

UTILITY LEGEND

- ⊗ = Utility Pole
- ⊕ = Power Pole
- ⊞ = Electric Meter
- ⊠ = Electric Transformer
- ⊡ = Gas Valve
- ⊢ = Gas Meter
- = Telephone Pedestal
- **** = Fence
- OHU — = Overhead Utilities
- — — = Centerline
- R/W — = Right of Way Line
- = Gas Marker Post

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.

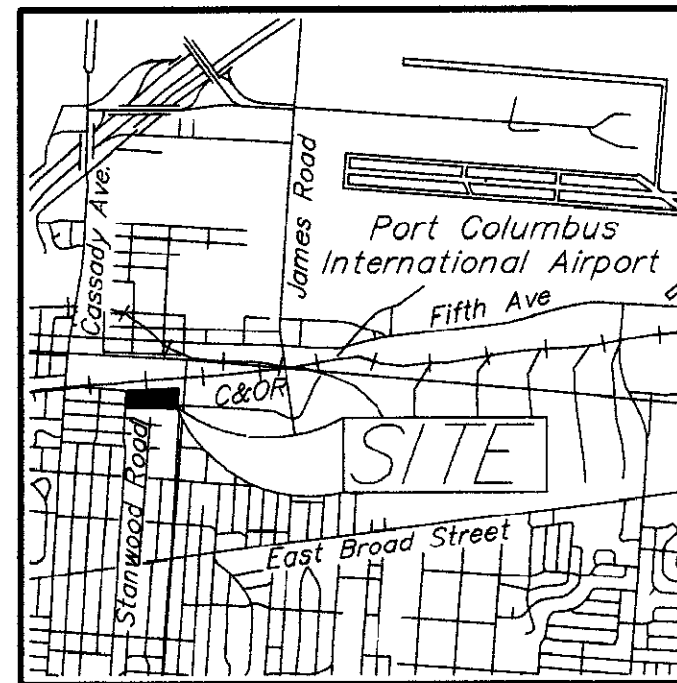
I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC.

ALTA/ACSM LAND TITLE SURVEY

SECTION 1, TOWNSHIP 5, RANGE 22

REFUGEE LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



LOCATION MAP
NOT TO SCALE

Note:

- There was no visible evidence of current earth moving or building construction at the time of survey.
- There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
- There was no visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.

According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0260 G.

UTILITY STATEMENT:

The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

Note:

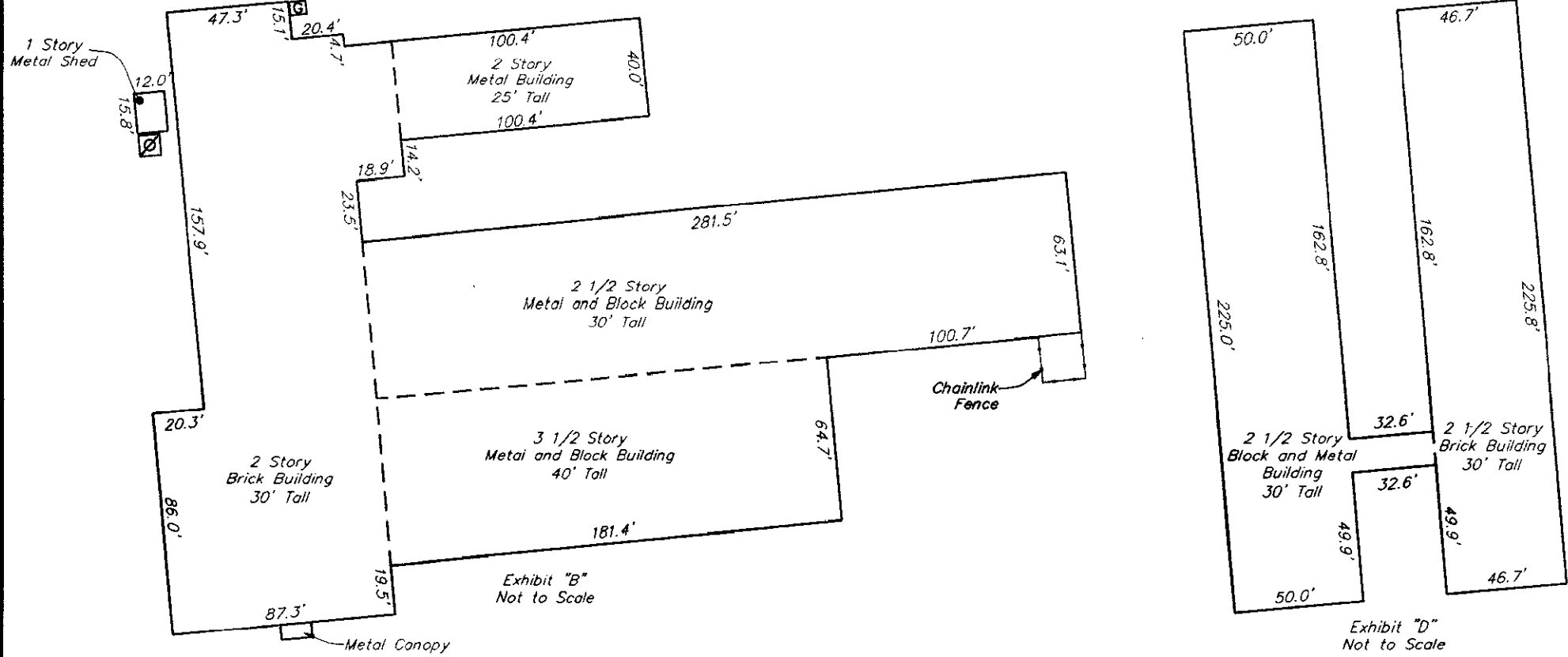
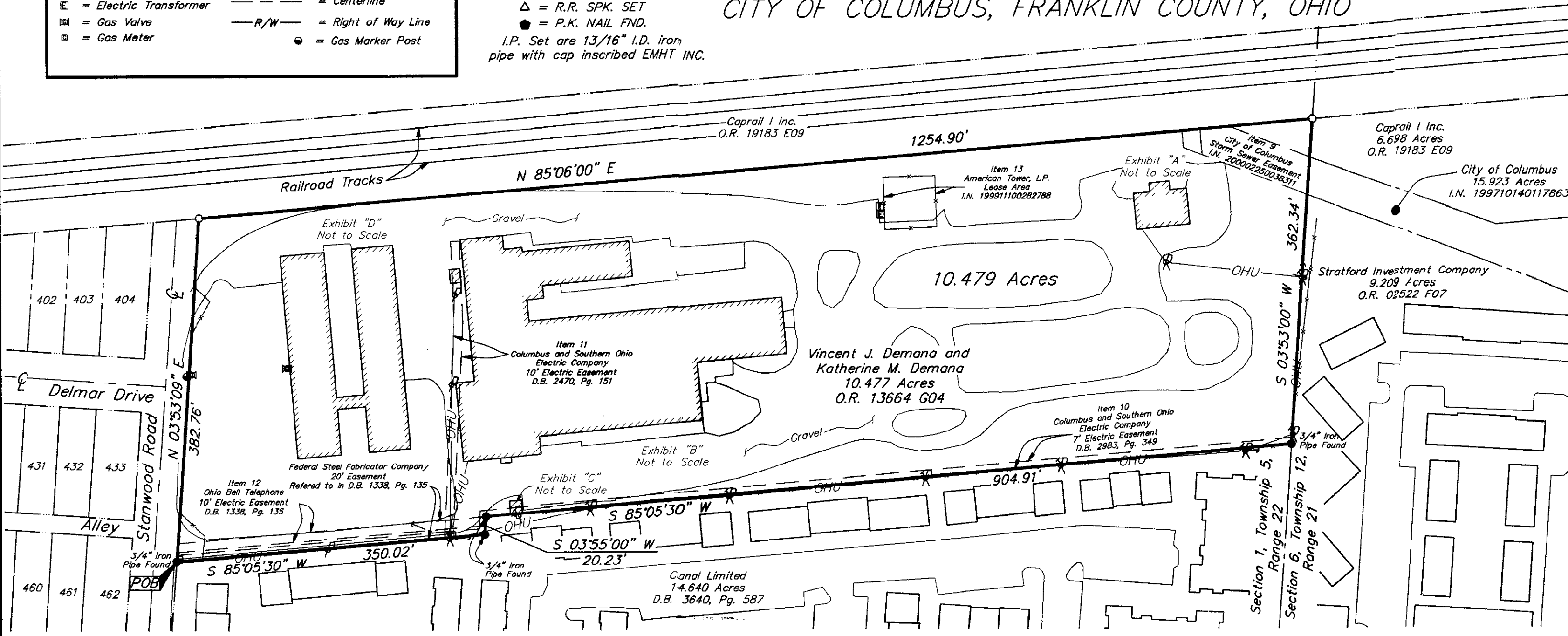
Current zoning classification on the subject property is Manufacturing. (M)

Note:

This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

Schedule B Items from Title Commitment No. BTAC200405 issued by Benchmark Title Agency, Inc. with an effective date of April 20, 2004 at 6:59 A.M.

- Item 9 Storm Sewer Easement to the City of Columbus by deed of record in Instrument Number 200002250038311 is located on the subject tract as shown hereon.
- Item 10 7' Electric Easement to Columbus and Southern Ohio Electric Power by deed of record in Deed Book 2983, Page 349 is located on the subject tract as shown hereon.
- Item 11 10' Electric Easement to Columbus and Southern Ohio Electric Power by deed of record in Deed Book 2470, Page 151 is located on the subject tract as shown hereon.
- Item 12 10' Easement to The Ohio Bell Telephone Company by deed of record in Deed Book 1338, Page 135 is located on the subject tract as shown hereon.
- Item 13 Lease Area to American Tower, L.P. by deed of record in Instrument Number 199911100282788 is located on the subject tract as shown hereon. The location as shown is approximate because the legal description that was filed with this Lease was for a property in Toledo.



10.479 Acres

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Section 1, Township 5, Range 22, Refugee Lands and being all of the 10.477 acre tract conveyed to Vincent J. & Katherine M. Demana by deed of record in Official Record 13664 G04, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a 3/4" iron pipe found in the easterly right-of-way line of Stanwood Avenue at a common corner of said 10.477 acre tract and the 14.640 acre tract conveyed to Canal Limited by deed of record in Deed Book 3640, Page 587;

Thence North 03° 53' 09" East, a distance of 382.76 feet, with said easterly right-of-way line of Stanwood Avenue, to an iron pin set in the southerly railroad right-of-way line of a tract conveyed to Caprail I Inc. by deed of record in Official Record 19183 E09 at the northwesterly corner of said 10.477 acre tract;

Thence North 85° 06' 00" East, a distance of 1254.90 feet, with the line common to said 10.477 acre tract and Caprail I Inc. tract, to an iron pin set in the line common to Section 1, Township 5, Range 22 and Section 6, Township 12, Range 21, at the northeasterly corner of said 10.477 acre tract;

Thence South 03° 53' 00" West, a distance of 362.34 feet, with the easterly line of said 10.477 acre tract and westerly lines of said Caprail I Inc. tract, the 15.923 acre tract conveyed to the City of Columbus by deed of record in Instrument Number 199710140117863 and the 9.209 acre tract conveyed to Stratford Investment Company by deed of record in Official Record 02522 F07, and said line common to Section 1, Township 5, Range 22 and Section 6, Township 12, Range 21, to a 3/4" iron pipe found at a common corner of said 10.477 and 14.640 acre tracts;

Thence with the lines common to said 10.477 and 14.640 acre tract, the following courses and distances:

South 85° 05' 30" West, a distance of 904.91 feet, to a 3/4" iron pipe found;

South 03° 55' 00" West, a distance of 20.23 feet, to a 3/4" iron pipe found;

South 85° 05' 30" West, a distance of 350.02 feet, to the TRUE POINT OF BEGINNING. Containing 10.479 acres, more or less.

CERTIFICATION: Commitment No. BTAC200405

To: PDG Domus Manufacturing, LLC, an Ohio limited liability company, Vincent J. & Katherine M. Demana and Benchmark Title Agency

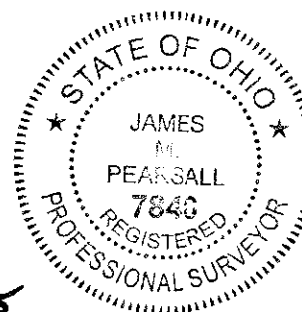
This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11, 13, 14, 15 & 16 of Table A "Optional Survey Responsibilities & Specifications" 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.

RECEIVED

JAN 20 2005

Franklin County Engineer
Dean C. Ringle, PE, PS.

By *James M. Pearall* 1/19/05
Professional Surveyor No. 7840



BASIS OF BEARINGS: Bearings shown hereon are based on bearing of North 85° 06' 00" East for the northerly line of subject tract as delineated in the deed of record in Official Record 13664 G04.



GRAPHIC SCALE
(IN FEET)

<p>EVANS, MECHWART, HAMBLETON & TILTON, INC. 170 MILL STREET GAHANNA, OHIO 43230 TELEPHONE (614) 471-5150 FACSIMILE (614) 471-9286</p>		Date: January 19, 2005
		Scale: 1" = 100'
		Job No: 2005-0067
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

\\CMHDA741\SURVEY\PROJECT\20050067\DWG\50067AS.DWG<18X24 LANDSCAPE> - NO XREFS - PLOTTED BY: JPEARFALL - WEDNESDAY, JAN 19 2005 - 1:37:43 PM