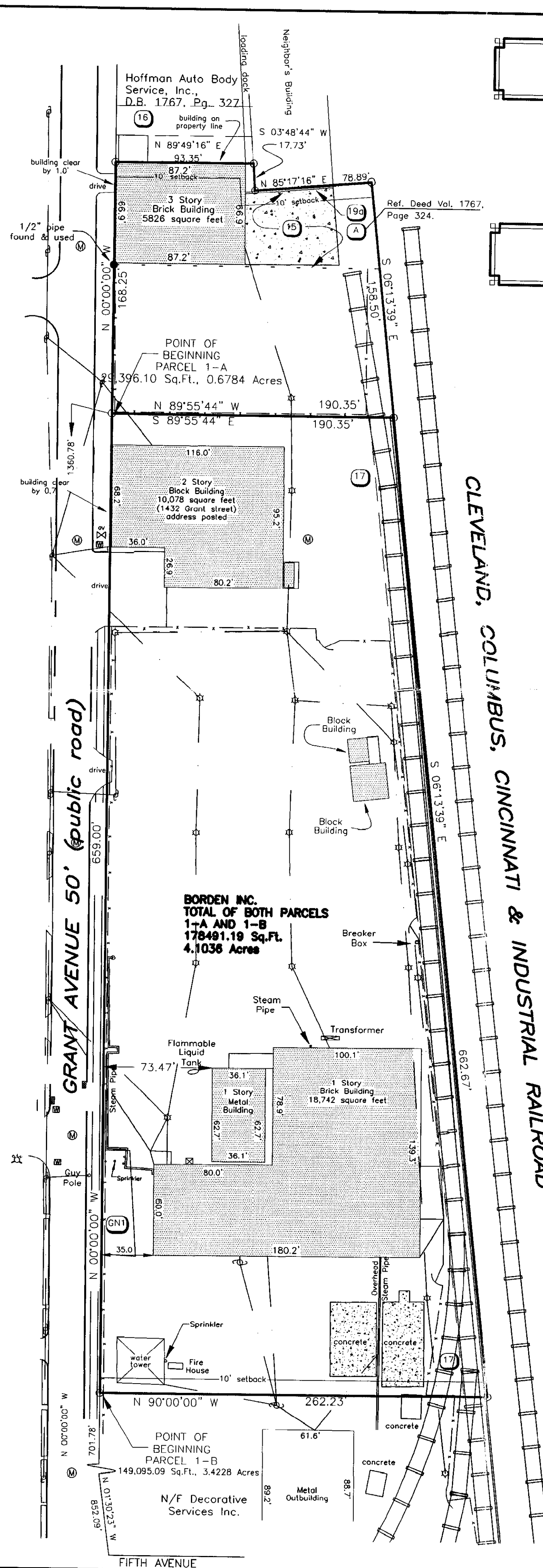


C-13
All
(0/0)
243508
Re Survey
8285-7250



UTILITY NOTES

The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. They surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

ZONING INFORMATION

According to the Zoning Department of the City of Columbus, the subject property is zoned "CS" Community Service District and is subject to the following conditions:
 Front Setback: a distance measured from the street centerline to the building equal to the width of the existing right of way.
 Side Setback: 10 feet
 Rear Setback: When abutting other commercial zones or industrial zones the rear yard is reduced to zero provided fire separation requirements between buildings are met.
 Height Restrictions: None
 Bulk Restrictions: None
 Parking Restrictions: None
 Because there may be a need for interpretations of the applicable zoning codes, we refer you to the City of Columbus, and the applicable zoning codes.

LEGEND	
○ IRON PIN FOUND	○ IRON PIN SET
□ R. R. SPIKE FOUND	□ R.R. SPIKE SET
□ P.K. NAIL FOUND	□ P.K. NAIL SET
⊠ STONE FOUND	— FENCE LINE
△ FENCE POST FD. & USED	— ELECTRIC TRANSFORMER
⊕ SIGN	etc
⊕ CATCH BASIN	⊕ GAS VALVE
⊕ UTILITY POLE	⊕ WATER VALVE
⊕ LIGHT POLE	⊕ FIRE HYDRANT
⊕ FIRE PROTECTION VALVE	⊕ HEADWALL
⊕ TELEPHONE RISER	⊕ CLEANOUT
⊕ SEWER MANHOLE	⊕ WATER METER
⊕ POWER POLE ANCHOR	⊕ CURB INLET
⊕ GAS METER	⊕ POWER POLE
	⊕ MANHOLE

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) C of the Flood Insurance Rate Map, Community Panel No. 3904900 2558 G, which bears an effective date of 08/02/1995 and is not in a Special Flood Hazard Area. By telephone call dated 11/13/2000 to the National Flood Insurance Program (800) 63806620 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Date of Last Revision: 11-14-2000

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NOTES FOR SCHEDULE B

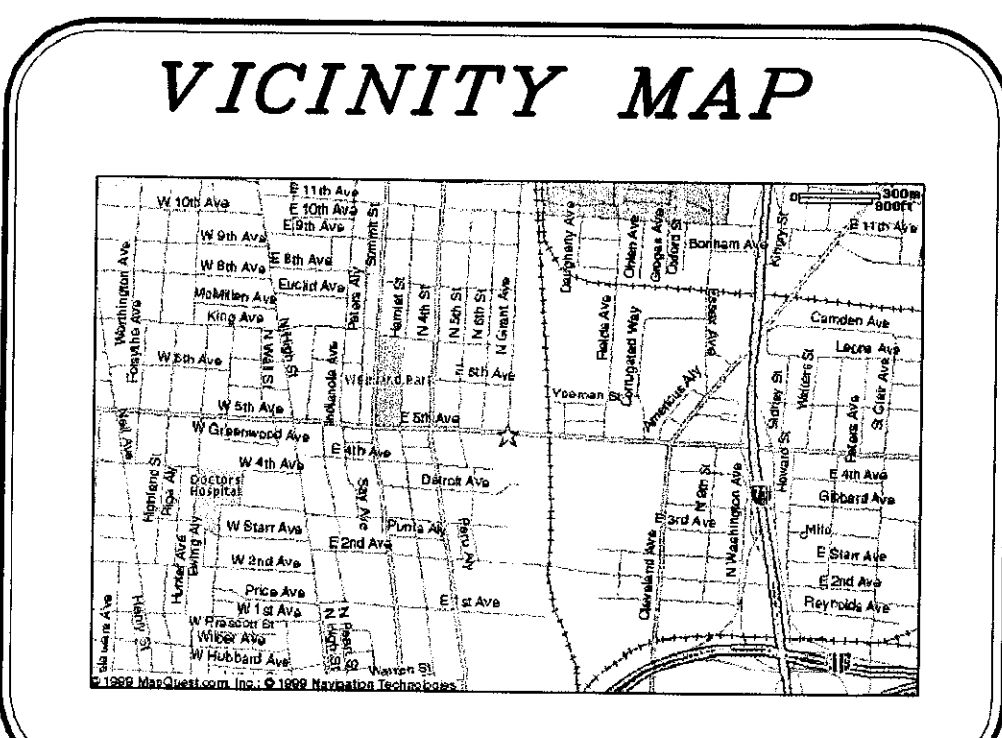
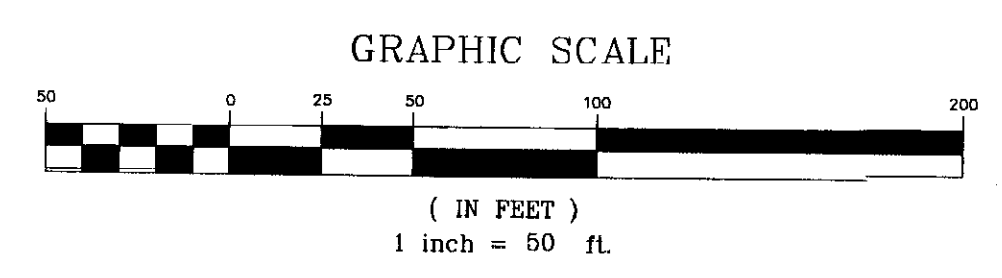
- (11) Sewer easements of record in Deed Volume 3729, page 320. This item does not affect subject property therefore, is not plotted hereon.
- (12) Easement to the City of Columbus, Ohio of record in Deed Volume 597, Page 359. This item does not affect subject property therefore, is not plotted hereon.
- (13) Easement to Columbus and Southern Ohio Electric Company of record in Deed Volume 2437, page 438. This item does not affect subject property, therefore, is not plotted hereon.
- (15) Sewer easement of record in Deed Volume 717, page 636. This item is blanket in nature to the area plotted and shown hereon.
- (16) Easement for ingress and egress as described in Deed Volume 1767, page 324. Plotted and shown hereon.
- (17) Reservation of Railroad Siding Agreement as contained in Deed Volume 1017, page 39. Plotted and shown hereon.
- (18) Rights of the railroad company servicing the railroad siding located on insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof. All railroad ties and sidings visible at the time of this survey. This item is blanket in nature to the area plotted hereon.
- (19) Survey prepared by Bock & Clark's National Surveyors Network, dated 10/1/97, last revised 10/16/97, discloses the following:
 (a) As to Parcel No. 1, neighbor's corrugated metal and concrete wall encroaches onto the subject property by 1.5 feet; Plotted and shown hereon.

ENCROACHMENT NOTES

(A) Neighbor's corrugated metal & concrete wall encroaches onto the subject property by 1.5 feet.
 Note: Warranty Deed Recorded at Deed Volume 1767, page 324, includes and easement for this encroachment.

GENERAL NOTES

- (GN1) The basis of bearings for the subject property is N 00°00'00" W, which is located along the easterly right of way line of Grant Avenue and is referenced in Deed Book Volume 1767, page 324.
- (GN2) Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
- (GN3) The total area of Parcel 1-A is 29,396.10 square feet or 0.6748 acres.
- (GN4) The total area of Parcel 1-B is 149,094.45 square feet or 3.4228 acres.
- (GN5) Some features shown on this plot may be shown out of scale for clarity.
- (GN6) All of the various survey monuments shown on this plot as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.
- (GN7) There is no posted address.
- (GN8) All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.
- (GN9) At the time of survey, no marked parking was observed.



LEGAL DESCRIPTION

PARCEL NO. 1-A
 Being a certain tract of land situate in the City of Columbus, County of Franklin and State of Ohio, bounded and described as follows:
 BEGINNING at a point at the intersection of the easterly right of way line of Grant Avenue and the northerly right of way line of Fifth Avenue; thence along said right of way of Grant Avenue N 01°30'23" W, a distance of 852.09' to a point;
 Thence from said point N 00°00'00" W, 1360.78' to a capped iron pin set on the true point of beginning;
 Thence from said point along the easterly right of way line of Grant Avenue, N 00° 00' 00" W, a distance of 168.25 feet to a capped iron pin set;
 Thence from said point N 89° 49' 16" E, a distance of 93.35 feet to a capped iron pin set;
 Thence from said point S 03° 48' 44" E, a distance of 17.73 feet to a capped iron pin set;
 Thence from said point N 85° 17' 16" E, a distance of 78.89 feet to a capped iron pin set on the westerly right of way line of the Cleveland, Columbus, Cincinnati & Industrial Railroad;
 THENCE along said right of way S 06° 13' 39" E, a distance of 158.50 feet to a capped iron pin set;
 THENCE N 89° 55' 44" W, a distance of 190.35 feet to a capped iron pin set on the easterly right of way line of Grant Avenue, said point also being the Point of BEGINNING.
 CONTAINING a total area of 29,396.28 square feet or 0.6748 acres.
 PARCEL NO. 1-B:
 Being a certain tract of land situate in the City of Columbus, County of Franklin and State of Ohio, bounded and described as follows:
 BEGINNING at a point at the intersection of the easterly right of way line of Grant Avenue and the northerly right of way line of Fifth Avenue; thence along said right of way of Grant Avenue N 01°30'23" W, a distance of 852.09' to a point;
 Thence from said point N 00°00'00" W, 701.78' to a capped iron pin set on the true point of beginning;
 Thence from said point along the easterly right of way line of Grant Avenue, N 00° 00' 00" W, a distance of 659.00 feet to a capped iron pin;
 THENCE S 89° 55' 44" E, a distance of 190.35 feet to a capped iron pin set on the westerly right of way line of the Cleveland, Columbus, Cincinnati & Industrial Railroad;
 THENCE along said right of way S 06° 13' 39" E, a distance of 662.67 feet to a capped iron pin set;
 THENCE N 90° 00' 00" W, a distance of 262.23 feet to a capped iron pin set on the easterly right of way line of Grant Avenue, said point also being the Point of BEGINNING.
 CONTAINING a total area of 149,095.09 square feet or 3.4228 acres.
 THE ABOVE legal description describes all that property described in Lawyers Title Insurance Corporation's commitment no. 98-6949-43 bearing an effective date of August 24, 2000.

ALTA/ACSM LAND TITLE SURVEY

Columbus Coated Fabrics
 Grant Avenue
 City of Columbus, County of Franklin
 To: Columbus Thermal, LLC.
 Lawyers Title Insurance Company

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, 6, 7(e) and (c), 8-11, 13 and 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 survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

John A. Stafa
 James A. Stafa
 Registration No. 7968
 Within the State of Ohio
 Date of Survey: Sept. 19, 2000
 Date of Last Revision: November 14, 2000
 Date Printed: Sept. 19, 2000

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 11/20/00 F 11
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 Bock & Clark, LTD.
 7320 Kingsgate Way
 West Chester, Ohio 45069
 Phone: (800) 787-8392
 Fax: (800) 227-9973