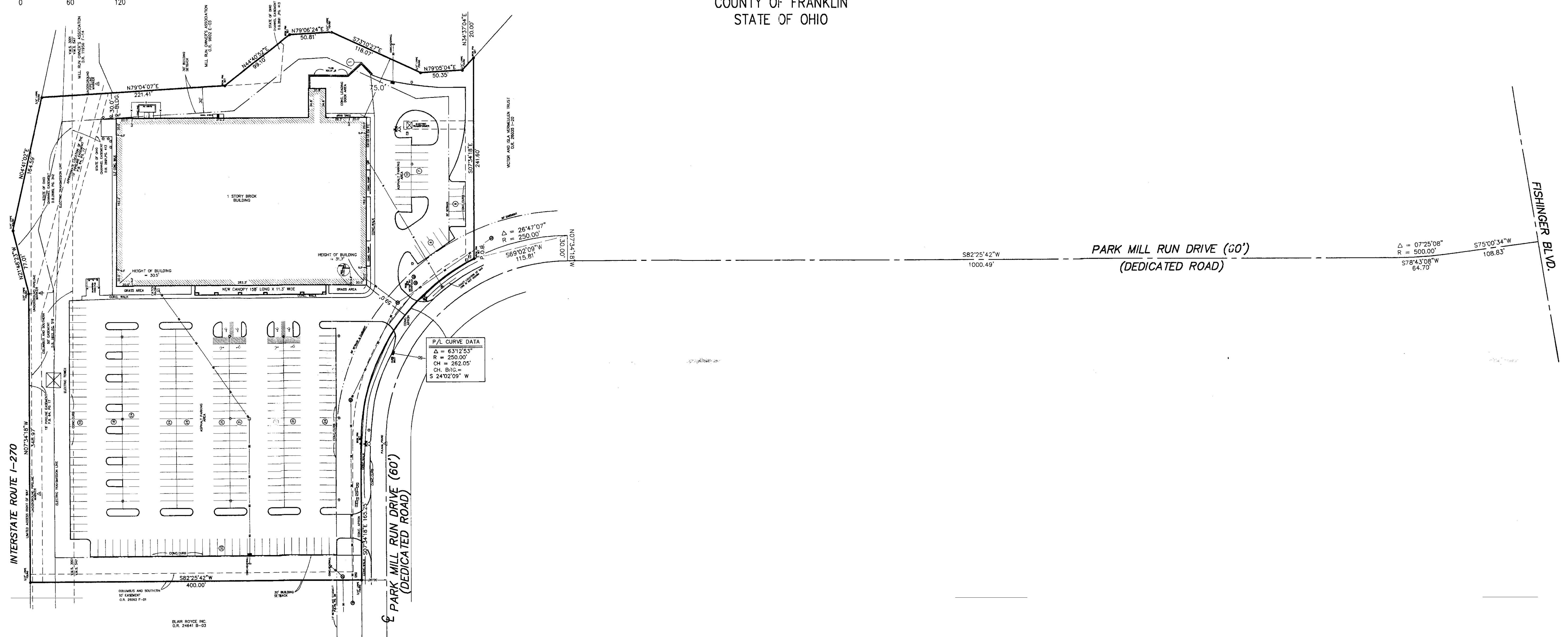
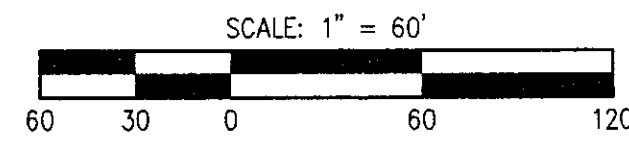


ALTA/ACSM LAND TITLE SURVEY

FOR
CRI - MILL RUN LIMITED

6.580 ACRE TRACT
INSTRUMENT # 200104030068326
V.M.S. #547 AND #3001
CITY OF HILLIARD
COUNTY OF FRANKLIN
STATE OF OHIO



PREPARED FOR:
CRI - MILL RUN LIMITED
COMMON LAND TITLE AGENCY
CHICAGO TITLE INSURANCE
NATIONAL CITY BANK

PROJECT LOCATION:
FRANKLIN COUNTY, OHIO

PROJECT ADDRESS:
3781 PARK MILL RUN DRIVE
HILLIARD, OH

JOB NUMBER:
31134

PROJECT NAME:
ALTA/ACSM LAND
TITLE SURVEY

Charles A. Rolling 5/22/03
CHARLES A. ROLLING, P.S. No. 5569 DATE
HLG Engineering & Surveying, Inc.
(614) 841-0053



THIS PLAT WAS PREPARED BY HLG ENGINEERING AND SURVEYING, INC., AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN MARCH 2001. THIS SURVEY WAS REVIEWED AND UPDATED IN MAY 2003.

REVISED: 5/28/03
REVISED: 4/5/01

| | | | |
|-------------|-------|--------------|---------|
| DRAWN BY: | DFB | DATE: | 3/19/01 |
| CHECKED BY: | AJR | DRAWING NO.: | 31134-3 |
| JOB NO.: | 31134 | SHEET | 3 OF 3 |

- PLAN PREPARED BY -
HLG ENGINEERING & SURVEYING, INC.

705-F LAKEVIEW PLAZA BLVD.
WORTHINGTON, OHIO 43085
(614) 841-0053
(614) 841-0170 FAX

ALTA/ACSM LAND TITLE SURVEY

FOR CRI - MILL RUN LIMITED

6.580 ACRE TRACT
INSTRUMENT # 20C104030068326
V.M.S. #547 AND #3001
CITY OF HILLIARD
COUNTY OF FRANKLIN
STATE OF OHIO

SURVEYOR'S CERTIFICATE

To: CRI Millrun Limited, Conner Land Title Agency, Chicago Title Insurance and National City Bank;

I hereby certify that on the March 5, 2001 and updated on May 28, 2003:

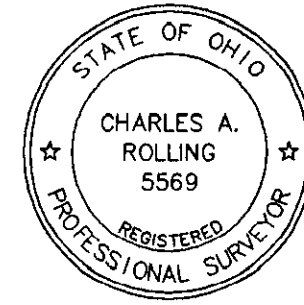
(a) this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) all abutting dedicated public streets providing access to the subject property together with the width and name thereof; and (iv) all other significant items on the subject property;

(b) except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any improvements on the subject property, (iii) party walls, or (iv) conflicts or protrusions;

(c) adequate ingress and egress from the subject property is provided by Park Mill Run Drive, the same being paved, dedicated public right(s)-of-way maintained by City of Hilliard;

(d) all required building set back lines on the subject property are located as shown hereon;

(e) this survey is made at least in accordance with the minimum standards established by the State of Ohio for surveys and in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1998 and meets the accuracy requirements of an Urban Survey, with accuracy and precision tolerance requirements of the state in which the subject property is located, and contains items 1, 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11 and 13 of Table A thereto.



Charles A. Rolling 5/29/03
CHARLES A. ROLLING, P.S. No. 5569 DATE
HLG Engineering & Surveying, Inc.
(614) 841-0053

THIS PLAT WAS PREPARED BY HLG ENGINEERING AND SURVEYING, INC., AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN MARCH 2001. THIS SURVEY WAS REVIEWED AND UPDATED IN MAY 2003.

SCHEDULE "B" - SECTION 2 EXCEPTIONS

- Building Setback Lines, as per recorded Plat Book 78, Page 87, Recorder's Office, Franklin County, Ohio.(As Shown on Drawing)
- Utility Easements, as per recorded Plat Book 78, Page 87, Recorder's Office, Franklin County, Ohio.(As Shown on Drawing)
- Easement to Ashland Oil Company of record in Plat Book 64, Page 17, Recorder's Office, Franklin County, Ohio.(As Shown on Drawing)
- Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1912, Page 518, Recorder's Office, Franklin County, Ohio.(As Shown on Drawing)
- Easement to Columbus Southern Power Company of record in Official Record Volume 26092, Page F01, Recorder's Office, Franklin County, Ohio.(As Shown on Drawing)
- Drainage Easement to State of Ohio of record in Deed Book 2680, Page 342, Recorder's Office, Franklin County, Ohio.(As Shown on Drawing)
- Drainage Easement to State of Ohio of record in Deed Book 2691, Page 414, Recorder's Office, Franklin County, Ohio.(As Shown on Drawing)
- Conditions, restrictions, easements and assessments of record in Official Record Volume 9602, Page E03; as modified and amended in Official Record Volume 13912, Page B14; as further modified and amended by Second Modification and Amendment of record in Official Record Volume 21981, Page G17 re-recorded in Official Record Volume 23087, Page E01; as further modified and amended by Third Modification and Amendment of record in Official Record 24769, Page E 13; and further modified and amended by Fourth Modification and Amendment of record in Official Record 24990, Page E20, Recorder's Office, Franklin County, Ohio, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons.

VICINITY MAP NOT TO SCALE



NOTE:

THE FOLLOWING DESCRIPTION WAS PREPARED BY H.L.G. ENGINEERING & SURVEYING AND CERTIFIED BY WILLIAM E. CHAFFIN, REGISTERED SURVEYOR #7559 DATED MARCH 26, 1998.

LEGAL DESCRIPTION

DESCRIPTION OF 6.580 ACRES OF LAND
LOCATED ON THE NORTHERLY AND WESTERLY SIDES
OF PARK MILL RUN DRIVE AND WEST OF FISHINGER
BOULEVARD, IN THE CITY OF HILLIARD, COUNTY OF
FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Hilliard, being in Virginia Military Survey Hos. 547 and 3001 and containing 6.580 acres of land, more or less, said 6.580 acres being in PARCEL I as the same is designated and delineated upon the recorded plat of Mill Run Subdivision and Street & Easement Dedication Plat, of record in Plat Book 64, Pages 17 and 18 said 6.580 acres being out of that 54.026 acre tract of land described in Exhibit A in the deed to Park Mill Run Limited Partnership, of record in Official Record 21461G11, both being of record in the Recorder's Office, Franklin County, Ohio said 6.580 acres of land being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Fishinger Boulevard, Mill Run Drive and Ridge Mill Drive as the same is designated and delineated upon the recorded plat of said Mill Run Subdivision and Street & Easement Dedication Plat, said intersection also being designated and delineated upon the recorded plat of the Dedication of Park Mill Run Drive and Easements, of record in Plat Book 78, Pages 87 and 88, Recorder's Office, Franklin County, Ohio; thence westwardly, with the centerline of said Mill Run Drive and with the centerline of said Park Mill Run Drive (a public road 60' in width), the following three (3) courses and distances;

- South 75 degrees 00 minutes 34 seconds West, a distance of 108.83 feet to a point of curvature;
- with the arc of a curve to the right having a radius of 500.00 feet, a central angle of 7 degrees 25 minutes 08 seconds and a chord that bears South 78 degrees 43 minutes 08 seconds West, a chord distance of 64.70 feet to a point of tangency;
- South 82 degrees 25 minutes 42 seconds West, a distance of 1000.49 feet to a point;

Thence North 7 degrees 34 minutes 18 seconds West, a distance of 30.00 feet to 3/4-inch (I.D.) iron pipe at a point of curvature in the northerly right-of-way boundary of said Park Mill Run Drive;

Thence westwardly, with a northerly right-of-way line of said Park Mill Run Drive and with the arc of a curve to the left having a radius of 250.00 feet, a central angle of 26 degrees 47 minutes 07 seconds and a chord that bears South 69 degrees 02 minutes 09 seconds West, a chord distance of 115.81 feet to a 5/8 inch iron pin set at the TRUE POINT OF BEGINNING;

Thence, from said true point of beginning, southwestwardly, with the northwesterly right-of-way line of said Park Mill Run Drive and with the arc of a curve to the left having a radius of 250.00 feet, a central angle of 63 degrees 12 minutes 53 seconds and a chord that bears South 24 degrees 02 minutes 09 seconds West, a chord distance of 262.05 feet to a 5/8 inch iron pin at a point of tangency;

Thence South 7 degrees 34 minutes 18 seconds East, with the westerly right-of-way line of said Park Mill Run Drive, a distance of 165.25 feet to a 3/4-inch (I.D.) iron pipe found at the northeasterly corner of that 1.500 acre tract of land described in the deed to Blair Joyce, Inc., of record in Official Record 24641B03, Recorder's Office, Franklin County, Ohio;

Thence South 82 degrees 25 minutes 42 seconds West, with the northerly line of said 1.500 acre tract and crossing said Virginia Military Survey line at a distance of 347.26 feet, a total distance of 400.00 feet to a 3/4-inch (I.D.) iron pipe found at the northwesterly corner of said 1.500 acre tract in a westerly line of said PARCEL I, the same being in a westerly line of said 54.026 acre tract, said iron pipe also being in an easterly limited access: right-of-way line of Interstate Route I-270;

Thence northwardly, with the westerly boundary of said PARCEL I, with the westerly boundary of said 54.026 acre tract and with the easterly limited access right-of-way boundary of said Interstate Route I-270, the following three (3) courses and distances:

- North 7 degrees 34 minutes 18 seconds West, a distance of 348.97 feet to a 3/4-inch (I.D.) iron pipe found;
- North 21 degrees 48 minutes 23 seconds West, a distance of 77.01 feet to a 3/4-inch (I.D.) iron pipe found;
- North 4 degrees 41 minutes 02 seconds East, a distance of 164.59 feet to a 3/4-inch (I.D.) iron pipe found at the northwesterly corner of said 54.026 acre tract, the same being the southwesterly corner of that 2.854 acre tract of land described in the deed to Mill Run Owners Association, of record in Official Record 11959F14, Recorder's Office, Franklin County, Ohio; Thence eastwardly, with the northerly boundary of said 54.026 acre tract and with the southerly boundary of said 2.854 acre tract, the following six (6) courses and distances:

1.) North 79 degrees 04 minutes 07 seconds East, crossing said Virginia Military Survey line at a distance of 36.80 feet, a total distance of 221.41 feet to a 5/8 inch iron pin set;

2.) North 44 degrees 40 minutes 52 seconds East, a distance of 99.10 feet to a 5/8 inch iron pin set;

3.) North 79 degrees 06 minutes 24 seconds East, a distance of 50.81 feet to a 3/4-inch (I.D.) iron pipe found;

4.) South 73 degrees 10 minutes 27 seconds East, a distance of 118.07 feet to a 3/4-inch (I.D.) iron pipe found;

5.) North 79 degrees 05 minutes 04 seconds East, a distance of 50.35 feet to a 3/4-inch (I.D.) iron pipe found;

6.) North 34 degrees 37 minutes 04 seconds East, a distance of 20.00 feet to a 5/8 inch iron pin set;

Thence south 7 degrees 34 minutes 18 seconds East, a distance of 241.60 feet to the true point of beginning and containing 6.580 acres of land, more or less. TOGETHER WITH those rights, easements and beneficial interests appurtenant to subject premises contained in that Warranty Deed of record in Official Record 09602E03; Official Record 13912B14; Official Record 24769E13, Official Record 21981G17, Official Record 23087E01 and Official Record 24990E20.

PREPARED FOR:
CE COLUMBUS INVESTMENT TRUST
CONNOR LAND TITLE AGENCY
CHICAGO TITLE INSURANCE
NATIONAL CITY BANK

PROJECT LOCATION:
FRANKLIN COUNTY, OHIO

PROJECT ADDRESS:
3781 PARK MILL RUN DRIVE
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JOB NUMBER:
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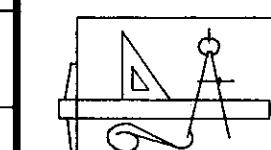
PROJECT NAME:
ALTA/ACSM LAND
TITLE SURVEY

REVISED : 5/28/03
REVISED : 4/5/01

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|-------------|-------|--------------|---------|
| DRAWN BY: | DFB | DATE: | 3/19/01 |
| CHECKED BY: | AJR | DRAWING NO.: | 31134-1 |
| JOB NO.: | 31134 | SHEET | 1 OF 3 |

- PLAN PREPARED BY -

HLG ENGINEERING & SURVEYING, INC.



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