

NOTES CORRESPONDING TO SCHEDULE B COMMITMENT No. CT 3657

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 The Ohio Bell Telephone Company appearing of record in 22705, Page J-C7, Franklin County Records. (Does not affect subject property)

Easement granted to Ohio Bell Telephone Company a.k.a. Ameritech Ohio appearing of record in Inst. No. 199709090089773, Franklin County Records. (Does not affect subject property)

STATEMENT OF ENCROACHMENTS

NONE APPARENT

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
- LINE TYPES**
- TELEPHONE LINE
 - GAS LINE
 - WATER LINE
 - STORM SEWER
 - SANITARY SEWER

ABBREVIATIONS

OHE OVERHEAD ELECTRIC
 OHC OVERHEAD CABLE(TV) USED IN COMBINATIONS
 OHT OVERHEAD TELEPHONE
 (R) RECORD DIMENSION
 (M) MEASURED DIMENSION
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT

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. 0335 G 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.

ALTA/ACSM CERTIFICATION

The 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:

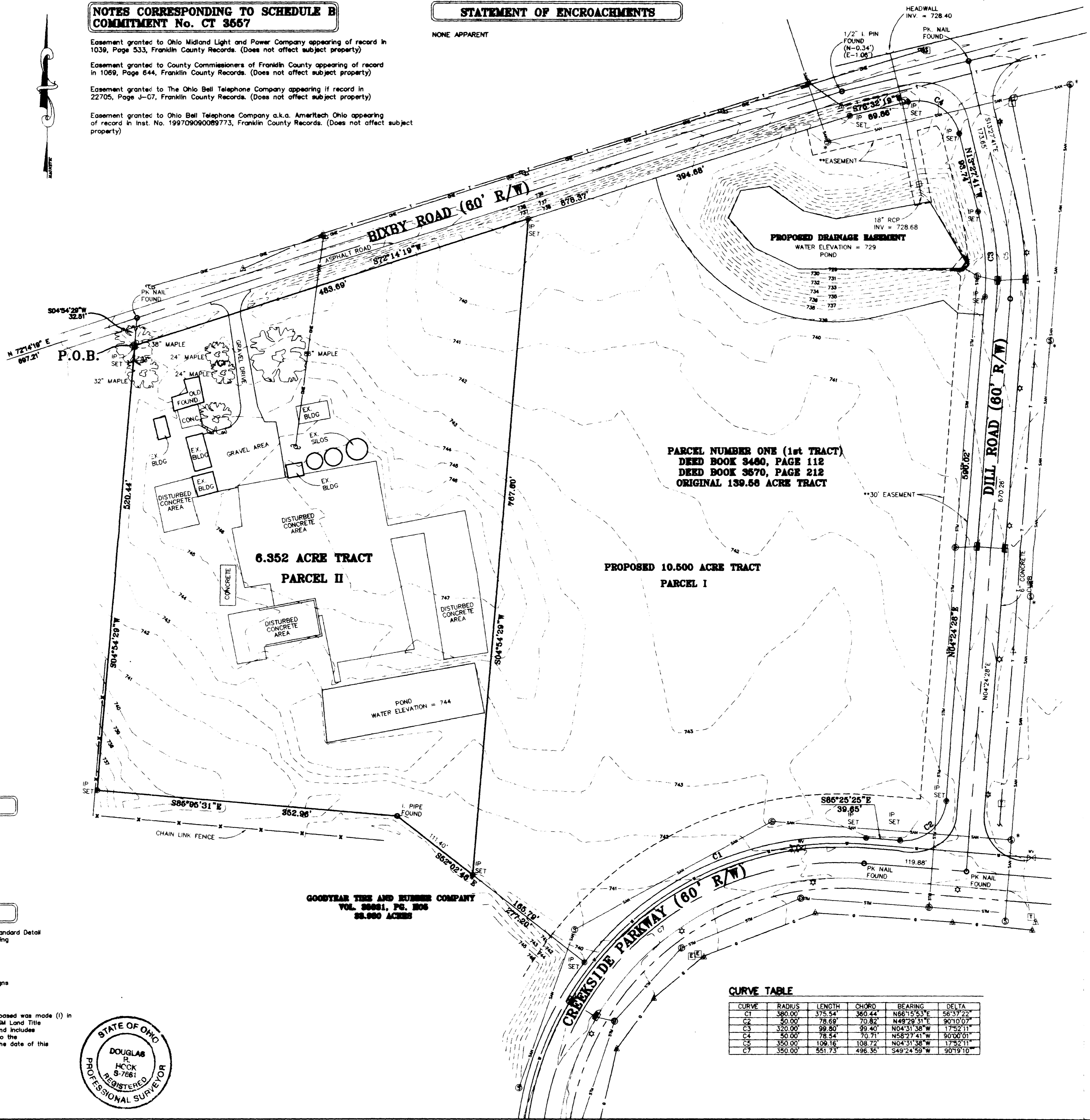
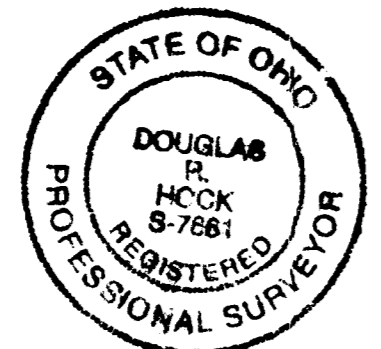
To
 Cardinal Title Agency, Inc.
 Lawyers Title Insurance Corporation
 The Huntington National Bank and/or its respective successors or assigns
 Pizzuti Equities, Inc. or their Assigns

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

FRANKLIN CONSULTANTS, INC.

DOUGLAS R. HOCK
 PROFESSIONAL SURVEYOR NO. 7661

DATE: 1-26-99



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.

UNDERGROUND UTILITIES LOCATED FROM SURFACE FIELD DATA AND UTILITY PLANS. EXACT LOCATION OF UNDERGROUND UTILITIES UNKNOWN.

STRUCTURES SHOWN WITH AN ARE LOCATED ON THE DRAWING PER PLAN AS SHOWN ON THE CREEKSIDE INDUSTRIAL PARK SANITARY SEWER PLANS.

**EASEMENTS AS SHOWN ON THE UNRECORDED PLAT OF THE CREEKSIDE INDUSTRIAL CENTER BY R.D. ZANDE & ASSOCIATES, INC.

LEGAL DESCRIPTION

6.352 ACRE TRACT (PARCEL II)

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 Philemon J. Dill, Jr., Jac. T. Dill, 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 Pk. nail found in the centerline of Bixby Road.

Thence S 4° 54' 29" W a distance of 32.51 feet to an iron pin set on the existing southerly right-of-way of Bixby Road (60') as shown on unrecorded Plat of Creekside Industrial Center as prepared by R.D. Zande and Associates, and a northeast corner of a 33.980 acre tract deeded to Goodyear Tire and Rubber Company, Vol. 35031, Pg. H05, said iron pin being the TRUE PLACE OF BEGINNING for the tract herein to be described.

Thence S 4° 54' 29" W along an easterly line of said Goodyear tract a distance of 520.44 feet to an iron pin set.

Thence S 85° 05' 31" E along a northerly line of said Goodyear tract a distance of 352.98 feet to an iron pin found.

Thence S 52° 02' 46" E along a northerly line of said Goodyear tract a distance of 111.41 feet to an iron pin set.

Thence N 4° 54' 29" E a distance of 767.60 feet to an iron pin set on said existing southerly right-of-way of Bixby Road.

Thence S 72° 14' 19" W along said southerly right-of-way of Bixby Road a distance of 483.69 feet to the Place of Beginning containing 6.352 acres or 276,715 square feet of land, more or less, as calculated by the above courses which were determined within 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 Douglas R. Hock, Ohio P.S. No. 7661 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

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	380.00	375.54	360.44	N66°15'53"E	56°37'22"
C2	30.00	78.69	70.82	N49°29'51"E	90°10'07"
C3	320.00	99.80	99.40	N04°31'38"W	17°52'11"
C4	50.00	78.54	70.71	N58°27'41"W	90°00'01"
C5	350.00	109.16	108.72	N04°31'38"W	17°52'11"
C7	350.00	351.73	496.35	S49°24'59"W	90°19'10"

FRANKLIN CONSULTANTS, INC.
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DESIGN BY: D.R.H.
 DRAWN BY: D.R.H.
 CADD BY: D.R.H.
 SCALE: 60
 JOB NUMBER: 1026
 DATE: 1-26-99

ALTA / ACSM SURVEY
 6.352 ACRE TRACT - CREEKSIDE
 HAMILTON TOWNSHIP, FRANKLIN COUNTY, OHIO