

LEGAL DESCRIPTION

DESCRIPTION OF A 21.238 ACRE TRACT

Situated in the State of Ohio, County of Franklin, Village of Obetz, lying in Section 25, Township 4, Range 22, Congress Lands, being 21.238 acres out of Big Walnut Area Community Improvement Corporation of record in Official Record 35031 C15, D01, D06, D11, D16, D18, (all references referring to records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference at an existing P.K. nail in the centerline intersection of Creekside Parkway with Dill Road, as referenced in the plat of Creekside Industrial Center, of record in Plat Book 91, Page 18;

Thence South 85° 25' 25" East along the centerline of said Creekside Parkway a distance of 79.76 feet to a point;

Thence North 04° 34' 35" East leaving the centerline of said Creekside Parkway a distance of 30.00 feet to an iron pin set in the northerly right-of-way line of said Creekside Parkway, said iron pin being the True Point of Beginning for the tract herein to be described;

Thence the following five courses and distances along the easterly right-of-way line of said Dill Road;

(1) With a curve to the right having a radius of 50.00 feet, a delta angle of 89° 49' 53", a chord bearing North 40° 30' 28" West a distance of 70.61 feet to an iron pin set;

(2) North 04° 24' 28" East a distance of 590.49 feet to an iron pin set;

(3) With a curve to the left having a radius of 380.00 feet, a delta angle of 17° 52' 09", a chord bearing North 04° 31' 37" West a distance of 118.03 feet to an iron pin set;

(4) North 13° 27' 41" West a distance of 93.79 feet to an iron pin set;

(5) With a curve to the right having a radius of 50.00 feet, a delta angle of 90° 00' 00", a chord bearing North 31° 32' 19" East a distance of 70.71 feet to an iron pin set at the intersection of the southerly right-of-way line of Bixby Road, with the easterly right-of-way line of said Creekside Parkway;

Thence the following three courses and distances along the southerly right-of-way line of said Bixby Road;

(1) North 76° 32' 19" East a distance of 355.89 feet to an iron pin set;

(2) With a curve to the right having a radius of 542.96 feet, a delta angle of 14° 13' 31", a chord bearing North 83° 39' 04" East a distance of 134.46 feet to an iron pin set;

(3) South 89° 14' 10" East a distance of 433.62 feet to an iron pin set;

Thence South 03° 17' 09" West along a new line across said Big Walnut Area Community Improvement Corp. a distance of 1073.86 feet to an iron pin set in the northerly right-of-way of said Creekside Parkway;

Thence North 85° 25' 25" West along the northerly right-of-way line of said Creekside Parkway a distance of 859.81 feet to the True Point of Beginning containing an area of 21.238 acres more or less.

Bearings are based upon the plat of Creekside Industrial Center, in Plat Book 91, Page 18.

This description was prepared by Franklin Consultants, Inc. 2700 East Dublin Granville Road, Columbus, Ohio 43231.

STATEMENT OF ENCROACHMENTS

1 NONE APPARENT

ALTA / ACSM CERTIFICATION

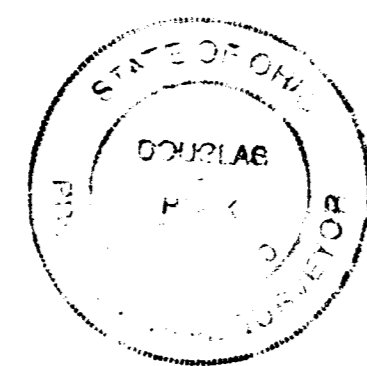
TO: THE HUNTINGTON NATIONAL BANK
FIRST AMERICAN TITLE INSURANCE COMPANY
CREEKSIDE III LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY 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 (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. HOOK
PROFESSIONAL SURVEYOR NO. 7661

DATE: 10/27/00



MISCELLANEOUS NOTES

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

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.

THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, PUMP OR ANY KIND OF SANITARY LAND FILL.

ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES AND/OR RECORD DRAWINGS PROVIDED TO THE SURVEYOR. ANY LOCATIONS OF UNDERGROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "C" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP (FIRM) NO. 0355 C DATED AUGUST 2, 1995 FOR COMMUNITY NO. 39049 C, 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.

ZONING DATA

PIP - PLANNED INDUSTRIAL PARK
ZONING TEXT PER VILLAGE OF OBETZ ZONING CHAPTER 1157
FRONT AND SIDE SETBACKS - NO REGULATION
HEIGHT RESTRICTIONS - NO REGULATION
PARKING REQUIREMENTS - ONE SPACE FOR EVERY 2 EMPLOYEES PLUS ONE FOR EACH MOTOR VEHICLE USED IN THE BUSINESS

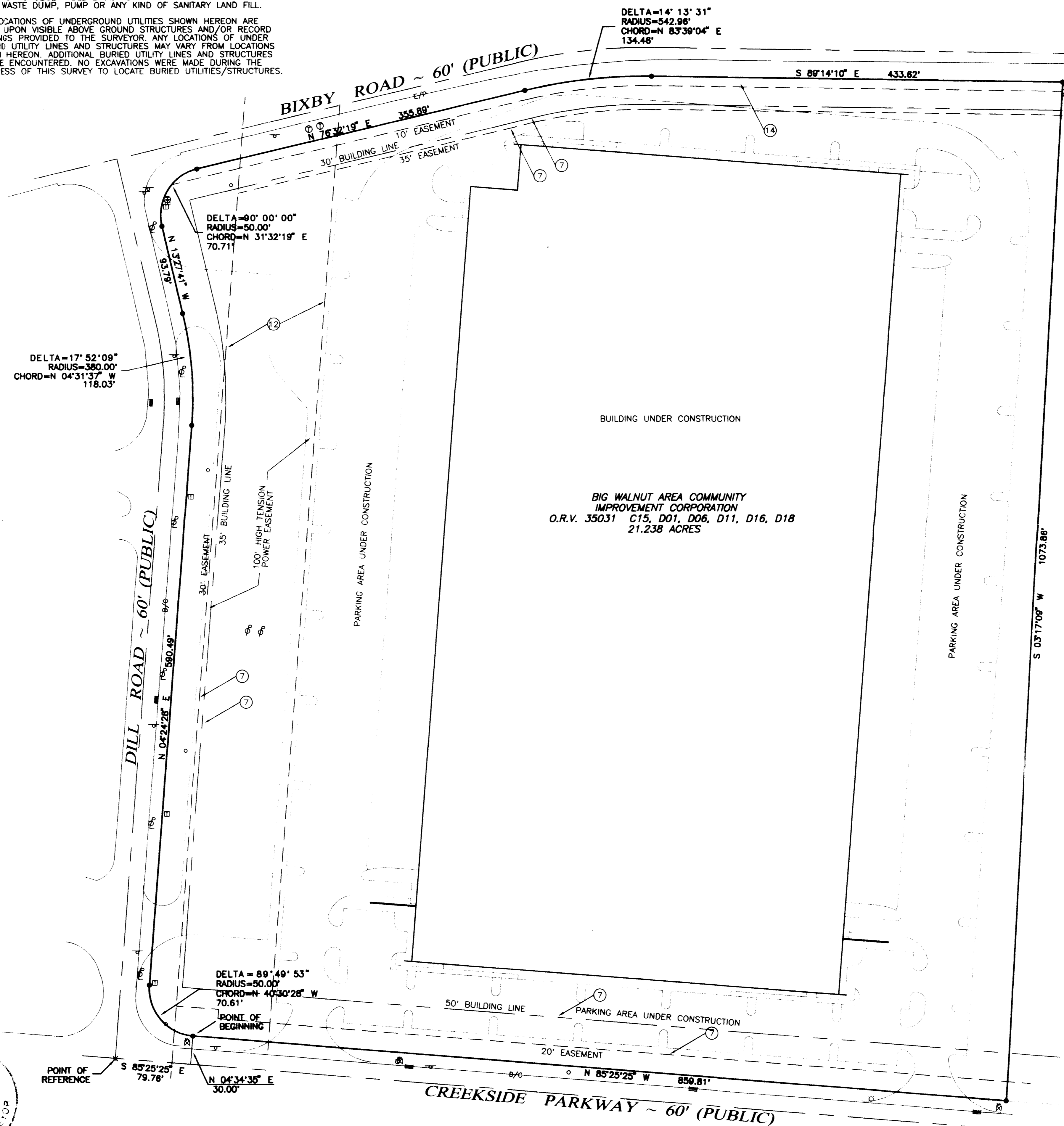
LEGEND

- IRON PIN FOUND
- IRON PIN SET
- R. R. SPIKE FOUND
- R. R. SPIKE SET
- ✕ P.K. NAIL FOUND
- ⊠ P.K. NAIL SET
- STONE FOUND
- FENCE LINE
- △ FENCE POST FD. & USED
- ⊠ ELECTRIC TRANSFORMER
- SIGN
- GAS VALVE
- CATCH BASIN
- WATER VALVE
- UTILITY POLE
- FIRE HYDRANT
- LIGHT POLE
- HEADWALL
- FIRE PROTECTION VALVE
- CABLE RISER
- TELEPHONE RISER
- WATER METER
- SEWER MANHOLE
- CURB INLET

NOTES CORRESPONDING TO SCHEDULE B POLICY No. CT 4005

- 7 PLATTED ROADS, EASEMENTS, SETBACKS, OF RECORD IN PLAT BOOK 82, PAGE 18. (DOES AFFECT PROPERTY AS SHOWN HEREON)
- 8 EASEMENT TO OHIO MIDLAND LIGHT AND POWER COMPANY OF RECORD IN DEED BOOK 1039, PAGE 533. (APPEARS TO RUN ALONG BIXBY ROAD, EXACT LOCATION UNABLE TO BE DETERMINED FROM DESCRIPTION PROVIDED)
- 9 EASEMENT TO COUNTY COMMISSIONERS OF FRANKLIN COUNTY OF RECORD IN DEED BOOK 1069, PAGE 644. (DOES NOT AFFECT PROPERTY)
- 10 EASEMENT TO OHIO MIDLAND LIGHT AND POWER COMPANY OF RECORD IN DEED BOOK 1225, PAGE 366. (DOES NOT AFFECT PROPERTY)
- 11 EASEMENT TO OHIO MIDLAND LIGHT AND POWER COMPANY OF RECORD IN DEED BOOK 1479, PAGE 377. (APPEARS TO RUN ALONG BIXBY ROAD, EXACT LOCATION UNABLE TO BE DETERMINED FROM DESCRIPTION PROVIDED)
- 12 EASEMENT TO COLUMBUS SOUTHERN ELECTRIC COMPANY OF RECORD IN DEED BOOK 1606, PAGE 297. (DOES AFFECT PROPERTY AS SHOWN HEREON)
- 13 EASEMENT TO COLUMBUS SOUTHERN ELECTRIC COMPANY OF RECORD IN DEED BOOK 3023, PAGE 128. (DOES NOT AFFECT PROPERTY)
- 14 EASEMENT TO THE OHIO BELL TELEPHONE COMPANY OF RECORD IN INSTRUMENT NO. 1997090089773. (DOES AFFECT PROPERTY AS SHOWN HEREON)
- 15 DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 199020026140. (DOES AFFECT PROPERTY, NOT A SURVEY ISSUE)

CREEKSIDE III LLC.
13.195 ACRES
INST. # 200004180075247



SURVEY BY: [] N.G.C.
 DRAWN BY: [] D.R.H.
 C.R.D. BY: []
 SCALE: 1" = 60'
 JOB NUMBER: 171
 DATE: 3-22-00

1 10-20-00 UPDATED TO SHOW TITLE COMMITMENT
 NO. DATE REVISIONS:

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ALTA / ACSM SURVEY
 CREEKSIDE III CREEKSIDE INDUSTRIAL CENTER
 FRANKLIN COUNTY, OHIO

84/10.6725