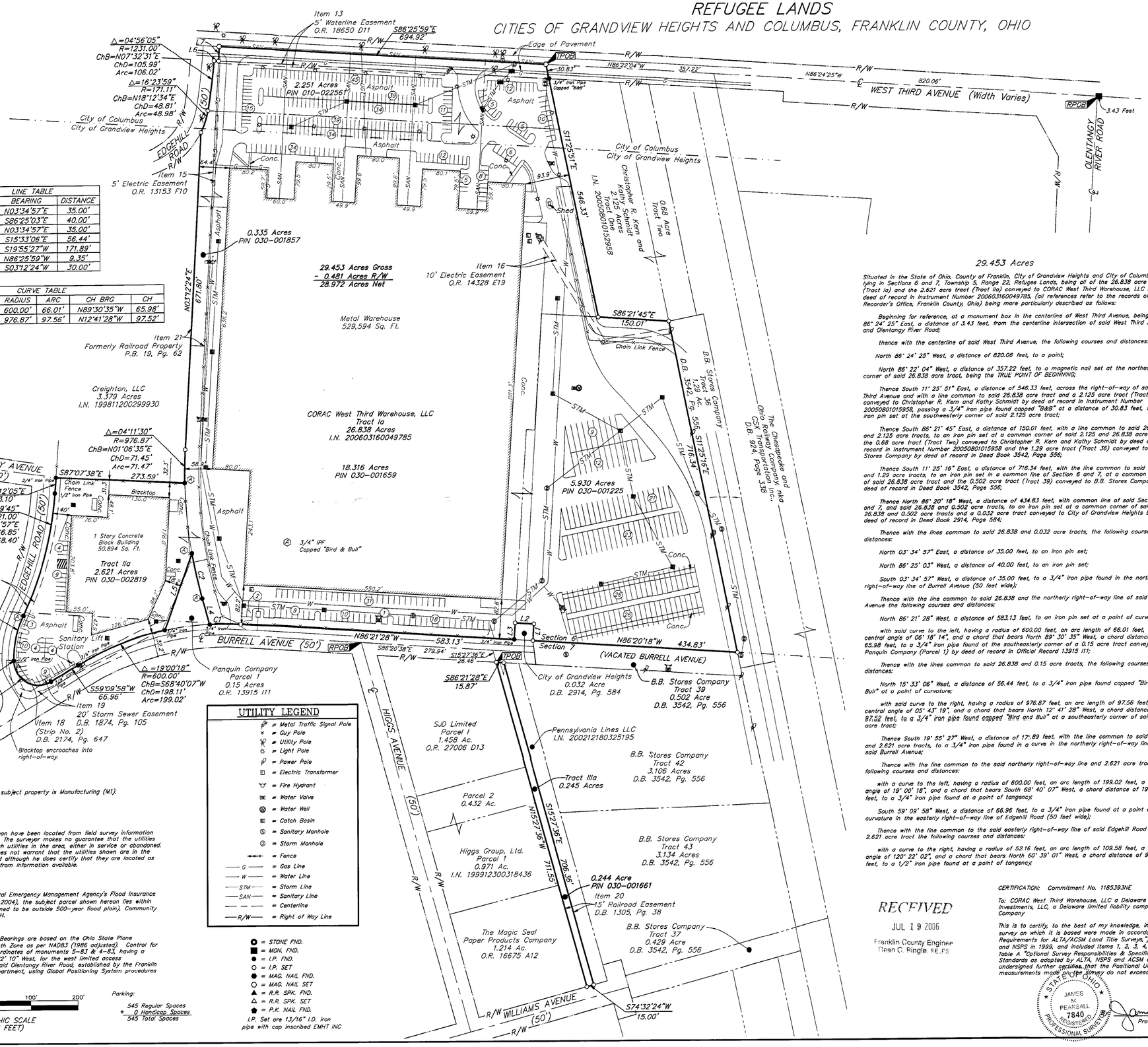
ALTA/ACSM LAND TITLE SURVEY
SECTIONS 6 & 7, TOWNSHIP 5, RANGE 22
REFUGEE LANDS
CITIES OF GRANDVIEW HEIGHTS AND COLUMBUS, FRANKLIN COUNTY, OHIO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°34'57"E	35.00'
L2	S86°25'03"E	40.00'
L3	N03°34'57"E	35.00'
L4	S15°33'06"E	56.44'
L5	S19°55'27"W	171.89'
L6	N86°25'59"W	9.35'
L7	S03°12'24"W	30.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C1	06°18'14"	600.00'	66.01'	N89°30'35"W	65.98'
C2	054°3'19"	976.87'	97.56'	N12°41'28"W	97.52'

UTILITY LEGEND

- = Metal Traffic Signal Pole
- = Guy Pole
- = Utility Pole
- = Light Pole
- = Power Pole
- = Electric Transformer
- = Fire Hydrant
- = Water Valve
- = Water Well
- = Catch Basin
- = Sanitary Manhole
- = Storm Manhole
- = Fence
- G = Gas Line
- W = Water Line
- STM = Storm Line
- SAN = Sanitary Line
- = Centerline
- R/W = Right of Way Line

- = 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

Note:
Current zoning for the subject property is Manufacturing (M1).

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.

According to the Federal Emergency Management Agency's Flood Insurance Map (dated March 16, 2004), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 390490C0232H.

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 adjusted). Control for bearings was from coordinates of monuments 5-83 & 4-83, having a bearing of North 00° 22' 10" West, for the west limited access right-of-way line of said Olentangy River Road, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Schedule B Items from Title Commitment No. 1185393NE issued by First American Title Insurance Company with an effective date of April 28, 2006 at 6:00 A.M.

Item 13 5' Waterline Easement to City of Columbus by deed of record in Official Record 18650 D11 is located on the subject tract as shown hereon.

Item 14 The subject tract is located in the area described in Memorandum of Lease by deed of record in Official Record 12913 A07.

Item 15 5' Electric Easement to Columbus Southern Power Company by deed of record in Official Record 1315.3 F10 is located on the subject tract as shown hereon.

Item 16 10' Electric Easement to Columbus Southern Power Company by deed of record in Official Record 14328 E19 is located on the subject tract centered on lines as installed.

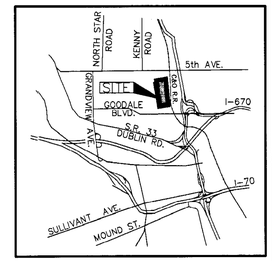
Item 17 10' Easement to Columbus Southern Power Company by deed of record in Official Record 14534 B06 is located on the subject tract centered on lines as installed.

Item 18 10' Easement and triangular easement to City of Columbus by deed of record in Deed Book 2174, Page 647 are located on the subject tract as shown hereon.

Item 19 20' Storm Sewer Easement to City of Grandview Heights by deed of record in Deed Book 1874, Page 105 is located on the subject tract as shown hereon.

Item 20 15' Railroad Easement to The Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company by deed of record in Deed Book 1305, Page 38 is located on the subject tract as shown hereon.

Item 21 Parcel of record in Plat Book 19, Page 62, is located on the subject tract as shown hereon.



LOCATION MAP
NOT TO SCALE

29.453 Acres

Situated in the State of Ohio, County of Franklin, City of Grandview Heights and City of Columbus, lying in Sections 6 and 7, Township 5, Range 22, Refugee Lands, being all of the 26.838 acre tract (Tract Ia) and the 2.621 acre tract (Tract IIa) conveyed to CORAC West Third Warehouse, LLC by deed of record in Instrument Number 200603160049785, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning for reference, at a monument box in the centerline of West Third Avenue, being South 86° 24' 25" East, a distance of 3.43 feet, from the centerline intersection of said West Third Avenue and Olentangy River Road;

thence with the centerline of said West Third Avenue, the following courses and distances:

North 86° 24' 25" West, a distance of 820.06 feet, to a point;

North 86° 22' 04" West, a distance of 357.22 feet, to a magnetic nail set at the northeasterly corner of said 26.838 acre tract, being the TRUE POINT OF BEGINNING;

Thence South 11° 25' 51" East, a distance of 546.33 feet, across the right-of-way of said West Third Avenue and with a line common to said 26.838 acre tract and a 2.125 acre tract (Tract One) conveyed to Christopher R. Kern and Kathy Schmidt by deed of record in Instrument Number 200508010152958, passing a 3/4" iron pipe found capped "B&B" at a distance of 30.83 feet, to an iron pin set at the southwesterly corner of said 2.125 acre tract;

Thence South 86° 21' 45" East, a distance of 150.01 feet, with a line common to said 26.838 and 2.125 acre tracts, to an iron pin set at a common corner of said 2.125 and 26.838 acre tracts, the 0.68 acre tract (Tract Two) conveyed to Christopher R. Kern and Kathy Schmidt by deed of record in Instrument Number 200508010152958 and the 1.29 acre tract (Tract 36) conveyed to B.B. Stores Company by deed of record in Deed Book 3542, Page 556;

Thence South 11° 25' 16" East, a distance of 716.34 feet, with the line common to said 26.838 and 1.29 acre tracts, to an iron pin set in a common line of Section 6 and 7, at a common corner of said 26.838 acre tract and the 0.502 acre tract (Tract 39) conveyed to B.B. Stores Company by deed of record in Deed Book 3542, Page 556;

Thence North 86° 20' 18" West, a distance of 434.83 feet, with common line of said Section 6 and 7, and said 26.838 and 0.502 acre tracts, to an iron pin set at a common corner of said 26.838 and 0.502 acre tracts and a 0.032 acre tract conveyed to City of Grandview Heights by a deed of record in Deed Book 2914, Page 584;

Thence with the lines common to said 26.838 and 0.032 acre tracts, the following courses and distances:

North 03° 34' 57" East, a distance of 35.00 feet, to an iron pin set;

North 86° 25' 03" West, a distance of 40.00 feet, to an iron pin set;

South 03° 34' 57" West, a distance of 35.00 feet, to a 3/4" iron pipe found in the northerly right-of-way line of Burrell Avenue (50 feet wide);

Thence with the line common to said 26.838 and the northerly right-of-way line of said Burrell Avenue the following courses and distances;

North 86° 21' 28" West, a distance of 583.13 feet, to an iron pin set at a point of curvature;

with said curve to the left, having a radius of 600.00 feet, an arc length of 66.01 feet, a central angle of 06° 18' 14", and a chord that bears North 89° 30' 35" West, a chord distance of 65.98 feet, to a 3/4" iron pipe found at the southeasterly corner of a 0.15 acre tract conveyed to Panquin Company (Parcel 1) by deed of record in Official Record 13915 I11;

Thence with the lines common to said 26.838 and 0.15 acre tracts, the following courses and distances:

North 15° 33' 06" West, a distance of 56.44 feet, to a 3/4" iron pipe found capped "Bird and Bull" at a point of curvature;

with said curve to the right, having a radius of 976.87 feet, an arc length of 97.56 feet, a central angle of 05° 43' 19", and a chord that bears North 12° 41' 28" West, a chord distance of 97.52 feet, to a 3/4" iron pipe found capped "Bird and Bull" at a southeasterly corner of said 2.621 acre tract;

Thence South 19° 55' 27" West, a distance of 171.89 feet, with the line common to said 0.15 and 2.621 acre tracts, to a 3/4" iron pipe found in a curve in the northerly right-of-way line of said Burrell Avenue;

Thence with the line common to the said northerly right-of-way line and 2.621 acre tract, the following courses and distances:

with a curve to the left, having a radius of 600.00 feet, an arc length of 199.02 feet, a central angle of 19° 00' 18", and a chord that bears South 68° 40' 07" West, a chord distance of 198.11 feet, to a 3/4" iron pipe found at a point of tangency;

South 59° 09' 58" West, a distance of 66.96 feet, to a 3/4" iron pipe found at a point of curvature in the easterly right-of-way line of Edgehill Road (50 feet wide);

Thence with the line common to the said easterly right-of-way line of said Edgehill Road and 2.621 acre tract the following courses and distances:

with a curve to the right, having a radius of 52.16 feet, an arc length of 109.58 feet, a central angle of 120° 22' 02", and a chord that bears North 60° 39' 01" West, a chord distance of 90.51 feet, to a 1/2" iron pipe found at a point of tangency;

North 00° 27' 59" West, a distance of 1.08 feet, to an iron pin set at a point of curvature;

with said curve to the right, having a radius of 217.00 feet, an arc length of 98.46 feet, a central angle of 25° 59' 47", and a chord that bears North 12° 31' 56" East, a chord distance of 97.62 feet, to a 3/4" iron pipe found capped "Bird and Bull" at a point of reverse curvature;

with said curve to the left, having a radius of 721.00 feet, an arc length of 268.40 feet, a central angle of 21° 19' 45", and a chord that bears North 14° 51' 57" East, a chord distance of 266.85 feet, to a 1/2" iron pipe found at the point of tangency;

North 04° 12' 05" East, a distance of 33.10 feet, to a 3/4" iron pipe found at the southwesterly corner of the 3.379 acre tract conveyed to Creighton, LLC by deed of record in Instrument Number 199811200299930;

Thence South 87° 07' 38" East, a distance of 273.59 feet, with the line common to said 2.621 and 3.379 acre tracts, to a 3/4" iron pipe found capped "Bird and Bull" in a curve in the westerly line of said 26.838 acre tract;

Thence with the lines common to said 26.838 and 3.379 acre tracts the following courses and distances:

with said curve to the right, having a radius of 976.40 feet, an arc length of 71.47 feet, a central angle of 04° 11' 37", and a chord that bears North 01° 06' 35" East, a chord distance of 71.45 feet, to an iron pin set at a point of tangency;

North 03° 12' 24" East, a distance of 671.80 feet, to an iron pin set in a curve in the easterly right-of-way line of said Edgehill Road;

Thence with the lines common to said easterly right-of-way line and 26.838 acre tract the following courses and distances:

with said curve to the right, having a radius of 171.11 feet, an arc length of 48.98 feet, a central angle of 16° 23' 59", and a chord that bears North 18° 12' 34" East, a chord distance of 48.81 feet, to an iron pin set at a point of compound curvature;

with said curve to the left, having a radius of 1231.00 feet, an arc length of 106.02 feet, a central angle of 04° 56' 05", and a chord that bears North 07° 32' 31" East, a chord distance of 106.02 feet, to an iron pin set in the southerly right-of-way line of said West Third Avenue;

Thence South 86° 25' 59" East, a distance of 9.35 feet, with the line common to said southerly right-of-way line and 26.838 acre tract, to an iron pin set;

Thence North 03° 12' 24" East, a distance of 30.00 feet, across the right-of-way of said West Third Avenue, to a magnetic nail set in the centerline of said West Third Avenue;

Thence South 86° 25' 59" East, a distance of 694.92 feet, with the centerline of said West Third Avenue, to the TRUE POINT OF BEGINNING. Containing 29.453 acres, more or less, of which 0.481 acres lies within the right-of-way of West Third Avenue, being 18.316 acres out of Parcel Number 030-001659, 0.335 acres out of Parcel Number 030-001857, 2.251 acres out of Parcel Number 010-022561, 5.930 acres out of Parcel Number 030-001225 and 2.621 acres out of Parcel Number 030-002819.

0.244 Acre

Situated in the State of Ohio, County of Franklin, City of Grandview Heights, lying in Section 7, Township 5, Range 22, Refugee Lands, being all of the 0.245 acre tract (Tract IIIa) conveyed to CORAC West Third Warehouse, LLC by deed of record in Instrument Number 200603160049785, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Burrell Avenue (50 feet wide) and Higgs Avenue (50 feet wide);

Thence South 86° 20' 38" East, a distance of 279.94 feet, with the centerline of said Burrell Avenue, to a point;

Thence South 15° 27' 36" East, a distance of 26.46 feet, across the right-of-way of said Burrell Avenue, to an iron pin set in the southerly right-of-way of said Burrell Avenue, at the common corner of said 0.245 acre tract and the 1.458 acre tract (Parcel 1) conveyed to SJD Limited (Parcel I) by deed of record in Official Record 27006 D13, being the TRUE POINT OF BEGINNING;

Thence South 86° 21' 28" East, a distance of 15.87 feet, with the line common to said southerly right-of-way line of Burrell Avenue and 0.245 acre tract, to an iron pin set at a common corner of said 0.245 acre tract and the tract conveyed to Pennsylvania Lines, LLC by deed of record in Instrument Number 200212180325195;

Thence South 15° 27' 36" East, a distance of 706.36 feet, with the line common to said 0.245 and said Pennsylvania Lines, LLC tract, to an iron pin set in the northerly right-of-way line of Williams Avenue (50 feet wide);

Thence South 74° 32' 24" West, a distance of 15.00 feet, with the northerly right-of-way line of said Williams Avenue, to an iron pin set at the common corner of said 0.245 acre tract and a 1.214 acre tract conveyed to The Magic Seal Paper Products Company by deed of record in Official Record 16675 A12;

Thence North 15° 27' 36" West, a distance of 711.55 feet, with the line common to said 0.245 and 1.214 acre tracts and, the 0.971 and 0.432 acre tracts conveyed to Higgs Group Ltd. (Parcels 1 and 2) by deed of record in Instrument Number 199912300318436 and said 1.458 acre tract, to the TRUE POINT OF BEGINNING. Containing 0.244 acre, more or less.

RECEIVED
JUL 19 2006
Franklin County Engineer
Dean C. Ringle, SE, PS

CERTIFICATION: Commitment No. 1185393NE

To: CORAC West Third Warehouse, LLC a Delaware limited liability company, Equity Land Investments, LLC, a Delaware limited liability company and First American Title Insurance Company

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, 12, 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.

STATE OF OHIO
JAMES M. PEARSALL
7840
REGISTERED PROFESSIONAL SURVEYOR
7/18/06
Professional Surveyor No. 7840

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
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5500 New Albany Road, Columbus, OH. 43054
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M C M X X Y I

Date:	July 18, 2006
Scale:	1" = 100'
Job No:	2006-1222
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

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