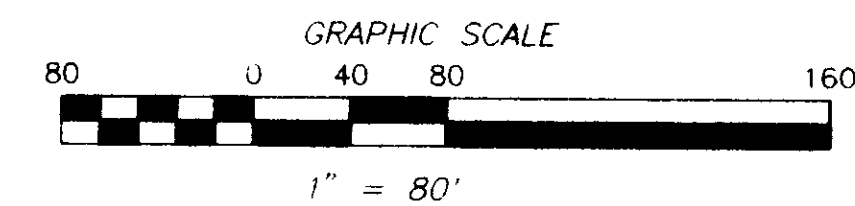


NOT TO SCALE



**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Franklin, Township of Hamilton, located in the northeast quarter of Section 36, Township 4, Range 22 Congress Lands, and being 20.252 acres out of a 52.108 acre tract of land deeded to Pizzuti Land Company LLC in instrument #200004170074371, said 20.252 acres being more particularly bounded and described as follows:

Beginning for Reference at a Franklin County Engineer's monument (FCGS 9927) found at an angle point in the centerline of Shook Road (60 feet), said monument being S 3° 37' 38" W a distance of 155.35 feet from the centerline intersection of Shook Road and Spiegel Drive (80 feet) as shown in Plat Book 86, Page 26, thence N 3° 55' 52" E a distance of 1256.73 feet to a railroad spike found at the southwest corner of said 52.108 acre tract, and the northwest corner of a 6.255 acre tract deeded to Fine-Circuit LP in instrument number #199712010155276;

Thence S 86° 07' 47" E along the south line of said 52.108 acre tract, and the north line of said 6.255 acre tract a distance of 1157.12 feet to an iron pin set, said iron pin being the TRUE PLACE OF BEGINNING for the tract herein to be described.

Thence the following four (4) courses through said 52.108 acre tract:

1. N 3° 52' 13" E a distance of 619.42 feet to an iron pin set;
2. S 86° 07' 47" E a distance of 97.00 feet to an iron pin set;
3. N 3° 52' 13" E a distance of 93.00 feet to an iron pin set;
4. S 86° 07' 47" E a distance of 611.34 feet to an iron pin set.

Thence N 65° 29' 46" E through said 52.108 acre tract and along the south line of a 1.00 acre tract deeded to Nagle Trucking Services, Inc. in O.R. 29094, Page H-13 a distance of 316.99 feet to an iron pin set on the westerly right-of-way of Alum Creek Drive (150 feet), and the southeast corner of said 1.00 acre tract.

Thence S 24° 32' 53" E along said westerly right-of-way of Alum Creek Drive a distance of 214.26 feet to an iron pin set at a point of curvature;

Thence along said westerly right-of-way of Alum Creek Drive with a curve to the right having a Radius of 5629.58 feet, a Central Angle of 4° 01' 24", a chord bearing S 22° 32' 11" E a distance of 395.23 feet to an iron pin set at the southeast corner of said 52.108 acre tract, and at an angle point in the north line of a 23.739 acre tract deeded to Rickenbacker V LLC in instrument #200006070112425.

Thence S 3° 46' 42" W along a west line of said 23.739 acre tract a distance of 320.63 feet to an iron pin found at an angle point in the north line of said 23.739 acre tract.

Thence N 86° 07' 47" W along a north line of said 23.739 acre tract, the north line of a 16.651 acre tract deeded to Rickenbacker IV LLC in instrument #200002110029096, and a part of the north line of a 16.651 acre tract deeded to Rickenbacker III LLC in O.R. 30937, Page C-02 a distance of 1265.51 feet to the TRUE PLACE OF BEGINNING containing 20.252 acres, more or less, and being subject however to all legal highways, easements and restrictions of record. The above description was prepared by Douglas R. Hock, Ohio P.S. No. 7661 on August 10, 2001. All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio.

The Basis of Bearing used in this description was transferred from a GPS survey of Franklin County Monuments FCGS 9930 and FCGS 9927 performed by the Franklin County Engineer's Office in 1991, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, and determines the centerline of Shook Road as North 03° 37' 38" East.

**NOTES CORRESPONDING TO SCHEDULE B COMMITMENT NUMBER: CT 4006**

7. VEHICULAR ACCESS RESTRICTION AS NOTED IN D.B. 3655, PAGE 53. THIS RESTRICTION PROHIBITS VEHICULAR ACCESS TO OR FROM ALUM CREEK DRIVE. AFFECTS SUBJECT PROPERTY, NOT A PLOTTABLE ITEM.
8. EASEMENT TO THE OHIO BELL TELEPHONE COMPANY, AS RECORDED IN O.R. VOL. 22161, PAGE F-10 AFFECTS SUBJECT PROPERTY. SHOWN HEREON.

**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. 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 "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP (FIRM) NO. 0360 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.

**ZONING DATA**

**STATEMENT OF ENCROACHMENTS**

☐ NONE APPARENT

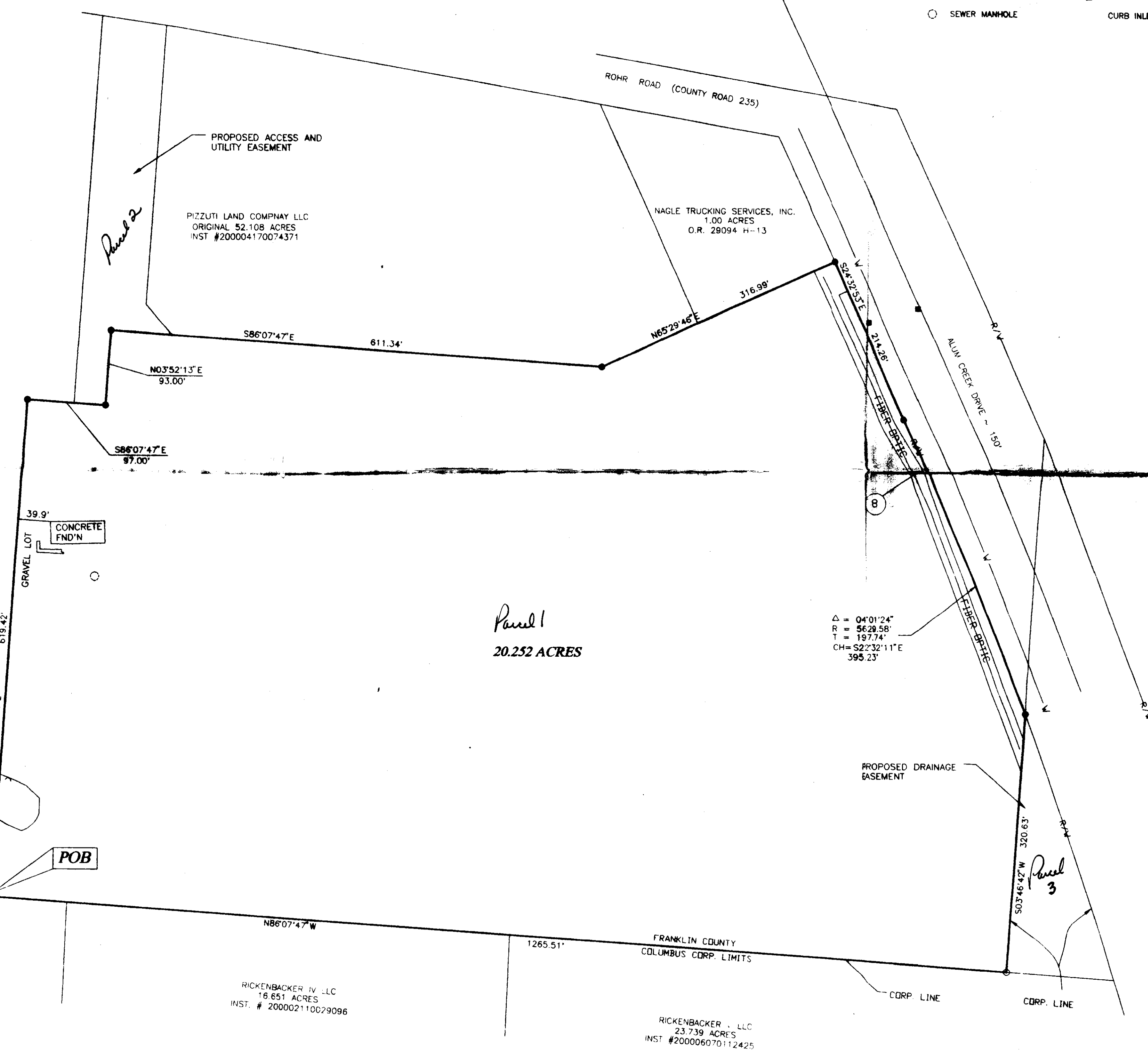
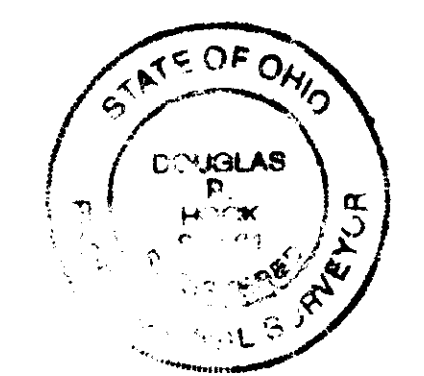
**LEGEND**

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

**ALTA / ACSM CERTIFICATION**

The undersigned hereby certifies to The Huntington National Bank, to Lawyer's Title Insurance Corporation, and to Creekside IV LLC as of November 27, 2000 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 surveying calculation and the land area calculated is accurate. This survey correctly shows the size, location and type of all buildings, structures, drives and parking areas 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 is access to public ways; 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 map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 1999 and meets the accuracy requirements of an "Urban" Survey, as defined therein.

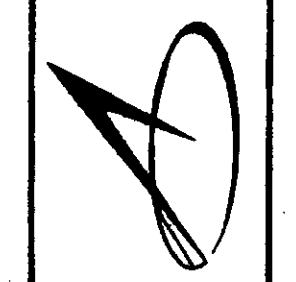
FRANKLIN CONSULTANTS, INC.  
 Douglas R. Hock  
 PROFESSIONAL SURVEYOR NO. 7661  
 DATE: 8/10/01



Parcel 1  
 20.252 ACRES

Δ = 04°01'24"  
 R = 5629.58'  
 T = 197.74'  
 CH = 522'32"11"E  
 395.23'

FRANKLIN CONSULTANTS, INC.  
 2700 EAST DUBLIN-GRANVILLE ROAD, SUITE 900  
 COLUMBUS, OHIO 43231  
 (614) 891-6000 FAX: (614) 891-6003  
 EMAIL: mail@franklinconsultants.com



SWAYE BY: J.D.B.  
 CHECKED BY: N.G.C.  
 DRAWN BY: D.R.H.  
 SCALE: 1" = 80'  
 JOB NUMBER: 1941  
 DATE: 4/17/01

ALTA / ACSM SURVEY  
 20.252 ACRES - CREEKSIDE IV  
 HAMILTON TOWNSHIP, OHIO

