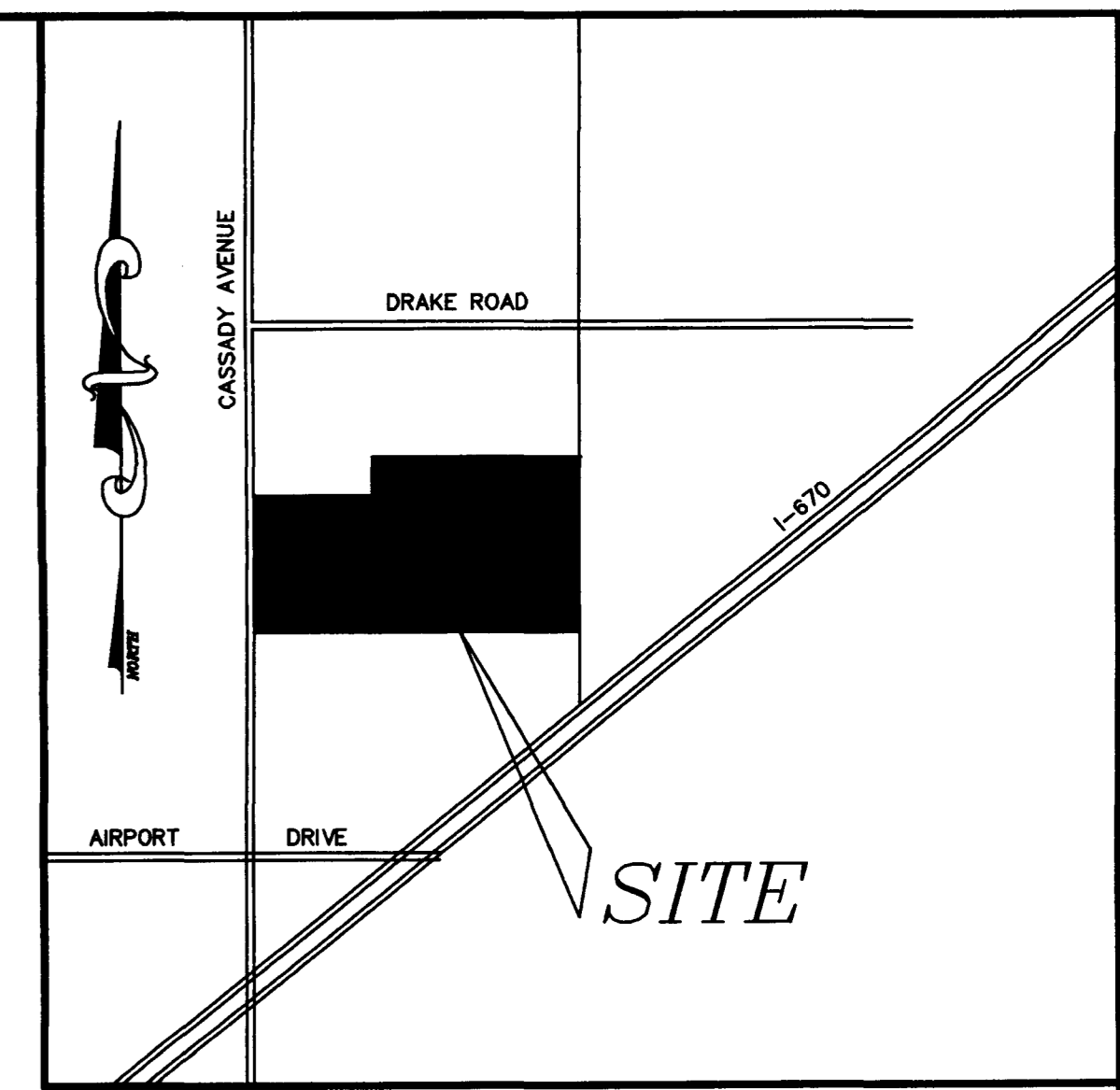


SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MIFFLIN,  
BEING IN SECTION 3, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS.



VICINITY MAP  
NO SCALE

COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR  
TITLE INSURANCE FILE NO. 2000-235 EFFECTIVE DATE MARCH 12, 2002  
AT 6:00 A.M., EXCEPTIONS IN SCHEDULE B, SECTION 2.

ITEM	DOCUMENT	GRANTEE	REMARKS
6	ORV 23026 F08	CITY OF COLUMBUS	ON SITE: AS SHOWN
7	199712080161642	MIFFLIN TOWNSHIP	ON SITE: AS SHOWN
8	200112060283619	COLUMBUS MUNICIPAL AIRPORT AUTHORITY	BLANKETT ON SITE

DESCRIPTION OF 22.151 ACRE TRACT  
EAST OF CASSADY AVENUE  
NORTH OF I-670  
SOUTH OF DRAKE ROAD

Situated in the State of Ohio, County of Franklin, Township of Mifflin, being in Section 3, Township 1, Range 17, United States Military Lands, being 22.151 acres of the land conveyed to Roman J. Claprod Company as recorded in Deed Book 3493, Page 436 (12.535 acres) and Deed Book 3493, Page 351 (9.616 acres) (all references refer to records in the Franklin County Recorder's Office, Ohio) and more fully described as follows:

Beginning for reference at an existing iron pin at the centerline intersection of Cassady Avenue and Drake Road;

Thence South 2'07"04" West a distance of 480.15 feet, along the centerline of said Cassady Avenue, to a railroad spike set at the northwest property corner of said Claprod also being the southwest property corner of William L. and Melody K. Guarine (Instru. 199712290176771) being the Point of Beginning;

Thence South 87°06'40" East a distance of 558.08 feet, along the southerly property line of said Guarine, passing over an existing iron pin at 24.91 feet to an existing iron pin at the southeasterly property corner of said Guarine;

Thence North 2°50'25" East a distance of 124.96 feet, along the easterly property line of said Guarine, to an existing iron pin at the northeasterly property corner of said Guarine on a southerly property line of Ella M. Phillips (DB 3465, Pg 501);

Thence South 87°04'14" East a distance of 818.26 feet, along the southerly property line of said Phillips, Paul I. and Ingrid H. Creager (DB 3589, Pg 785), Donald L. and Eileen F. Riley (DB 2911, Pg 236), Susan L. Oltmann (ORV 16417 A01) and William M. and Alice M. Ledsome (DB 1989, Pg 131), to an iron pin set at the northeast property corner of said Roman J. Claprod Company on the westerly line of J & J Industrial Park (PB 49, Pg 34);

Thence South 2°24'56" West a distance of 747.92 feet, along the easterly property line of said Roman J. Claprod Company and the westerly line of said J & J Industrial Park, to an existing stone at the southeast property corner of said Roman J. Claprod Company;

Thence North 87°25'17" West a distance of 1373.94 feet, along the southerly property line of said Roman J. Claprod Company and the northerly property line of Cassady Retail Ventures, LTD. (I.N. 200203140066897), passing over an existing iron pin at 1349.06 feet to an existing iron pin in the centerline of said Cassady Avenue;

Thence North 2°07'04" East a distance of 631.01 feet, along the centerline of said Cassady Avenue, to the Point of Beginning containing 12.535 acres in (DB 3493, Pg 436) and 9.616 acres in (DB 3493, Pg 351) 22.151 acres total more or less according to an actual field survey made by Hockaden and Associates, Inc. in August of 2000.

Bearings are based upon Deed Book 3493, Page 436, the centerline of Cassady Avenue bearing North 2°07'04" East and all other bearings based upon this meridian.

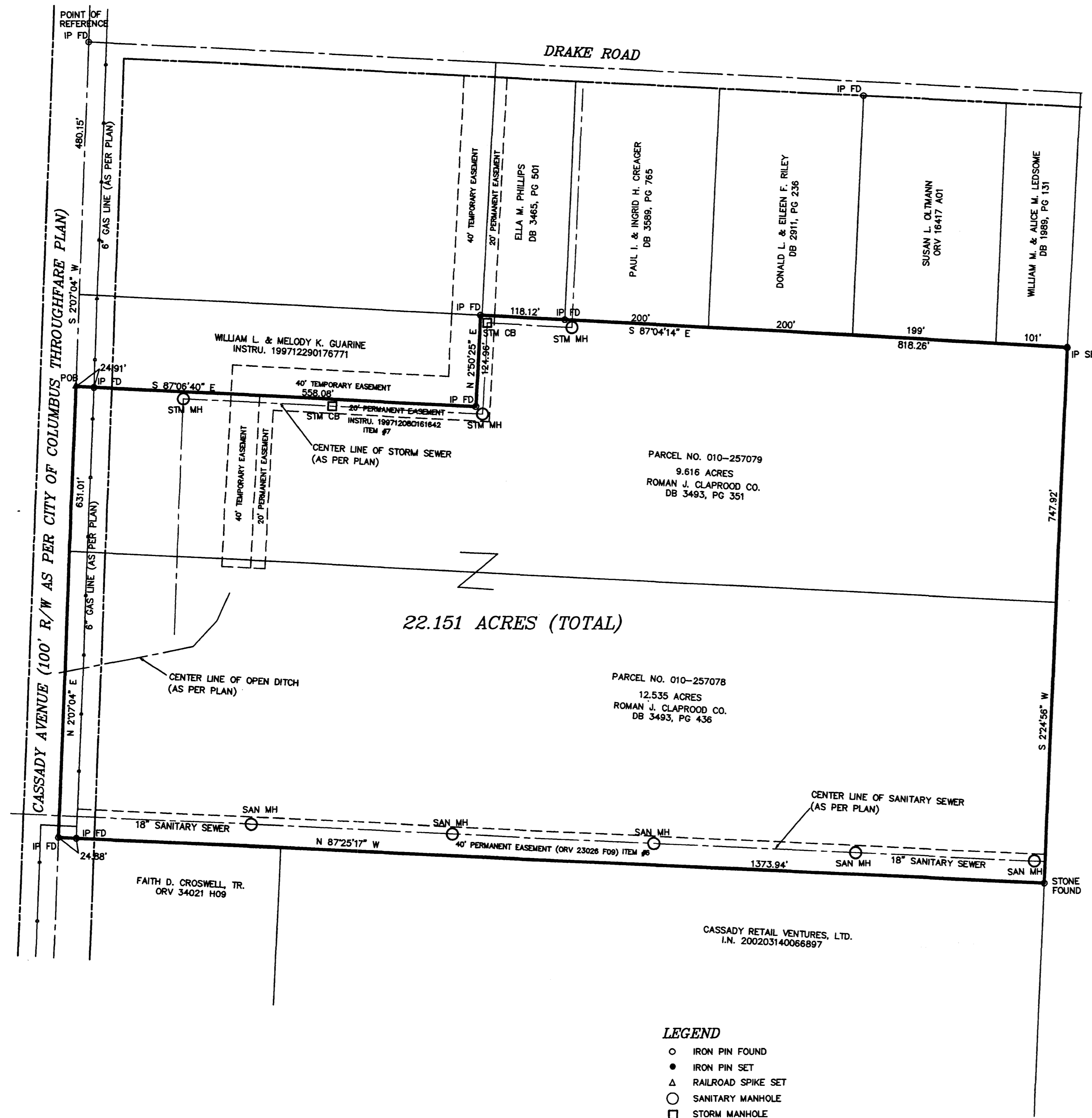
41986/10.1-070102F2

CERTIFIED TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY  
THE ROMAN J. CLAPROD CO., AN OHIO CORPORATION  
CASSADY AVENUE ASSOCIATES, LLC  
FIFTH THIRD BANK  
CORNER STONE TITLE AGENCY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1-4 AND 6-16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



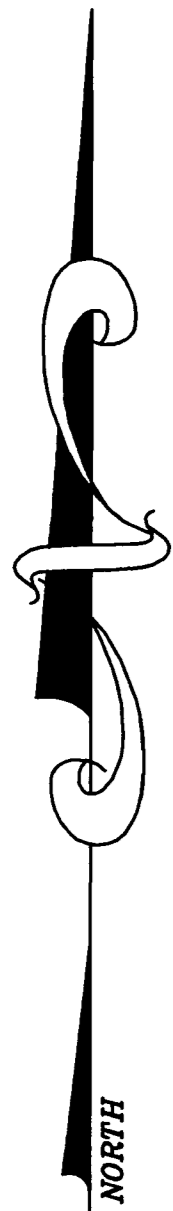
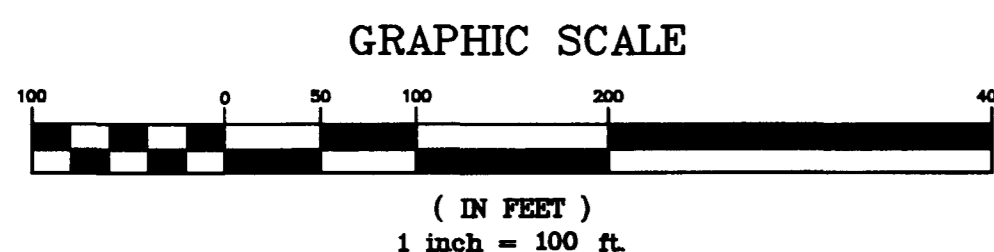
HOCKADEN AND ASSOCIATES, INC.  
Consulting Engineers and Surveyors  
Frank C. Long  
Professional Surveyor No. 6615



- LEGEND
- IRON PIN FOUND
  - IRON PIN SET
  - ▲ RAILROAD SPIKE SET
  - SANITARY MANHOLE
  - STORM MANHOLE

NOTE: STORM SEWER LINES AND SANITARY SEWER LINES ARE SHOWN AS PER RECORD PLANS, AND NOT FROM FIELD OBSERVATION.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "FIRM" THIS TRACT OF LAND IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.



DESCRIPTION	ALTA/ACSM SURVEY
LOCATION	EAST OF CASSADY AVENUE NORTH OF I-670 SOUTH OF DRAKE ROAD
CLIENT	ROMAN J. CLAPROD CO.
PREPARED BY: HOCKADEN AND ASSOCIATES, INC. Consulting Engineers & Surveyors 882 North Cassady Avenue Columbus, Ohio 43219 Telephone: (614) 282-2283 Fax: (614) 282-0444	
DRAWN BY: FCL	CHECKED BY: FCL
SCALE: 1"=100'	DATE: JULY 2002
ORDER NO. 41986/10.1	AREA NO. 29-2
SHEET 1 OF 1	