Notes Corresponding to Schedule B - Section II
Stewart Title Guaranty Company
Commitment No. GH-1516CKS, dated September 18, 2006

Survey Items Identified as: (Item)

9. EASEMENTS GRANTED TO COLUMBUS AND SOUTHERN ELECTRIC CO. APPEARING IN RECORD IN VOLUME 28653, PAGE E02, ORV 2612, PAGE 85, ORV 2624,PAGC 535, VOLUME 2873, PAGE 139, ORV 2933 PAGE 336 AND OR V 3679, PAGE 258, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
Various easements for electric utility facilities affect the subject property and are shown hereon.

10. EASEMENTS GRANTED TO COLUMBIA GAS APPEARING IN RECORD IN VOLUME 2873, PAGE 280, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
Easements for gas utility facilities affects the subject property and is shown hereon.

11. EASEMENTS FOR RAILROAD SPUR AND RIGHTS RESERVED FOR EASEMENT APPEARING IN RECORD IN VOLUME 3711, PAGE 749 AND VOLUME 2776 PAGE 315 AND AMENDED IN VOLUME 2831, PAGE 210 AND AMENDED AGAIN IN VOLUME 2901, PAGE 396, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
Various easements for railroad spur connection to main line of railroad affect the subject property and are shown hereon. Part of the easement area is for exclusive use of the westerly adjoiner (see Note A).

12. RESTATEMENT OF EASEMENTS APPEARING IN RECORD IN VOLUME 2901 PAGE 419, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
Easements shown by Items 9, 10 and 11 are restated in document and apply to the subject property and are shown hereon. An ingress and egress easement to access the 6.444 acre tract (Parcel 2) affects the subject property and is shown hereon.

13. EASEMENTS FOR DRAINAGE RIGHTS APPEARING IN RECORD IN VOLUME 2146, PAGE 394, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
Parcel described in the legal description of this document is not the subject property. It does not appear to apply to the subject property.

14. AGREEMENT TO USE RAILROAD EASEMENTS AND EASEMENT RIGHTS APPEARING IN RECORD IN VOLUME 2831, PAGE 210 AND AMENDED IN VOLUME 2901, PAGE 396, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
Easements are the same as Item 11 (above). They apply to the subject property and are shown hereon.

15. EASEMENTS APPEARING IN RECORD IN VOLUME 2831, PAGE 215 AND AMENDED IN VOLUME 2901 PAGE 396 AND MODIFIED IN VOLUME 2864, PAGE 22, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
Easements described in Items 11 and 12 (above) and clarification of easement area of Item 12 for railroad spur line applies to the subject property and is shown hereon.

Other easements affecting the subject property and not yet recorded:

None.

Notes:

A. Point shown is 200 feet northerly of the northeast corner of a 5.833 acre tract. This point is where an exclusive easement right begins. This exclusive use area is to the south of this line.

Parcel Information:

Address
3980 Groves Road

Zoning
Manufacturing District M-1
Section 3365, Title 33, City of Columbus Zoning Code

Setbacks
125 feet from centerline
25 feet side yard
25 feet rear yard

Height
35 feet height district (H-35);

Flood Zone Info
By graphic depiction, the subject parcel is within Zone AE of Map No. 39049C0270 G, effective date August 2, 1995.

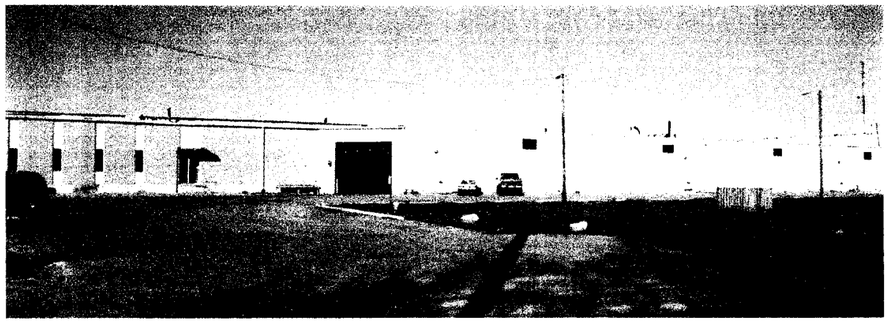
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

Utility Notes:
Utility information is from a combination of field markings and plan information. Underground facilities are shown relative to locations provided by others. These locations were field located based on these locations and no warranty is expressed or implied as to the correctness of facilities shown. It is the responsibility of those relying on this survey to contact the appropriate utility to expose the facilities and obtain accurate locations prior to construction.

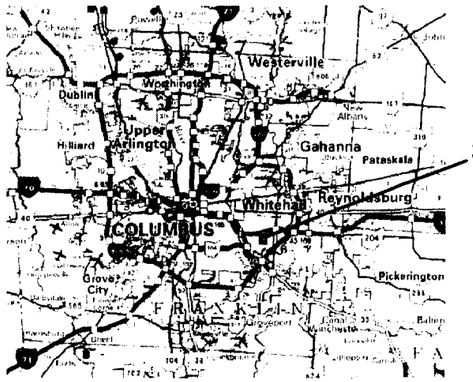
OUPS Ticket No.: NONE

ALTA/ACSM LAND TITLE SURVEY
SECTION 20, TOWNSHIP 12 NORTH, RANGE 21 WEST
REFUGEE LANDS WITHIN THE CONGRESS LANDS EAST OF THE SCIOTO RIVER
COLUMBUS, OHIO

THOMAS BOLON, JR.
ORV 11086, Page G02
within Auditor Parcel No. 010-121724 and 010-118476



LOCATION MAP



LEGEND

LINES

- PARCEL BOUNDARY
- INTERIOR PARCEL BOUNDARY
- EASEMENT LIMITS
- MUNICIPALITY BOUNDARY
- CENTERLINE OF ROAD
- PAVEMENT
- CONCRETE (WALK, ETC)
- WOVEN WIRE FENCE
- CHAIN LINK FENCE
- GAS LINE
- POWER LINE (OVERHEAD)
- POWER LINE (UNDERGROUND)
- TEL LINE (OVERHEAD)
- TEL LINE (UNDERGROUND)
- STORM
- SAN
- RAILROAD TRACK

SYMBOLS

- PK NAIL FOUND
- RAIL SPIKE FOUND
- PIPE FOUND
- REBAR FOUND
- PINCH TOP FOUND
- PK NAIL SET
- RAIL SPIKE SET
- REBAR SET
- 3/4" REBAR SET W/CAP (R M FOSTER S 7729)
- DECIDUOUS TREE
- CONIFER TREE
- STUMP
- SIGN
- POWER POLE
- LIGHT POLE
- TEL POLE
- TEL-POWER-LIGHT POLE
- TEL CLOSURE
- TEL MANHOLE
- SANITARY MANHOLE
- STORM SEWER MANHOLE
- STORM-CATCH BASIN
- STORM-CURB INLET
- WATER METER
- WATER VALVE
- WATER-FIRE HYDRANT

SITUATED IN THE STATE OF OHIO, IN THE COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS AND BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 1:

BEING PART OF SECTION 20, TOWNSHIP 12, RANGE 21, REFUGEE LANDS: ALSO BEING PART OF A CERTAIN 58.509 ACRE TRACT SHOWN OF RECORD IN DEED BOOK 2493, PAGE 242, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a railroad spike in the center line of Groves Road, at the southwesterly corner of a certain 7.801 acre tract, said point also being in the southerly line of the aforementioned 58.509 acre tract shown of record in Deed Book 2493, page 242, and also being S. 82°22' E. along the center line of Groves Road a distance of 1377.72 feet from the intersection of the center line of Courtright Road with the center line of Groves Road; thence N. 82°22' W. along the center line of Groves Road and southerly line of the aforementioned 58.509 acre tract a distance of 478.31 feet to a railroad spike, same point also being the southeasterly corner of a certian 5.833 acre tract; thence N. 7°19' E. and along the easterly line of the aforementioned 5.833 acre tract and passing an iron pin at 30 ft., a distance of 546.25 feet to a point; thence S. 82°22' E. a distance of 478.63 feet to a point in the westerly line of the aforementioned 7.801 acre tract; thence S. 7°21' W. and along the westerly line of said 7.801 acre tract and passing an iron pin at 516.25 feet a distance of 546.25 feet to the place of beginning, containing 6.000 acres, more or less.

Parcel 2

Description of 6.449 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, within Section 20, Township 12 North, Range 21 West of the Refugee Lands within Congress Lands East of the Scioto River, being all of that 6.444 acre tract described as Tract II in a deed to GROVES ROAD WAREHOUSES, of record in Official Records Volume 11086, Page G02, and being further described as follows:

Beginning for Reference at a spike found at the southeasterly corner of a 6.000 acre tract described as Tract I in a deed to GROVES ROAD WAREHOUSES, of record in Official Records Volume 11086, Page G02, the southwesterly corner of a 7.802 acre tract described in a deed to PITT PLASTICS, of record in Instrument Number 200201280025111, in the centerline of Groves Road; thence North 07 degrees 21 minutes 00 seconds East along the easterly line of said 6.000 acre tract, the westerly line of said 7.802 acre tract, passing an iron pin found at a distance of 30.00 feet, a distance of 546.25 feet to an iron pin set at the **True Point of Beginning;**

thence North 82 degrees 22 minutes 00 seconds West along the southerly line of said 6.444 acre tract, the northerly line of said 6.000 acre tract, a distance of 478.63 feet to an iron pin set at the southwesterly corner of said 6.444 acre tract, the northwesterly corner of said 6.000 acre tract, in the easterly line of a 4.037 acre tract described in a deed to RAINBOW DEVELOPMENT CORPORATION, of record in Official Records Volume 084742, Page A20;

thence North 07 degrees 19 minutes 00 seconds East along the westerly line of said 6.444 acre tract, the easterly line of said 4.037 acre tract, a distance of 524.24 feet to an iron pin set at the northwesterly corner of said 6.444 acre tract, the northeasterly corner of said 4.037 acre tract, in the southerly line of Pennsylvania Lines, LLC (formerly the New York Central Railroad) of record in Instrument Number 200212180325195 point, in the arc of a non-tangent curve;

thence along the arc of a curve to the right having a radius of 5679.65 feet, an arc length of 492.77 feet (through a central angle of 04 degrees 58 minutes 16 seconds) to an iron pipe found at the northeasterly corner of said 6.444 acre tract, the northwesterly corner of said 7.802 acre tract, said arc subtended by a chord bearing North 83 degrees 48 minutes 49 seconds East, a chord distance of 492.61 feet;

thence South 07 degrees 21 minutes 00 seconds West along the easterly line of said 6.444 acre tract, the westerly line of said 7.802 acre tract, a distance of 641.91 feet to the **Point of Beginning containing 6.449 acre, more or less.**

We hereby certify to:

THOMAS BOLON, JR.; AND/OR
STEWART TITLE GUARANTY COMPANY

This is to certify that this map or plat numbered Sheets 1 and 2 of 2 and the survey on which it is based were made:

(i) 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, 2, 3 and 13 from Table A thereof and;

(ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a Suburban Survey;

(iii) that this survey is based on a field survey performed in November 2006 and conforms to the Minimum Stanoards for boundary Surveys as defined in Ohio Administrative Code Chapter 4733-37;

(iv) no encroachments were observed;

(v) Items concerning title as furnished in Title Commitment No. GH-1516CKS, by Stewart Title Guaranty Company, are addressed hereon.

This 1st day of December, 2006

earthmetric, LLC:

Robert M. Foster, P.S.
Registered Professional Surveyor No. 7729

earthmetric, LLC
190 East Main Street
Suite B
Circleville, OH 43113
614.263.6600
866.236.1088 fax
earthmetric

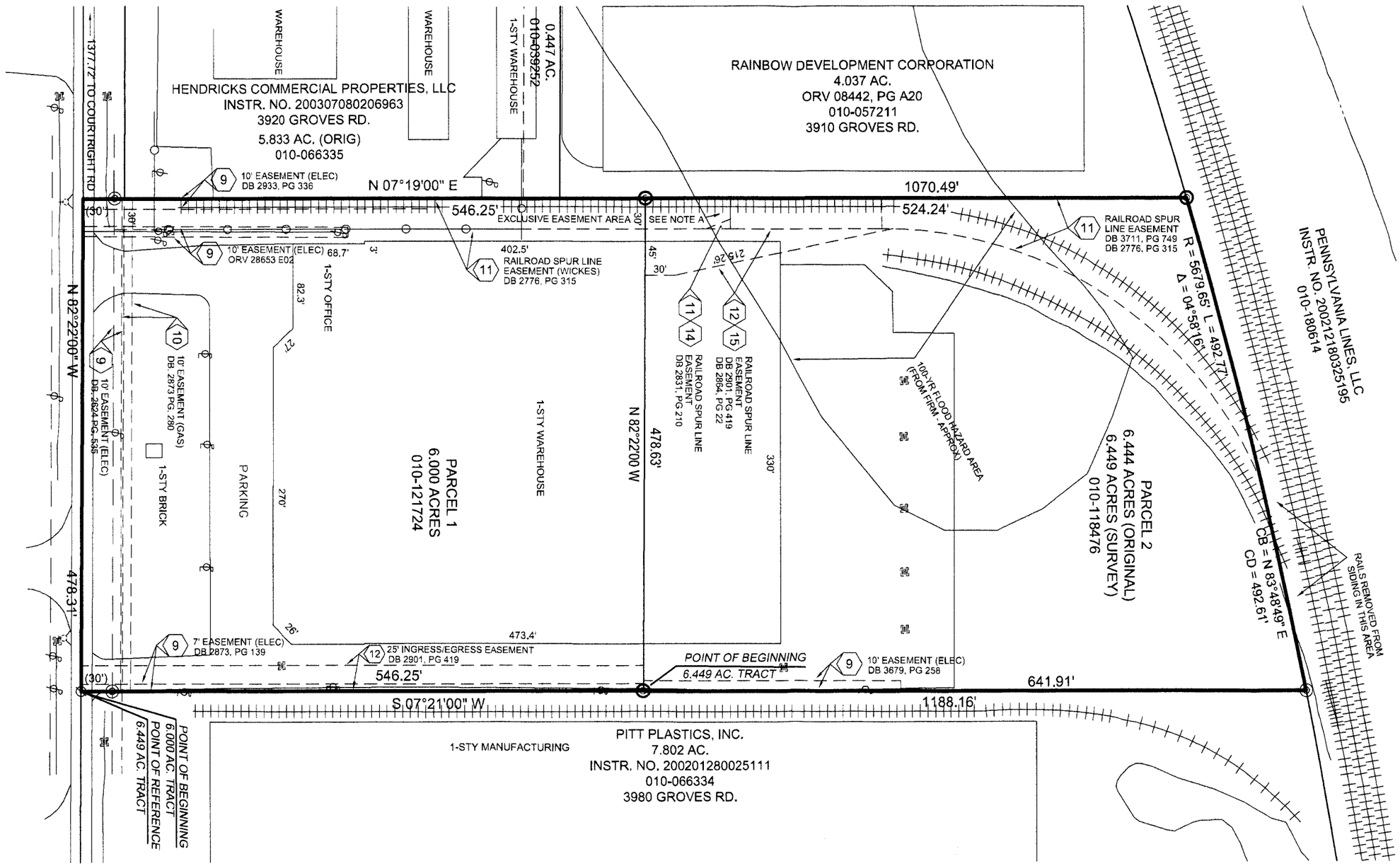
3930 GROVES ROAD

TITLE SHEET AND GENERAL NOTES

Rev No.	Date	Revision
1		

Location:	43227	Drawn/Chkd:	RF/RF
Job No.	06020-06-001	SHEET 1 OF 2	
Date:	Nov. 22, 2006		

ALTA/ACSM LAND TITLE SURVEY
SECTION 20, TOWNSHIP 12 NORTH, RANGE 21 WEST
REFUGEE LANDS WITHIN THE CONGRESS LANDS EAST OF THE SCIOTO RIVER
COLUMBUS, OHIO



Basis of Bearings

Bearings are based on the easterly line of a 6.444 acre tract described as Tract II in a deed to GROVES ROAD WAREHOUSES, of record in Official Records Volume 11086, Page G02 and given as North 07 degrees 21 minutes 00 seconds East.

earthmetric, LLC
p.o. box 814
Circleville, OH 43113
740.420.7111
614.263.6600
866.298.1066 fax
earthmetric

3960 GROVES ROAD

DETAIL SHEET

Rev No.	Date	Revision
1		

Location:	43227	Drawn/Chkd:	RF/RF
Job No.	06020-08-001	SHEET 2	OF 2
Date:	Nov. 22, 2006		