

# ALTA SURVEY OF 5.0726 ACRES FOR EAST TOWNE PROPERTIES LMT. PART., FIFTH/THIRD BANK, PARK NATIONAL PARK, CHICAGO TITLE INS. CORP., AND/OR COLUMBUS COUNTYWIDE DEVELOPMENT CORP.

**NOTES:**  
UNDERGROUND UTILITIES WERE TAKEN FROM PLANS PROVIDED BY THE OWNER AND FROM PUBLIC RECORDS.

**ZONING**  
THE PROPERTY IS ZONED M-2, MANUFACTURING/OFFICE, WITH FRONT SET-BACKS OF 50'. THERE ARE NO REAR OR SIDE SET-BACKS. THERE IS A 35' HEIGHT RESTRICTION, BUT NO BULK RESTRICTIONS EXCEPT TO SUPPLY PARKING FOR ANY NEW FACILITY.

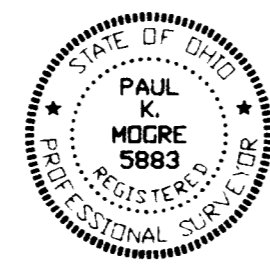
**ENCROACHMENTS**  
NOTED ON DRAWING AS (E)  
(1) OVERHEAD LINE ALONG THE EAST LINE OF THE 5.00 ACRE TRACT.  
(2) SANITARY SEWER PLANT ONTO THE 0.495 ACRE TRACT.

- EASEMENTS**
- EASEMENT OF RECORD IN DB 1127, PG. 170, DOES NOT APPLY.
  - EASEMENT OF RECORD IN DB 3499, PG. 729 APPLIES BUT IS NOT PLOTTED, BEING A INGRESS/EGRESS EASEMENT OVER THE 0.495 ACRE TRACT RETAINED BY EAST TOWNE PROPERTIES.
  - GUY WIRE EASEMENT TO COLUMBUS & SOUTHERN OHIO ELEC. CO. RECORDED IN DB 3052, PG. 75 IS NOT PLOTTABLE BUT IS NOTED, BEING NEAR THE EAST LINE OF THE 5.00 ACRE TRACT.
  - EASEMENT TO COLUMBIA GAS OF OHIO, INC. RECORDED IN DB 3163, PG. 546 IS PARTIALLY PLOTTED; UNABLE TO DETERMINE WHERE ACCESS RD. IS.
  - EASEMENT TO COLUMBUS & SOUTHERN OHIO ELEC. CO. RECORDED IN DB 3180, PG. 59 IS PLOTTED IN THE NORTHEAST CORNER OF THE 5.00 ACRE TRACT.
  - 10' STORM PIPE EASEMENT RECORDED IN DB 3111, PG. 85 DOES NOT APPLY.

TO EAST TOWNE PROPERTIES LMT. PART., NATIONAL PACKAGING CORP., FIFTH THIRD BANK, CHICAGO TITLE INS. CORP., PARK NATIONAL BANK, AND/OR COLUMBUS COUNTYWIDE DEVELOPMENT CORP., THEIR SUCCESSORS OR ASSIGNS:

I, THE UNDERSIGNED, BEING A DULY LICENSED SURVEYOR IN THE STATE OF OHIO, DO HEREBY CERTIFY THAT:

- ON THE 21st OF SEPTEMBER, 1994, I MADE A SURVEY OF THE LAND, BUILDINGS, AND UTILITIES, AS LIMITED BY THE OWNER, LOCATED IN COLUMBUS, OHIO, AND DESCRIBED ON THIS SURVEY, THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION, FURNISHED BY CHICAGO TITLE INS. CORP., THIS SURVEY FULLY AND CORRECTLY REPRESENTS ALL PERMANENT BUILDINGS, STRUCTURES, AND UTILITIES THEREON AND THIS SURVEY COMPLES WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS ADOPTED IN 1992 BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.
- THIS SURVEY SHOWS ALL RECORDED EASEMENTS AND RIGHTS-OF-WAY AS DESCRIBED IN COPIES OF RECORDED DOCUMENTS FURNISHED TO THE UNDERSIGNED BY CHICAGO TITLE INS. CORP. IN COMMITMENT NO. 94080621, GER, AND ALL UNRECORDED EASEMENTS AND RIGHTS-OF-WAY WHICH ARE VISIBLE FROM AN INSPECTION OF THE PROPERTY, EXCEPT WHAT MAY BE OTHERWISE EXPRESSLY LABELLED ON THIS SURVEY, THE PHYSICAL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS ARE FULLY COMPLETED. BUILDING SET-BACKS LINES REQUIRED BY THE APPLICABLE ZONING CODE (SUBJECT TO VARIANCES AND APPROVAL BY LOCAL ZONING OFFICIALS) ARE LISTED ON THE SURVEY.
- EXCEPT AS MAY BE OTHERWISE EXPRESSLY LABELLED ON THIS SURVEY, THERE ARE NO VISIBLE (a) EASEMENTS, RIGHTS-OF-WAY OR PARTY WALLS ON THE PROPERTY, (b) ENCROACHMENTS ONTO PROPERTIES ADJOINING THE PROPERTY OR ONTO STREETS OR ALLEYS BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, (c) ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, OR (d) ENCROACHMENTS ONTO EASEMENTS OR RIGHTS-OF-WAY LOCATED ON THE PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY.
- THERE ARE NO GAPS, GORES, OR OVERLAPS BETWEEN THE PROPERTY OR ROADS, HIGHWAYS, STREETS, OR ALLEYS ADJACENT TO THE PROPERTY AND ALL PARCELS WHICH COMPRISE THE PROPERTY OR CONTIGUOUS EITHER TO ONE ANOTHER OR TO PUBLICLY DEDICATED ROAD.
- ALL ROADS, HIGHWAYS, STREETS AND ALLEYS ADJACENT TO THE PROPERTY OR RUNNING THROUGH THE PROPERTY ARE SHOWN AND, EXCEPT AS MAY BE OTHERWISE EXPRESSLY LABELLED ON THIS SURVEY, ARE COMPLETED, ARE PUBLICLY DEDICATED AND ACCEPTED AND ARE OPEN FOR USE.
- ALL PHYSICAL EVIDENCE OF BOUNDARY LINES AND LINES OF POSSESSION OR OCCUPANCY HAVE BEEN SHOWN AND PROPER NOTATION MADE WHERE IN CONFLICT WITH LEGAL DESCRIPTIONS. THERE ARE NO BOUNDARY LINE DISCREPANCIES, EXCEPT AS SHOWN HEREON; AND THIS SURVEY SETS FORTH THE SCALE ON WHICH THIS SURVEY WAS PREPARED, THE NORTH DIRECTION, THE POINT OF BEGINNING FOR THE METES AND BOUNDS DESCRIPTION OF THE PROPERTY.
- THE PROPERTY LIES WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AS SAID PROPERTY PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 390170 0075 C OF THE FLOOD INSURANCE RATE MAPS.
- THE PROPERTY HAS 123 USABLE PARKING SPACES.
- THIS SURVEY SHOWS (a) BASED UPON A VISUAL INSPECTION AND PLANS PROVIDED BY THE OWNER, THE LOCATION AND APPARENT DIRECTION OF THE MAJOR STORM DRAINAGE SYSTEMS ON OR CROSSING THE PROPERTY, AND (b) TO THE EXTENT VISIBLE FROM AN INSPECTION OF THE PROPERTY OR SET FORTH IN RECORDED EASEMENTS FOR THE PROPERTY, THE POINT OF ENTRY INTO THE PROPERTY AND LOCATION OF ALL VISIBLE UTILITY LINES THAT SERVICE THE PROPERTY INCLUDING THE POINT OF ENTRY AT ANY BUILDING LOCATED ON THE PROPERTY.
- THE PROPERTY CONTAINS 5.0726 ACRES.



PAUL K. MOORE REG. SURV. 5883

10-4-94 DATE

SITUATED in the State of Ohio, County of Franklin, City of Columbus, being in Section 4, Township 16, United States Military Lands, and being part of 5,000 acre tract (4,505 acres residual) conveyed to East Towne Properties in Deed Book (DB) 3132, pg. 152 and all of a 0.580 acre tract conveyed to East Towne Properties in Official Record (OR) 10958 G-15.

All records referred to are recorded in the Franklin County Recorder's Office.  
The Basis of Bearings for this survey is the north line of the said 5,000 acre tract as being South 38 degrees 08 minutes 10 seconds East, as shown in the said deed to East Towne Properties.

BEGINNING at a found 3/4" iron pin (0.2' below grade, good condition), being the southeast corner of a 0.495 acre tract conveyed to National Packaging Corp., formerly Ohio Container Co., in DB 3499, pg. 729 and the southeast corner of the said 5,000 acre tract, and the northeast corner of lot 2 of East Broad Business Center, Plat Book (PB) 58, pg. 38, and being a point on a west line of Reynoldsburg-New Albany Road (Rey.-N.A. Rd., width variable);

THENCE around a curve in a clockwise direction having a delta angle of 01 degrees 54 minutes 49 seconds, an arc distance of 52.70 feet, a radius of 1577.89 feet, and a chord of North 22 degrees 20 minutes 01 seconds East, along the east line of the said 0.495 acre tract and of the said 5.00 acre tract, and the west line of the said Rey.-N.A. Rd., a distance of 52.70 feet to a point referenced by a found 3/4" iron pipe (0.1' below grade, good condition, 0.00' S, 0.02' E), said point being the northeast corner of the said 0.495 acre tract, being the TRUE PLACE OF BEGINNING;

THENCE North 86 degrees 09 minutes 12 seconds West, along the north line of the said 0.495 acre tract, crossing the said 5,000 acre tract, along a line of and then crossing a 9.155 acre tract conveyed to National Packaging Corp in DB 3499, pg. 729, and along the south line of the said 2,580 acre tract, a distance of 503.72 feet to a found 3/4" iron pipe w/ cap (0.2' below grade, good condition, stamped 'G & T'), being the southwest corner of the said 0.580 acre tract.

THENCE North 3 degrees 51 minutes 39 seconds East, along the west line of the said 0.580 acre tract and crossing the said 9,155 acre tract, a distance of 394.86 feet to a point, referenced by a found 3/4" iron pipe (0.1' above grade, good condition, 0.27' S, 0.02' W), being the northwest corner of the said 0.580 acre tract and a point in the south line of a 54.023 acre tract conveyed to Columbus Corporate Center, Inc. in DB 3477, pg. 518;

THENCE South 86 degrees 08 minutes 10 seconds East, along the north line of the said 0.580 acre tract and of the said 9.155 acre tract, a north line of the said 5,000 acre tract, and along the south line of the said 54.023 acre tract, a distance of 563.55 feet to a found 3/4" iron pin (0.7 feet above grade, good condition), being a northeast corner of the said 5,000 acre tract and the northwest corner of a 0.5 acre tract conveyed to Raymond E. and Dorothy J. Jarvis in DB 2066, pg. 354;

THENCE South 6 degrees 31 minutes 41 seconds West, along a east line of the said 5,000 acre tract and the west line of the said 0.5 acre tract, a distance of 165.37 feet to a found 3/4" iron pin (0.2 feet below grade, good condition), being a corner of the said 5,000 acre tract and the southwest corner of the said 0.5 acre tract;

THENCE South 81 degrees 33 minutes 47 seconds East, along a north line of the said 5,000 acre tract and the south line of the said 0.5 acre tract, a distance of 185.37 feet to a found 3/4" iron pin (0.2 feet below grade, good condition), being a northeast corner of the said 5,000 acre tract and a point in a west line of the said Rey.-N.A. Rd.;

THENCE around a curve in a counterclockwise direction having a delta angle of 7 degrees 35 minutes 54 seconds, an arc distance of 207.93 feet, a radius of 1567.89 feet, and a chord bearing of South 28 degrees 37 minutes 34 seconds West, along a east line of the said 5,000 acre tract and a west line of the said Rey.-N.A. Rd., a chord distance of 207.77 feet to a set iron pin, being a southeast corner of the said 5,000 acre tract and an angle point in the west line of the said Rey.-N.A. Rd.;

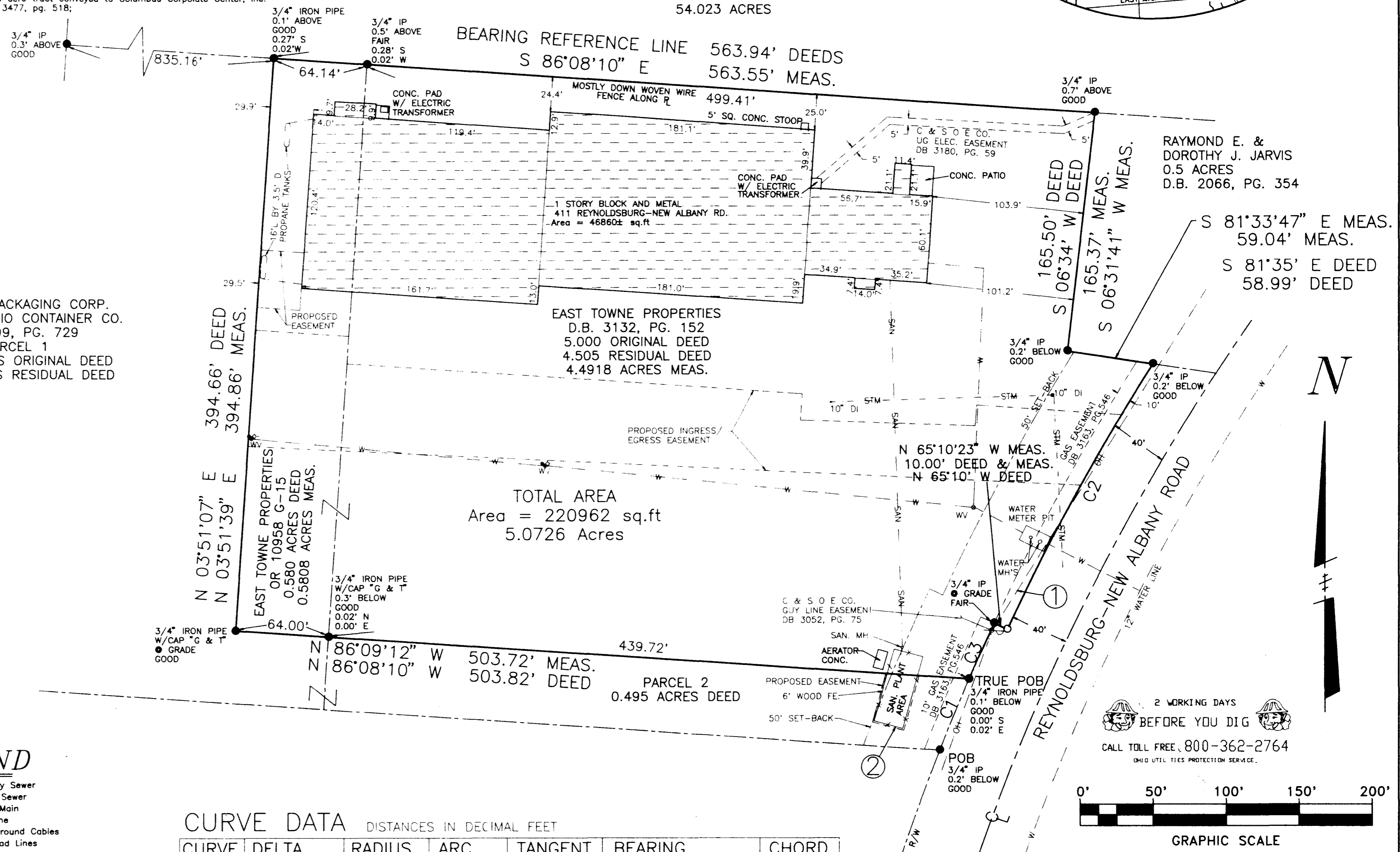
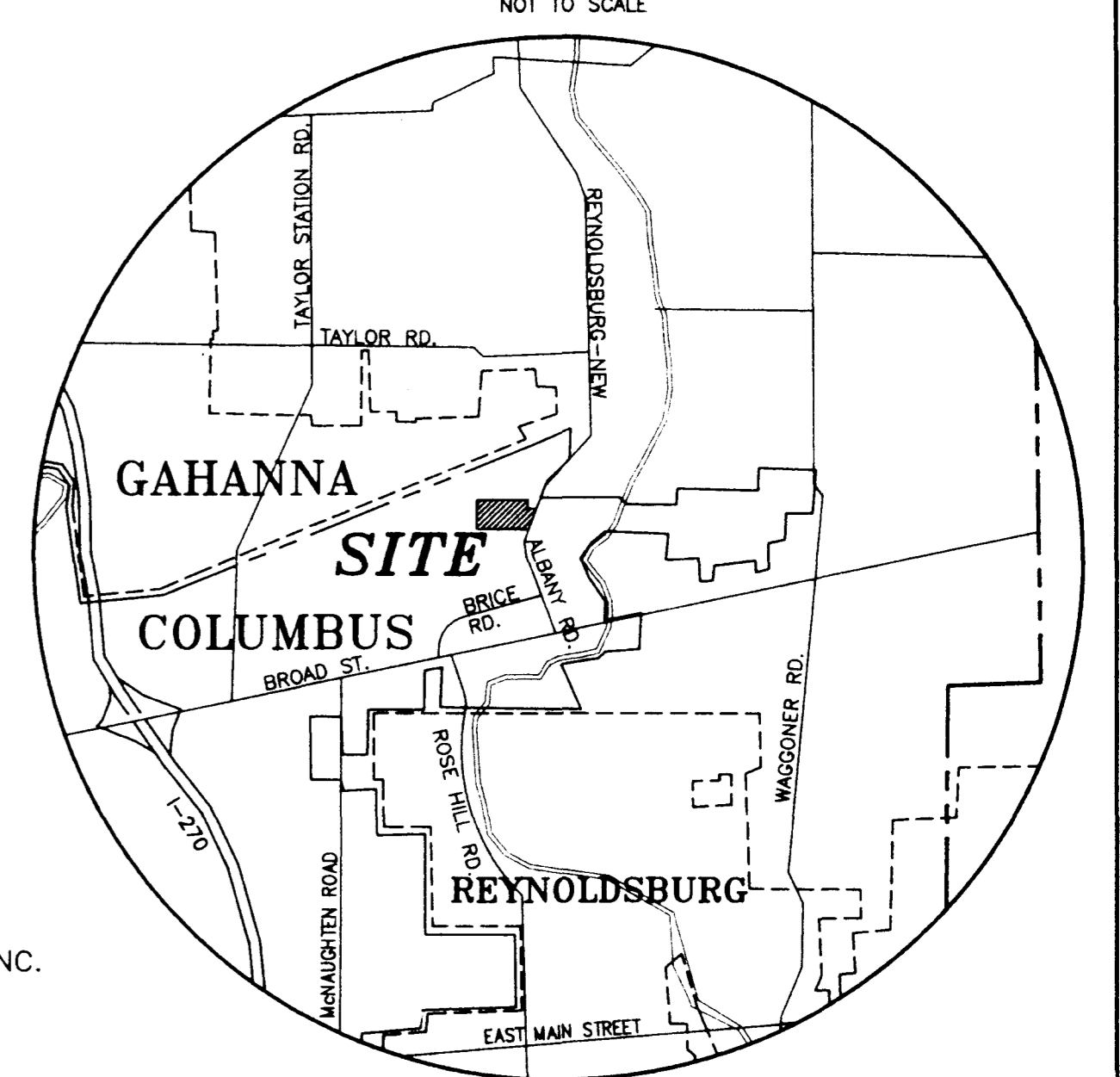
THENCE North 65 degrees 10 minutes 23 seconds West, radially, along a south line of the said 5,000 acre tract and a line of the said Rey.-N.A. Rd., a distance of 10.00 feet to a found 3/4" iron pin (0.2 feet below grade, good condition), being a corner of the said 5,000 acre tract and an angle point in the west line of the said Rey.-N.A. Rd.;

THENCE around a curve in a counterclockwise direction having a delta angle of 01 degree 32 minutes 11 seconds, an arc distance of 42.31 feet, a radius of 1577.89 feet, and a chord bearing of South 24 degrees 03 minutes 32 seconds West, along a east line of the said 5,000 acre tract and a west line of the said Rey.-N.A. Rd., a chord distance of 42.31 feet to the TRUE PLACE OF BEGINNING containing 220962 square feet or 5.0726 acres, more or less, according to a survey performed by Paul K. Moore and Associates on September 21, 1994.

NATIONAL PACKAGING CORP.  
FORMERLY OHIO CONTAINER CO.  
D.B.3499, PG. 729  
PARCEL 1  
9.155 ACRES ORIGINAL DEED  
8.575 ACRES RESIDUAL DEED

COLUMBUS CORPORATE CENTER, INC.  
D.B. 3477, PG. 518  
PARCEL 1 OF TRACT A  
54.023 ACRES

### LOCATION MAP



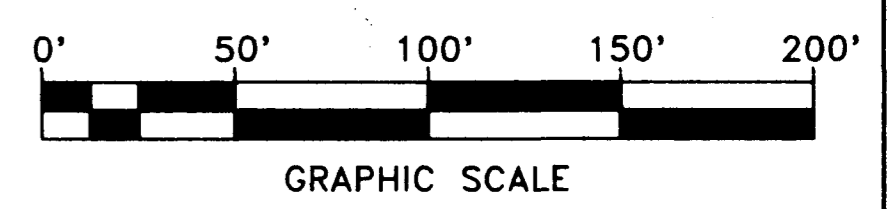
### LEGEND

- SAN --- Sanitary Sewer
- STM --- Storm Sewer
- WM --- Water Main
- G --- Gas Line
- UG --- Underground Cables
- OH --- Overhead Lines
- Manhole
- Storm Inlet
- Fire Hydrant
- Utility Pole
- Guy Wire
- Fence
- Sign
- Valve Box
- Iron Pin Found
- Iron Pin Set
- Man Hole
- Cast Iron
- Diameter
- Square
- Pipe

### CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1 MEAS. DEED	01°54'49"	1577.89	52.70	26.35	N 22°20'01" E	52.70
C2 MEAS. DEED	07°35'54"	1567.89	207.93	104.12	S 28°37'34" W	207.77
C3 MEAS. DEED	01°32'11"	1577.89	42.31	21.16	S 24°03'32" W	42.31

2 WORKING DAYS BEFORE YOU DIG  
CALL TOLL FREE, 800-362-2764  
OHIO UTIL. TIES PROTECTION SERVICE



**PAUL K. MOORE & ASSOCIATES**  
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6515 EAST LIVINGSTON AVENUE  
REYNOLDSBURG, OHIO 43068  
614-866-9158

SCALE	1"=50'
DATE	9-28-94
DRAWN BY	RJM
APPROVED BY	PKM
TITLE	ALTA SURVEY OF 14,144 ACRES FOR E. TOWNE PROP. AND NATIONAL PACK. ON REYNOLDSBURG-NEW ALBANY RD.
NO.	9409-54