

S.E.C. LAFAYETTE STREET & KENY BOULEVARD
CITY OF LONDON, OHIO
0.8966 ACRE

Situated in the State of Ohio, County of Madison, City of London, located in Virginia Military Survey No. 5802, being part of that 16.990 acre tract of land described in Deed Book 285, Page 701 to London Truck & Tractor, Inc. (record references to those of the Recorder's Office, Madison County, Ohio), and being more particularly described as follows:

Beginning at a drill hole set in a concrete gutter located at the intersection of the southeasterly right-of-way line of Lafayette Street (U.S. Route 42 - 102.5 feet in width), with the northeasterly right-of-way line of Keny Boulevard (variable width R/W):

thence northeasterly along said southeasterly right-of-way line of Lafayette Street (U.S. Route 42), North 36°49'00" East, 200.00 feet to an iron pipe set:

thence southeasterly through said 16.990 acre tract, along a line parallel with the northeasterly right-of-way line of said Keny Boulevard, South 65°38'47" East, 200.00 feet to an iron pipe set:

thence southwesterly through said 16.990 acre tract, along a line parallel with the southeasterly right-of-way line of said Lafayette Street, South 36°49'00" West, 200.00 feet to an iron pipe set in the northeasterly right-of-way line of said Keny Boulevard:

thence northwesterly along said northeasterly right-of-way line of Keny Boulevard, North 65°38'47" West, 200.00 feet to the point of beginning, containing 0.8966 acre (39,057 square feet) of land, more or less, as described in July of 1995, by Carl E. Turner, Jr., Registered Professional Surveyor No. 6702.

Subject, however, to all legal rights-of-way, of previous record.

The reference meridian for the foregoing description is based upon that meridian used for Lafayette Street (U.S. Route 42) right-of-way plans (see Madison County, S.H. 241, Sec. D, Sheet 3 of 10), as witnessed by concrete monuments found 30 feet left of Station 40+00 & 45+00. Iron pipes called out as set, are 1'-0" D., 30" in length, set flush with the ground, and capped with yellow plastic plug inscribed "C. TURNER/P.S. 6702".

LONDON TRUCK & TRACTOR, INC.
16.990 AC.
D.B. 285, P. 701
0.8966 AC.
39,057 S.F.

GAS
Columbia Gas of Ohio
101 W. Town Street
Columbus, Ohio 43215
(614) 460-2222

ELECTRIC
Ohio Edison Company
67 West High Street
London, Ohio 43140
(800) 445-5608

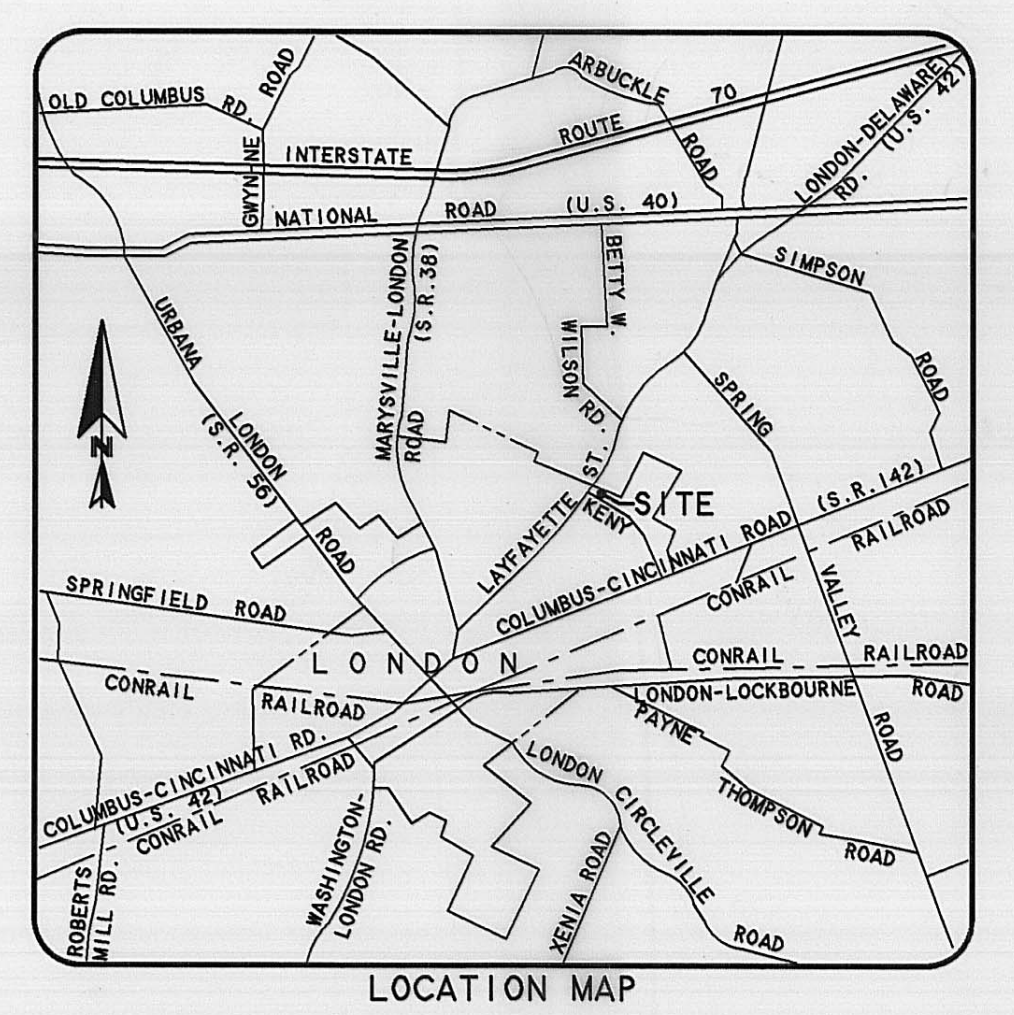
TELEPHONE
Ameritech
150 E. Gay Street
Columbus, Ohio 43215
(800) 660-3000

SERVICES/UTILITIES/ZONING
City of London
103 E. High Street
London, Ohio 43140
(614) 852-1404

CITY ENGINEERING CONSULTANT
R.D. Cande & Associates
1237 Dublin Road
Columbus, Ohio 43215
(614) 486-4383

Field Locations/Underground Utilities (O.U.P.S.): 1-800-362-2764
-- CALL TWO DAYS BEFORE YOU DIG --

- LEGEND/ABBREVIATIONS**
- IP(F/S) - Iron Pipe (Found/Set)
 - SP(F/S) - Solid Pipe (Found/Set)
 - RB(F/S) - Rebar (Found/Set)
 - RS(F/S) - Railroad Spike (Found/Set)
 - PS(F/S) - Pony Spike (Found/Set)
 - PK(F/S) - P.K. Nail (Found/Set)
 - CM(F/S) - Conc. Monument (Found/Set)
 - MBF - Monument Box Found
 - E - Center Line
 - PL - Property Line
 - R/W - Right-of-Way Line
 - BM - Bench Mark
 - MH - Manhole
 - CO - Clean Out
 - SAN - Sanitary Sewer
 - ST - Storm Sewer
 - CB - Catch Basin
 - SI - Storm Inlet
 - W/L - Water Line
 - FH - Fire Hydrant
 - WT - Water Valve
 - WM(P) - Water Meter (Pit)
 - IRG - Irrigation
 - GAS - Natural Gasline
 - GV - Gas Valve
 - GT - Gas Tap
 - GLM - Gasline Marker
 - VB - Valve Box
 - OHL - Overhead Utility Lines
 - PP - Power Pole
 - TP - Telephone Pole
 - UP - Utility Pole
 - LP - Light Pole
 - GW - Guy Wire
 - GP - Guard Post/Guy Pole
 - AL - Area Lamp
 - UGE - Underground Electric
 - Elac - Electric
 - UGT - Underground Telephone
 - TV - Television
 - E/P - Edge of Pavement
 - B/T - Blacktop
 - Cac. - Concrete
 - B/C - Back of Curb
 - TC - Top Curb/Top Casting
 - G - Gutter
 - W/With



NOTE "A" -- EXPLANATION OF SURVEY: The attached survey represents an ALTA/ACSM Land Title & Topographical Survey made in compliance with the requirements of, and for the sole and exclusive use of, the client for which it was prepared.

NOTE "B" -- DOCUMENTATION USED: D.B. 285, P. 701; Madison County Tax Map CE, Highway Plans for U.S. Route 42; S.H. 241, Sec. D, R/W Plans, Sheets 2-4 of 8 & Sheets 1-4 of 10; and, MADISON-42-7.55, R/W Plans, Sheets 10 & 11 of 11, Keny Boulevard Improvement plans (May 1989), Sheets 2 & 3 of 7.

NOTE "C" -- BASIS OF BEARINGS: The reference meridian for the attached survey is based upon that meridian used for U.S. Route 42 right-of-way plans (see Madison County, S.H. 241, Sec. D, Sheet 3/10), as witnessed by monuments found 30' left of Stations 40+00 & 45+00.

NOTE "D" -- ENCROACHMENTS: Concrete curbing for Keny Boulevard encroaches northwest corner of subject property. Any utilities not covered by properly executed easements. Nothing else observed from surface inspection.

NOTE "E" -- EASEMENTS: This plat does not attempt to include any easements which may encumber the subject property, except those specifically brought to our attention. Client has provided copy of Lawyers Title Insurance Corporation Commitment No. 88946-201, effective June 19, 1995 in which, Schedule B - Section 2 lists the following exceptions:

- Item 13, D.B. 70, P. 586 & 622 - Not Applicable.
- Item 14, D.B. 150, P. 35; D.B. 199, P. 323; D.B. 251, P. 391; & D.B. 250, P. 92 & 198 - Not Applicable.
- Item 15, D.B. 284, P. 678 - As Shown.
- Item 16, D.B. 250, P. 12 - Reciprocal Easement created (reserved) over subject property (see document).
- Item 17, D.B. 222, P. 453 - Not Applicable.
- Item 17, L.V. 18, P. 390 - Copy not provided.

NOTE "F" -- F.E.W.A. FLOOD ZONE DESIGNATION: Zone X, Area of Minor Flooding, according to F.I.R.M. 390366 0001 B, effective July 2, 1987.

NOTE "G" -- ZONING INFO: According to the City of London, Ohio, the subject property and adjoining lands are zoned P.U.D. (Planned Urban Development), and setback requirements are dictated, on case by case basis, by the City Planning Commission.

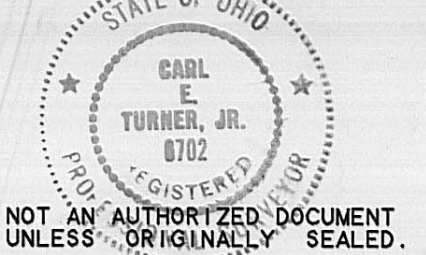
NOTE "H" -- UTILITIES: Underground public or quasi public utilities and structures shown hereon, are based upon field location of surface structures; improvement plans, and markings by O.U.P.S., and may or may not be a complete treatment of the subject.

NOTE "I" -- No physical evidence of cemeteries or burial grounds observed to the best of our knowledge, information and belief; there are not any undisclosed significant observations.

BENCH MARK: Top northwest flange bolt of fire hydrant located 79' +/- feet northeast of the northwest corner of subject property and 28' +/- northwesterly of the southeasterly right-of-way line of Lafayette Street - 1040.62 (Datum used for Keny Blvd.).

The undersigned hereby declares to FAYETTE FUNDING, LIMITED PARTNERSHIP, and THE SUMITOMO BANK, LIMITED, a Bank organized under the Laws of Japan acting through its New York Branch and RICH OIL COMPANY, a division of ASHLAND INC., and LAWYERS TITLE INSURANCE CORPORATION, that this plat and the survey upon which it is based was made of a portion of the premises specifically described in Lawyers Title Commitment No. 88946-201, dated June 19, 1995, at 7:00 A.M., and in accordance with the "Minimum Standard Detail" Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by American Land Title Association and American Congress on Surveying & Mapping in 1992, includes all items of Table "A" thereof, except Item 9, and pursuant to the Accuracy Standards (as adopted by ALTA/ACSM, and in effect on the date of this declaration) of an Urban Survey.

By *Carl E. Turner, Jr.*
CARL E. TURNER, JR., Registered Surveyor, No. 6702



238 Academy Woods Drive
Gahanna, Ohio 43230-2184
614/471-0663 (Voice & Fax)

PREPARED EXCLUSIVELY FOR:
FAYETTE FUNDING, LTD. PARTNERSHIP
THE SUMITOMO BANK, LTD. N.Y. Branch
RICH OIL COMPANY/ASHLAND INC. &
LAWYERS TITLE INSURANCE CORP.

TITLE: ALTA/ACSM LAND TITLE SURVEY OF 0.8966 ACRE
LOCATED IN VIRGINIA MILITARY SURVEY NO. 5802
CITY OF LONDON, MADISON COUNTY, OHIO

NO.	REVISION DESCRIPTION:	DATE:	BY:

SITE NAME: PROPOSED RICH OIL
SITE LOCATION: SEC LAFAYETTE ST. (U.S. 42) & KENY BLVD.
CITY OF LONDON, MADISON COUNTY, OHIO

GRAPHIC SCALE:	1" = 20'
DRAWN BY:	DATE:
C. TURNER	12.14.95

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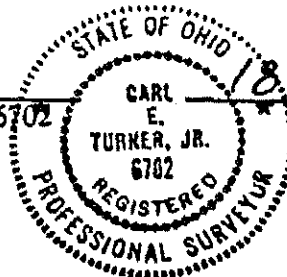
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Carl E. Turner, Jr., Registered Surveyor No. 6702



18 July 1995
Date