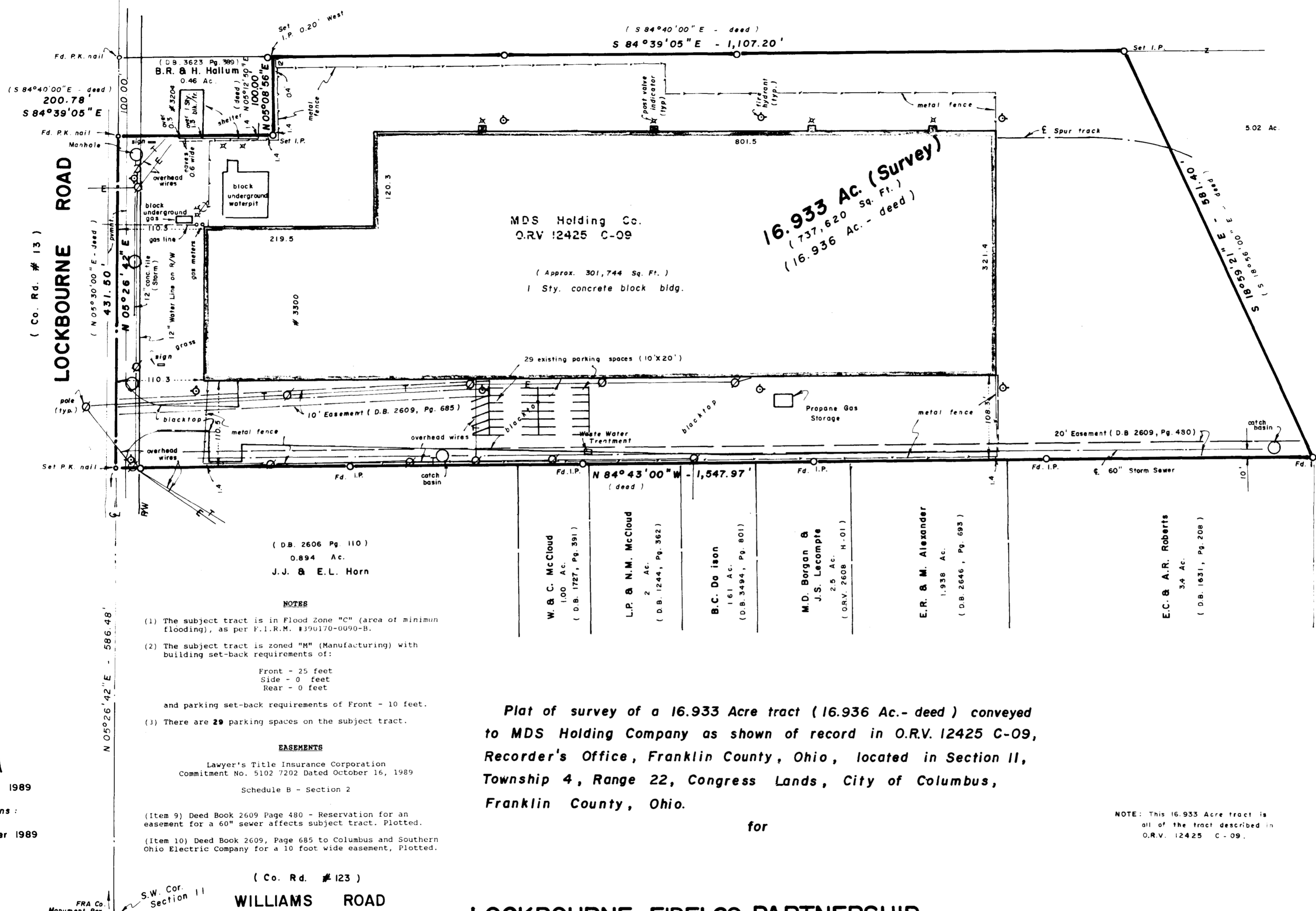


Chesapeake & Ohio Railway Co.  
17.91 Ac.



To:  
Lockbourne Fidelco Partnership, an Ohio General Partnership  
and/or  
Lawyer's Title Insurance Corporation  
and/or  
Fifth Third Bank of Cincinnati

- I hereby certify that on the 30th day of October, 1989:
(a) This survey was made on the ground as per the field notes...
(b) Except as set forth below, there are no encroachments...
(c) Adequate ingress to and egress from the subject property...
(d) All required building set back lines on the subject property are located as shown herein.

Albert J. Myers  
Registered Surveyor #6579

16.933 Acres  
Situating in the State of Ohio, County of Franklin, City of Columbus, in Section 11, Township 4, Range 22, Congress Lands, being all of the tract conveyed to MDS Holding Company as shown of record in Official Record Volume 12425 C-09, Recorder's Office, Franklin County, Ohio (all references to recorded documents are on file in said Recorder's Office, unless otherwise noted), and being more particularly described as follows:

Commencing at a Franklin County monument found at the centerline intersection of Williams Road (County Road #123) with Lockbourne Road (County Road #13), said monument being the southwest corner of said Section 11:

Thence, along said centerline of Lockbourne Road, North 05 degrees 26 minutes 42 seconds East, 586.48 feet to a set P.K. Nail at the southwest corner of said MDS Holding Company tract, northwest corner of the J.J. & E.L. Horn 0.894 Acre tract (Deed Book 2606, Page 110), and the TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

Thence, along a westerly line of said MDS Holding Company tract and said centerline of Lockbourne Road, North 05 degrees 26 minutes 42 seconds East, 311.50 feet to a round P.K. Nail at a northwest corner of said MDS Holding Company tract and the southwest corner of the B.R. & H. Hallum 0.46 Acre tract (Deed Book 3623, Page 389):

Thence, along a northerly line of said MDS Holding Company tract and the southerly line of said 0.46 Acre tract, South 84 degrees 39 minutes 05 seconds East, 200.78 feet to a set iron pipe at the southeast corner of said 0.46 Acre tract:

Thence, along a westerly line of said MDS Holding Company tract and the easterly line of said 0.46 Acre tract, North 05 degrees 08 minutes 56 seconds East, 100.00 feet to a point at a northwest corner of said MDS Holding Company tract, northeast corner of said 0.46 Acre tract and in the southerly line of the Chesapeake and Ohio Railway Company 17.91 Acre tract (Deed Book 924, Page 338), said corner being referenced by an iron pipe set 0.20 feet westerly:

Thence, along a northerly line of said MDS Holding Company tract and part of the southerly line of said 17.91 Acre tract, South 84 degrees 39 minutes 05 seconds East, 1,107.20 feet to a set iron pipe at the northeast corner of said MDS Holding Company tract and the northwest corner of the Chesapeake and Ohio Railway Company 5.02 Acre tract (Deed Book 924, Page 338):

Thence, along the easterly line of said MDS Holding Company tract and the westerly line of said 5.02 Acre tract, South 18 degrees 59 minutes 21 seconds East, 581.40 feet to a found iron pipe at the southeast corner of said MDS Holding Company tract, southwest corner of said 5.02 Acre tract and the northeast corner of the E.C. & A.R. Roberts 3.4 Acre tract (Deed Book 1631, Page 208):

Thence, along the southerly line of said MDS Holding Company tract, northerly line of said 3.4 Acre tract, northerly line of the E.R. & M. Alexander 1.938 Acre tract (Deed Book 2646, Page 693), northerly line of the M.D. Borgan and J.S. Lecompte 2.5 Acre tract (Official Record Volume 2608 H-01), northerly line of the B.C. Danison 1.61 Acre tract (Deed Book 3494, Page 801), northerly line of the L.P. & N.M. McCloud 2 Acre tract (Deed Book 1244, Page 362), northerly line of the W. & C. McCloud 1.000 Acre tract (Deed Book 1727, Page 391), and the northerly line of said Horn 0.894 Acre tract, North 84 degrees 43 minutes 00 seconds West, 1,547.97 feet to the point of beginning CONTAINING 16.933 ACRES subject however, to all legal highways, easements, leases, and restrictions of record and of records in the respective utility offices. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". Basis of bearings is the southerly line of said MDS Holding Company tract held as South 84 degrees 43 minutes 00 seconds West.

(D.B. 2606 Pg 110)  
0.894 Ac.  
J.J. & E.L. Horn

- NOTES
(1) The subject tract is in Flood Zone "C" (area of minimum flooding), as per F.I.R.M. #390170-0090-B.
(2) The subject tract is zoned "M" (Manufacturing) with building set-back requirements of:
Front - 25 feet
Side - 0 feet
Rear - 0 feet
and parking set-back requirements of Front - 10 feet.
(3) There are 29 parking spaces on the subject tract.

EASEMENTS  
Lawyer's Title Insurance Corporation  
Commitment No. 5102 7202 Dated October 16, 1989  
Schedule B - Section 2

- (Item 9) Deed Book 2609 Page 480 - Reservation for an easement for a 60" sewer affects subject tract. Plotted.
(Item 10) Deed Book 2609, Page 685 to Columbus and Southern Ohio Electric Company for a 10 foot wide easement, Plotted.

Plat of survey of a 16.933 Acre tract (16.936 Ac.- deed) conveyed to MDS Holding Company as shown of record in O.R.V. 12425 C-09, Recorder's Office, Franklin County, Ohio, located in Section 11, Township 4, Range 22, Congress Lands, City of Columbus, Franklin County, Ohio.

for

NOTE: This 16.933 Acre tract is all of the tract described in O.R.V. 12425 C-09.

(Co. Rd. #123)  
WILLIAMS ROAD

LOCKBOURNE FIDELCO PARTNERSHIP, An Ohio General Partnership  
and / or  
LAWYERS TITLE INSURANCE CORPORATION  
and / or  
FIFTH THIRD BANK of CINCINNATI

Myers Surveying COMPANY

2740 East Main Street  
Bexley, Ohio 43209  
(614) 235-8677

By Albert J. Myers, Professional Surveyor #6579.

I hereby certify that the foregoing plat was prepared from an actual survey of the premises in October of 1989, and is correct to the best of my knowledge. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579", unless otherwise noted.

