LOCATION MAP NOT TO SCALE

INSTRUMENT 200408250199783

Situated in the State of Ohio, County of Franklin, Township of Franklin, Virginia Military Survey No. 424, and being a 12.289 acre tract of land out of a 16.289 acre tract conveyed to Transport Corporation of America, Inc. by deed of record in Instrument No. 199707110045337, all references to the Recorder's Office, Franklin County, Ohio, said tract of land being more particularly bounded and described as follows:

Beginning at an iron pin found in the southerly right-of-way line of Frank Road (100 feet in width), the northeasterly corner of said 16.289 acre tract and the northwesterly corner of a 3.673 acre tract of land (parcel 1) conveyed to the Republic Services of Ohio Hauling, LLC by deed of record in Instrument No. 199811240303262;

Thence along the easterly line of said 16.289 acre tract, the westerly line of said 3.673 acre tract, the westerly line of a 3.179 acre tract of land (parcel 3) conveyed to the Republic Services of Ohio Hauling, LLC by deed of record in Instrument No. 199811240303262 and a westerly line of a 145.484 acre tract of land conveyed to the Celina Investments, Ltd. by deed of record in Instrument No. 199712230174327, South 15' 41'23" West, 1017.59 feet to an iron pin set;

Thence crossing said 16.289 acre tract, North 75' 30'36" West, 523.68 feet to an iron pin set in the westerly line of said 16.289 acre tract and the easterly line of a 23.660 acre tract of land conveyed to the Roadway Express, Inc. by deed of record in Deed Book 3691, Page 834;

Thence along the westerly line of said 16.289 acre tract, the easterly line of said 23.660 acre tract and the easterly line of a 7.603 acre tract of land conveyed to the Roadway Express, Inc. by deed of record in Deed Book 3691, Page 841, North 15' 41'17" East, 1027.35 feet to an iron pin found in the southerly right-of-way line of Frank Road, the northwesterly comer of said 16.289 acre tract and the northeasterly corner of said 7.603 acre tract;

Thence along the southerly right-of-way line of Frank Road and the northerly line of said 16.289 acre tract, South 74° 26'32" East, 523.60 feet to the True Point of Beginning, containing 12.289 acres of land, more or less, subject to all legal rights-of-way, easements and restrictions of record.

The basis of bearings used in this description is South 74°26'32" East for the centerline of Frank Road and all other bearings are calculated from this meridian.

All iron pins set are 1" x 30" long with a plastic plug placed in the top reading "Pomeroy and

This description was prepared by Pomeroy and Associates, Ltd., consulting engineers and surveyors, Worthington, Ohio from available records, and field information.

LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE CASE NO. 04-29237 WITH AN EFFECTIVE DATE OF OCTOBER 11, 2004 AT 6:59 AM

EASEMENTS AND RESTRICTIONS: THE FOLLOWING EASEMENTS DO APPLY:

- 8) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 2500, PAGE 289-SHOWN ON SURVEY.
- 9) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 3308, PAGE 360- SHOWN ON SURVEY.
- 10) EASEMENT TO THE OHIO TELEPHONE COMPANY OF RECORD IN DEED BOOK 1033, PAGE 207 (BLANKET)
- 11) EASEMENT TO THE OHIO BELL TELEPHONE COMPANY OF RECORD IN DEED BOOK 1033, PAGE 211(BLANKET) 12) EASEMENT TO COLUMBUS RAILWAY, POWER & LIGHT COMPANY OF RECORD IN DEED
- BOOK 82 PAGE 522 (BLANKET).
- 13) EASEMENT TO COLUMBUS RAILWAY, POWER & LIGHT COMPANY OF RECORD IN DEED
- BOOK 1000 PAGE 597 (BLANKET). 14) STORM WATER EASEMENT FOR BENEFIT OF 12.289 ACRE SUBJECT TRACT OVER 4 ACRE TRACT SOUTH OF SUBJECT TRACT(BLANKET).

BASIS OF BEARING: BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FRANK ROAD BEING SOUTH 74°26'32' EAST, AS SHOWN IN D.R. 6757 F09.

FLOOD PLAIN DESIGNATION:

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X - AREA INSIDE AND OUTSIDE OF 500 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT

AGENCY F.I.R.M. MAP NO'S. 39049C0241H AND 9049C0242H REVISED MARCH 16, 2004.

• = IRUN PIN SET e = PK SET △ = RAILRUAD SPIKE FUUND = REBAR FOUND A = RAILROAD SPIKE SET

= REBAR SET FCGS XXX = FRANKLIN COUNTY SURVEY MUNUMENT

- o = IRON PIN FOUND (DECIDUOUS TREE = TELEPHONE POLE = CONIFEROUS TREE
- # = TELEPHONE PEDESTAL ⊗ = GAS MARKER
- ----- SA ----- = SANITARY SEWER LINE of = POWER POLE ====7==== = TELEPHONE LINE V = FIRE HYDRANT
- ____ OHE ___ = ELECTRIC LINES, OVERHEAD of = POWER POLE _____ = GAS LINE = CATCH BASIN
- = RIGHT-OF-WAY CONCRETE NO) = NUMBER OF PARKING SPACES NOTE: PAINT LINES ON SITE ARE NOT CLEARLY PAINTED SO, THE STRIPPING

SHOWN ON THIS DRAWING IS AN APPROXIMATE LOCATION, SIZE AND NUMBER.

ZONING REQUIREMENTS:

ZONING IS "LI" - LIMITED INDUSTRIAL.

- 1. FRONT SETBACK IS 50 FEET. (NO ENCROACHMENTS)
- 2. SIDE SETBACK IS 15 FEET. (NO ENCROACHMENTS) 3. REAR SETBACK IS 15 FEET. (NO ENCROACHMENTS)
- 4. MAXIMUM HEIGHT OF BUILDING CAN BE 100 FEET. (NO ENCROACHMENTS) 5. 20 FOOT FRONT GREEN BELT REQUIRED. (28 PARKING SPACES NEAR FRONT OF PROPERTY ENCROACH ONTO THIS REQUIRED GREEN BELT)

PARKING:

SEMI PARKING SPACES PASSENGER VEHICLE PARKING SPACES

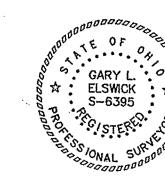
(NO) = NUMBER OF PARKING SPACES NOTE: PAINT LINES ON SITE ARE NOT CLEARLY PAINTED. THE STRIPPING SHOWN ON THIS DRAWING IS AN APPROXIMATE LOCATION, SIZE AND NUMBER.

SURVEYOR'S CERTIFICATION:

TO: R.L.R. INVESTMENTS, LLC; LAWYERS TITLE INSURANCE CORPORATION AND BANK ONE, N.A.

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, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a), 13 & 14 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 POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED, THE ALLOWABLE POSITIONAL TOLERANCE.

GARY LELSWICK PROFESSIONAL SURVEYOR NO. 6395



16-30-04

DATE



1831 GLE GLE SHEET

REVISIONS

JOB NO.

DRAWN BY

DESIGN BY

CHECKED BY

90

Y

ALT.