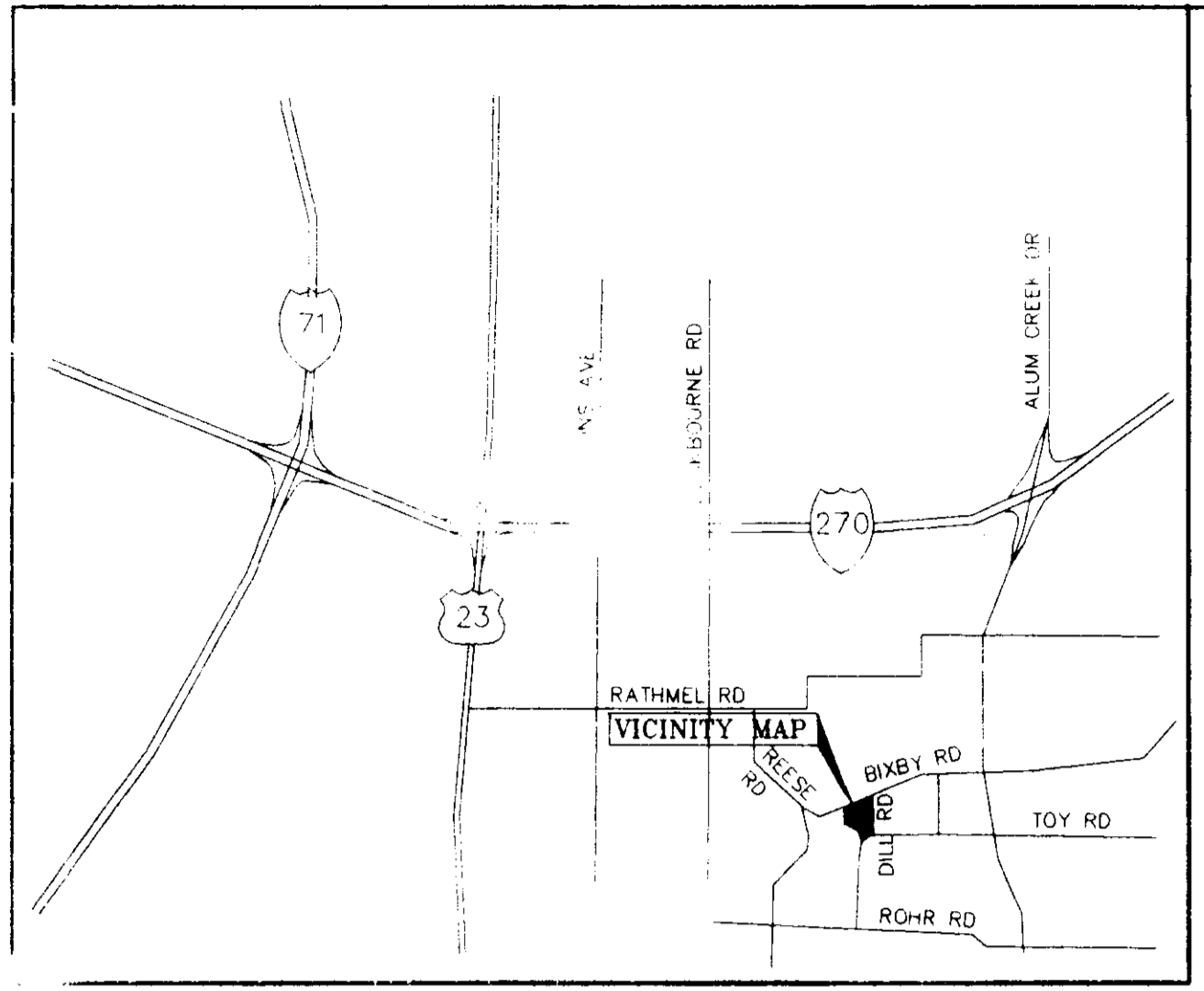


ALTA/ACSM LAND TITLE SURVEY FOR FRANKLIN CONSULTANTS, INC. 16.852 ACRE TRACT PART OF AN ORIGINAL 139.58 ACRE TRACT PARCEL #1 (FIRST TRACT) D.B. 3480, PAGE 112 D.B. 3570, PAGE 212 TOWNSHIP OF HAMILTON COUNTY OF FRANKLIN STATE OF OHIO



- NOTES**
- UNDERGROUND UTILITIES LOCATED FROM SURFACE FIELD DATA AND UTILITY PLANS. EXACT LOCATION OF UNDERGROUND UTILITIES UNKNOWN.
 - THE BEARINGS ON THIS PLAN ARE BASED UPON THE CENTERLINE OF DILL ROAD BEING 24 DEGREES 24 MINUTES 28 SECONDS EAST AS SHOWN ON UNRECORDED PLAT OF CREEKSIDE INDUSTRIAL CENTER AS PREPARED BY P. F. ZANDE AND ASSOCIATES, INC.
 - FLOOD ZONE - THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, SHOWN ON THE FLOOD INSURANCE RATE MAP, COUNTY OF FRANKLIN, COMMUNITY PANEL NUMBER 3904900335, EFFECTIVE DATE OF AUGUST 2, 1995, FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - STRUCTURES SHOWN WITH AN * ARE LOCATED ON THE DAWING PER PLAN AS SHOWN ON THE CREEKSIDE INDUSTRIAL PARK SANITARY SEWER PLANS.
 - THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR ADJOINERS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
 - MEASUREMENTS AS SHOWN ON THE UNRECORDED PLAT OF THE CREEKSIDE INDUSTRIAL CENTER BY P. F. ZANDE & ASSOCIATES, INC.

- BENCHMARKS**
- BM 1 BP IN CM. AT JUNCTION OF ROHR RD. AND SHOOK ROAD 31.2' SOUTH OF C/L OF JUNCTION. 9.0' W-N-W OF POWER POLE NO. 22649 LEVEL W/GROUND 0.75' NORTH OF WP. ELEV = 737.73
 - BM 2 BP IN CM. AT JUNCTION OF TOY ROAD AND ALUM CREEK DRIVE 80 WEST OF POWER POLE #201406 55.7' SOUTH OF C/L OF JUNCTION N. MEDIAN OF ALUM CREEK DRIVE. ELEV = 740.51
 - BM 3 BP ON S.E. CORNER OF ALUM CREEK DRIVE BRIDGE #HAM-122-180 0/BIG WAINWIT DRIVE, JUST NORTH OF JUNCTION W. BIXBY ROAD 21.5' EAST OF C/L OF NORTH BOUND ALUM CREEK DRIVE. ELEV = 737.69
 - TBM - TOP OF CASTING OF SANITARY MANHOLE. ELEV = 741.46
 - TBM - TOP OF CASTING, STORM MANHOLE. ELEV = 732.99

P.O.C.
IRON SPIRE FOUND

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	380.00'	375.54'	360.44'	N63°53'E	58°32'20"
C2	50.00'	78.89'	70.82'	N49°29'31"E	90°00'00"
C3	320.00'	99.80'	99.40'	N4°31'38"W	175°21'11"
C4	50.00'	78.54'	70.71'	N58°27'41"W	90°00'00"
C5	350.00'	109.16'	108.72'	N24°31'38"W	175°21'11"
C7	350.00'	551.73'	496.32'	S49°24'50"W	90°19'10"

SYMBOLS

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

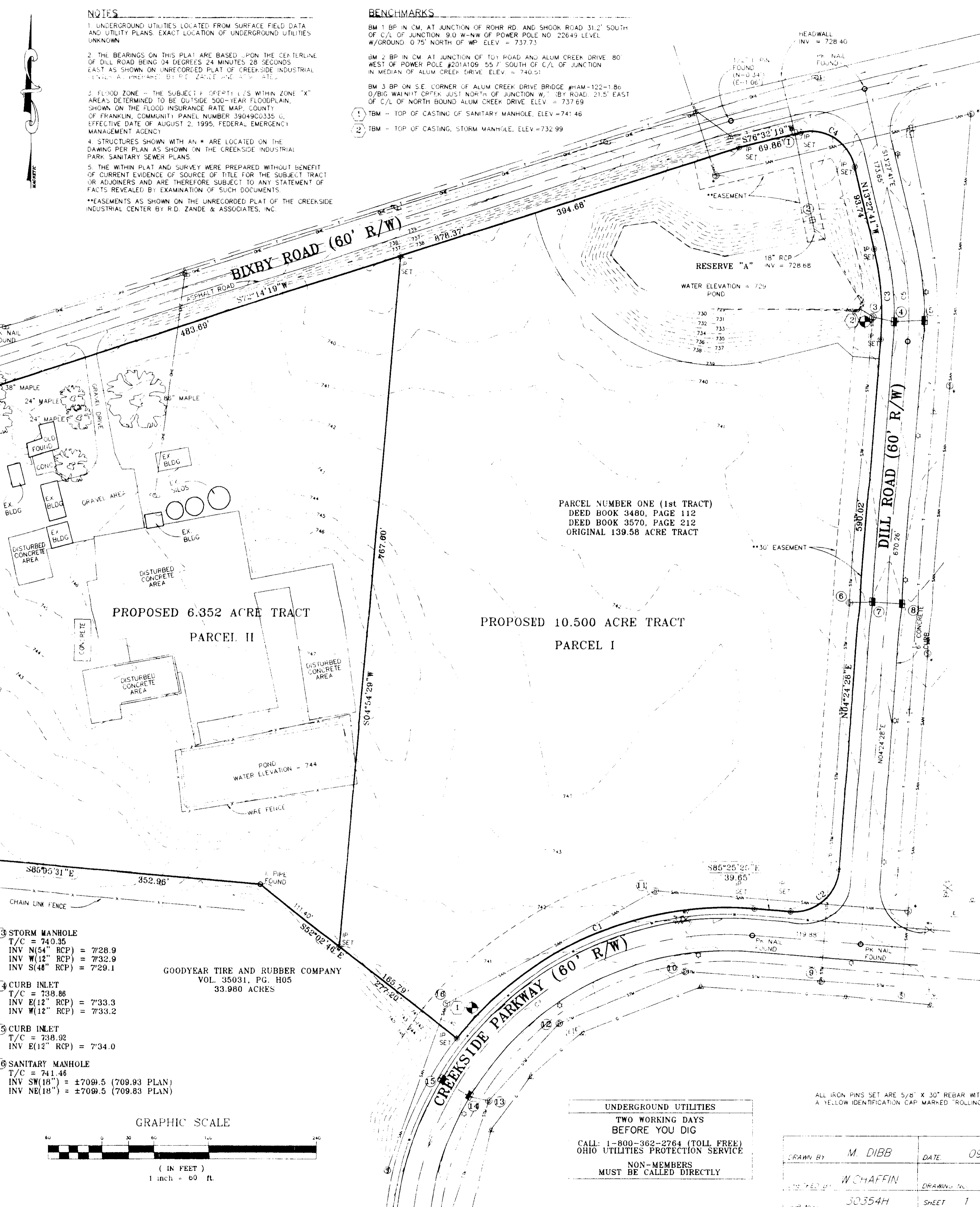
LEGEND

⊕ TELEPHONE LINE	⊕ TELEPHONE LINE
⊕ GAS LINE	⊕ GAS LINE
⊕ WATER LINE	⊕ WATER LINE
⊕ STORM SEWER	⊕ STORM SEWER
⊕ SANITARY SEWER	⊕ SANITARY SEWER

ABBREVIATIONS

OH - OVERHEAD ELECTRIC
 OHG - OVERHEAD CABLE(TV) AS WELL AS WELL
 OH - OVERHEAD TELEPHONE
 IF - RECORD DIMENSION
 IF - UNRECORDED DIMENSION
 P.O.C. - POINT OF COMMENCEMENT

- STRUCTURES**
- CATCH BASIN
T/C = 732.18
INV N(36" RCP) = 728.3
INV S(24" RCP) = 728.6
 - CATCH BASIN
T/C = 732.99
INV N(24" RCP) = 728.5
INV S(18" RCP) = 728.6
 - STORM MANHOLE
T/C = 737.68
INV NW(72" RCP) = 728.4
INV E(36" RCP) = 728.5
INV S(72" RCP) = 728.1
 - CURB INLET
T/C = 736.80
INV W(36" RCP) = 728.9
INV E(36" RCP) = 728.7
 - CURB INLET
T/C = 738.80
INV W(36" RCP) = 728.6
 - STORM MANHOLE
T/C = 740.82
INV N(42" RCP) = 728.6
INV E(24" RCP) = 728.4
INV S(72" RCP) = 728.5
 - CURB INLET
T/C = 739.00
INV W(24" RCP) = 730.1
INV E(24" RCP) = 729.9
 - CURB INLET
T/C = 739.00
INV W(24" RCP) = 730.1
 - STORM MANHOLE
T/C = 743.04
INV W(72" RCP) = 728.7
INV W(54" RCP) = 728.8
 - STORM MANHOLE
T/C = 742.92
INV W(54" RCP) = 728.5
INV E(54" RCP) = 728.6
 - SANITARY MANHOLE
T/C = 743.24
INV N(8") = 719.9
INV W(18") = ±709.0 (709.5 PLAN)
INV E(18") = ±709.0 (709.5 PLAN)
 - STORM MANHOLE
T/C = 741.04
INV N(42" RCP) = 728.7
INV E(24" RCP) = 728.4
INV S(72" RCP) = 728.5
 - STORM MANHOLE
T/C = 740.35
INV N(54" RCP) = 728.9
INV W(12" RCP) = 732.9
INV S(48" RCP) = 729.1
 - CURB INLET
T/C = 738.88
INV E(12" RCP) = 733.3
INV W(12" RCP) = 733.2
 - CURB INLET
T/C = 738.92
INV E(12" RCP) = 734.0
 - SANITARY MANHOLE
T/C = 741.46
INV SW(18") = ±709.5 (709.83 PLAN)
INV NE(18") = ±709.5 (709.83 PLAN)



LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, Hamilton Township, N.W. and S.W. Quarter of Section 25, Township 4, Range 22, Congress Lands, and being part of the original 139.58 acre tract conveyed as Parcel Number One (1st Tract) to Phoenix J. Dill, Jr., and James E. Dill in Deed Book 3480, Page 112 and Deed Book 3570, Page 212 and more particularly bounded and described as follows:

Beginning for reference at a Railroad Spike found at the point of intersection of the easterly right-of-way line of the Norfolk and Western Railway Company (westerly line of said original 139.58 acre tract) with the centerline of Bixby Road Thence N 72° 14' 19" E along the centerline of Bixby Road a distance of 697.21 feet to a Railroad Spike found in the centerline of Bixby Road.

Thence S 4° 54' 29" W a distance of 32.51 feet to an iron pin found on the existing southerly right-of-way of Bixby Road (60') as shown on unrecorded Plat of Creekside Industrial Center as prepared by P.F. Zande and Associates, thence N 72° 14' 19" E along said southerly line of Bixby Road a distance of 471.95 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING for the tract hereinafter described.

Thence S 4° 54' 29" W a distance of 767.66 feet to an iron pin set on a northerly line of a 33,980 acre tract deeded to Goodyear Tire and Rubber Company, vol. 35031, pg. H05.

Thence S 52° 02' 46" E along a northerly line of said Goodyear tract a distance of 165.79 feet to an iron pin found on a curve in the westerly right-of-way of a proposed road (60') in said unrecorded Plat of Creekside Industrial Center.

Thence along said proposed right-of-way with a curve to the right having a Delta of 56°37'21", a Radius of 380.00 feet, a chord bearing N 66°15'54" E a chord distance of 360.44 feet, an arc length of 375.54 feet to an iron pin set.

Thence S 85° 25' 25" E along said proposed right-of-way a distance of 39.65 feet to an iron pin set.

Thence along said proposed right-of-way with a curve to the left having a Delta of 90°10'07", a Radius of 50.00 feet, a chord bearing N 49° 29' 31" E a chord distance of 70.82 feet, an arc length of 78.69 feet to an iron pin set.

Thence N 4° 24' 28" E along said proposed right-of-way a distance of 590.02 feet to an iron pin set.

Thence along said proposed right-of-way with a curve to the left having a Delta of 175°2'09", a Radius of 320.00 feet, a chord bearing N 4° 31' 37" W a chord distance of 99.40 feet, an arc length of 99.80 feet to an iron pin set.

Thence N 13° 27' 41" W along said proposed right-of-way a distance of 93.74 feet to an iron pin set.

Thence along said proposed right-of-way with a curve to the left having a Delta of 90°00'00", a Radius of 50.00 feet, a chord bearing N 58° 27' 41" W a chord distance of 70.71 feet, an arc length of 78.54 feet to an iron pin set on said southerly right-of-way of Bixby Road.

Thence S 76° 32' 19" W along the southerly right-of-way of said Bixby Road a distance of 69.86 feet to an iron pin set.

Thence S 72° 14' 19" W along the southerly right-of-way of said Bixby Road a distance of 394.68 feet to the above courses which were determined with the precision requirements of an Urban Survey (as adopted by ALTA/ACSM and in effect on the date of this description). Subject to all legal highways, easements and restrictions of record. The above Survey was performed by William Edward Chaffin, Ohio P.S. No. 7559 on September 22, 1998.

All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio, with the exception of said unrecorded deed. The bearings used in this description were based on the westerly right-of-way of Alum Creek Drive being S 3° 17' 05" W as used in said right-of-way plans for Franklin County, County Road No. 122.

- SCHEDULE B**
- Easement granted to Ohio Midland Light and Power Company appearing of record in 1039, Page 533, Franklin County Records. (Does not affect subject property).
 - Easement granted to County Commissioners of Franklin County appearing of record in 1069 Page 644, Franklin County Records. (Does not affect subject property).
 - Easement granted to Ohio Midland Light and Power Company appearing of record in 1177, Page 300, Franklin County Records. (Does not affect subject property).
 - Easement granted to Ohio Midland Light and Power Company appearing of record in 2244, Page 163, Franklin County Records. (Does not affect subject property).
 - Easement granted to City of Columbus, Ohio appearing of record in 2718, Page 429, Franklin County Records. (Does not affect subject property).
 - Easement granted to The Ohio Bell Telephone Company appearing of record in 22705, Page J-07, Franklin County Records. (Does not affect subject property).
 - Easement granted to The Goodyear Tire and Rubber Company appearing of record in Inst. No. 19971290176727, Franklin County Records. (Does not affect subject property).
 - Easement granted to Franklin Community Improvement Corporation appearing of record in Inst. No. 199707230053577. (Does not affect subject property).
 - Easement granted to Ohio Bell Telephone Company a.k.a. Ameritec Ohio, appearing of record in Inst. No. 19970601049773, Franklin County Records. (Does not affect subject property).

CERTIFICATION

This survey is to be prepared in accordance with the 1997 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys and contain the following certification:

To: County Title Agency, Inc.
 Owners Title Insurance Corporation
 Huntington National Bank and/or its respective successors or assigns
 Plott/Equities, Inc. or their Assigns

This is to certify that this map or plat and the survey on which it is based was made (1) in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1997, and includes (2) the 1 through 5, 8, 9, 10, 11 of Table A thereof, and (3) pursuant to the above standards (as adjusted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" survey.

William Edward Chaffin
 William Edward Chaffin
 Professional Surveyor No. 7559

- PLAN PREPARED BY -
HLG ENGINEERING & SURVEYING, INC.

705-F LAKEVIEW PLAZA BLVD.
 WORTHINGTON, OHIO 43085
 (614) 841-0053