



93-98

No.	DATE	REVISION
1	5/7/98	Revised parcels
2	7/12/98	Revised parcels
3	8/22/98	Revised Commitment Information

PROJECT No: 55503.02.110
 DATE: 3/16/98
 SCALE: 1" = 60'
 DES: WFS
 DRW: WFS
 CKD: SWN

WOOLPERT LLP
 400 SOUTH FIFTH STREET
 SUITE 200
 COLUMBUS, OHIO 43215-5437
 VOICE: 614.469.1311
 FAX: 614.469.0235

**17.898 ACRE TRACT
 BEING A PART OF VIRGINIA MILITARY
 SURVEY NUMBER 7829
 JEFFERSON AND DEERCREEK TOWNSHIPS, MADISON COUNTY, OHIO**

ALTA/ACSM LAND TITLE SURVEY

SHEET NO. **1 OF 1**

BENCH MARKS:
 SITE BENCH MARKS AND ELEVATIONS DEPICTED HEREON ARE BASED ON THE NAVD 88 VERTICAL DATUM. NGS VERTICAL BENCH MARK NUMBER L38. ELEV=1046.05
 T.B.M. #1 - IP W/CAP FOUND ON WEST R 100' SOUTH OF NW CORNER. ELEV=992.59
 T.B.M. #2 - TOP OF PIN IN CONCRETE MONUMENT FOUND AT R/W OF US RT 42. ELEV=993.31

NOTES:
 TOPOGRAPHIC FEATURES SHOWN HEREON ARE FROM AN ACTUAL FIELD SURVEY PERFORMED IN MARCH, 1998 AND WILL NOT REFLECT ANY CHANGES TO THE PHYSICAL SITE THROUGH MAN MADE OR NATURAL OCCURANCES BEYOND SAID SITE.
 THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

SURVEY DATA:
 IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH WITH A PLASTIC CAP, PLACED ON TOP, INSCRIBED WITH THE NAME "WOOLPERT".
 BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF INTERSTATE ROUTE 70 BEING N82°29'04"E PER ODOT PLANS MAD-70-6.25.
 SURVEY BASED UPON DEEDS AND PLATS OF RECORD IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO AND AS LABELED HEREON.
 AN ACTUAL SURVEY WAS MADE OF THE PREMISES BY WOOLPERT LLP, COLUMBUS, OHIO IN MARCH 1998.

TITLE COMMITMENT NOTES:
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT DEPICTED HEREON WAS APPLIED FROM LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NO. MAD-98-984-43. DATED FEBRUARY 19, 1998, REVISION NO. 1.
 THE EASEMENTS AND/OR RESTRICTIONS CONTAINED IN SAID TITLE COMMITMENT AND LISTED BELOW DO EFFECT THE SAID 22.267 ACRE TRACT.
 D.B. 267, PG. 182 & D.B. 282, PG. 323 - LTEL COMMUNICATIONS EASEMENT
 D.B. 196, PG. 247 - 200' OHIO POWER COMPANY EASEMENT
 D.B. 121, PG. 272 - OHIO EDISON EASEMENT (NO WIDTH)

RIGHT OF WAY FOR ROUTE 42 IS SHOWN BY O.D.O.T. PLAN S.H. 241 SEC. B&C THIS DOES NOT INCLUDE ANY RECORDED DOCUMENT FOR THE RIGHT OF WAY CONVEYANCE.

UTILITY COMPANIES:
 LCI INTERNATIONAL
 4995 BRADENTON AV.
 DUBLIN, OH 43017
 (800)860-2255
 AMERICAN ELECTRIC POWER
 215 N. FRONT ST.
 COLUMBUS, OH 43215
 (800)277-2177
 AMERITECH
 45 ERIEVIEW
 CLEVELAND, OH
 (800)257-0902
 BEFORE EXCAVATIONS ARE DONE, THE ABOVE UTILITIES AND OUPS SHOULD BE CONTACTED TO VERIFY UTILITY LOCATIONS.
ZONING:
 ZONING FOR THIS SITE IS C-2 GENERAL COMMERCIAL AS DEFINED BY MADISON COUNTY ZONING

LEGEND

DESCRIPTION	EXISTING
MANHOLE	○
CATCH BASIN	□
LIGHT POLE	⊕
POWER POLE	⊕
GUY POLE	⊕
TREE	⊙
UNDERGROUND UTILITY MARKER	⊕
UTILITY PEDESTAL	⊕
GAS REGULATOR	⊕
MAILBOX	⊕
SIGNS	⊕
IRON PIN FOUND	●
IRON PIN SET	○
T-BAR FOUND	⊕
CONCRETE MONUMENT FOUND	⊕
UNDERGROUND TELEPHONE	—UT—UT—
FENCE	—○—○—○—
OVERHEAD ELECTRIC	—OE—OE—
SANITARY SEWER	—SS—SS—
SPIKE SET	▲
1' CONTOUR	994
5' CONTOUR	995

CERTIFICATION
 "To MAPCO Express Inc., MAPCO Inc., MAPCO Petroleum Inc., Boul, Cummings, Conners & Berry PLC and Lawyers Title Insurance Corporation.
 I hereby certify that on the 19th day of March, 1998:
 a) this survey was made on the ground and correctly shows the physical status of the Property, including (i) the boundaries and areas of the Property and the location of buildings and improvements thereof (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 which are visible on the ground affecting the property, (iii) the location of all utility lines serving the Property, (iv) the location of any parking areas on the Property, and (v) all abutting dedicated public streets providing access to the Property together with the width and name thereof;
 b) except as shown on the survey, there are no (i) encroachments upon the Property by improvements on adjacent property (ii) encroachments on adjacent property, streets or alleys by any improvements on the Property, (iii) party walls, or (iv) other overlaps, conflicts or protrusions.
 c) adequate ingress to and egress from the Property is provided by US Rt. 42, the same being paved, dedicated public right-of-way;
 d) all required building set back lines on the Property are located as shown hereon;
 e) zoning affecting the Property is noted on this drawing as indicated by Madison County Zoning
 f) no part of the Property lies within any designated special flood hazard area as shown on the most recent Flood Hazard Boundary Maps prepared by the Department of Housing and Urban Development; and
 g) this map or plat and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992; and meets the accuracy requirements of an Urban Survey, as defined thereon.

WOOLPERT LLP
 Steven W. Newell
 Ohio Registered Surveyor #7212
 Date: 3/16/98
 STEVEN WAYNE NEWELL
 5-7812
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF OHIO

Situate in the Township of Jefferson, County of Madison, State of Ohio, and being a part of Virginia Military Survey Lot 7829 and being all of a 11.020 and a 5.825 acre tract of land conveyed to QNP Corp. by deed recorded in Deed Book 283 page 751 and Deed Book 283 page 753 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Madison County Recorders Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at intersection of the centerline of I.R. 70 with the centerline of U.S. 42; thence along the centerline of said U.S. 42 North forty-two degrees thirty-nine minutes fifty seconds East (N42°39'50"E) for one thousand six hundred ninety-four and 65/100 feet (1694.65') to a railroad spike set at the northwest corner of land conveyed to Aumann and Gooding by deed recorded in Deed Book 271, page 352, said point also being the TRUE POINT OF BEGINNING of said tract of land to be described;

thence continuing along said centerline North forty-two degrees thirty-nine minutes fifty seconds East (N42°39'50"E) for three hundred ninety-nine and 94/100 feet (399.94') to a railroad spike set at the southwest corner of land conveyed to Ohio Power Company by deed recorded in Deed Book 196 page 90;

thence leaving said centerline along the south line of said Ohio Power Company land and its eastward extension said extension being the south line of land conveyed to Green by deed recorded in 268 page 375 South forty-seven degrees thirteen minutes fifty-five seconds East (S47°13'55"E) for one thousand five hundred forty-three and 88/100 feet (1543.88') to an iron pin found at the southeast corner said Green land, said point also being on the north line of said I.R. 70;

thence along the north of said I.R. 70 South eighty-one degrees twenty-two minutes twenty-one seconds West (S81°22'21"W) for two hundred fifty-eight and 19/100 feet (258.19') to an iron pin found at a corner thereof;

thence continuing along the north of said I.R. 70 South eighty-two degrees twenty-nine minutes four seconds West (S82°29'04"W) for five hundred seventeen and 62/100 feet (517.62') to an iron pin found at the northeast corner of land conveyed to Lerner Trustee by deed recorded in Deed Book 206 page 37;

thence leaving the north line of said I.R. 70 along the north line of said Lerner land North forty-seven degrees thirteen minutes fifty-five seconds West (N47°13'55"W) for eight hundred twenty and 94/100 (820.94') to an iron pin set at the southeast corner of land conveyed to Aumann and Gooding by deed recorded in Deed Book 27 page 352;

thence along the east line of said Aumann and Gooding land North forty-two degrees thirty-nine minutes fifty seconds East (N42°39'50"E) for two hundred and 00/100 feet (200.00') to an iron pin set at the northeast corner thereof;

thence along the north line of said Aumann and Gooding land North forty-seven degrees thirteen minutes fifty-five seconds West (N47°13'55"W) for two hundred thirty and 00/100 feet (230.00') to the TRUE POINT OF BEGINNING, containing sixteen and 843/1000 (16.843) acres, more or less. This description was prepared from a field survey performed by Woolpert in March 1998, with bearings based upon Ohio Department of Transportation plan MAD-70-6.25.

Situated in the Township of Jefferson, County of Madison, State of Ohio, and being a part of Virginia Military Survey Lot 7829 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Madison County Recorders Office, unless noted otherwise) and commencing for reference at the intersection of the centerline of I.R. 70 with the centerline of U.S. 42; thence along the centerline of said U.S. 42 North forty-two degrees thirty-nine minutes fifty seconds East (N42°39'50"E) for one thousand four hundred ninety-four and 65/100 feet (1494.65') to a railroad spike set at the northeast corner of land conveyed to Lerner Trustee by deed recorded in Deed Book 206, page 37, said point being the TRUE POINT OF BEGINNING of the tract of land to be described;

thence continuing along said centerline North forty-two degrees thirty-nine minutes fifty seconds East (N42°39'50"E) for two hundred and 00/100 feet (200.00') to a railroad spike set at a southwest corner of land conveyed to QNP Corporation by deed recorded in Deed Book 283 page 753;

thence leaving said centerline along the south line of said QNP Corporation land South forty-seven degrees thirteen minutes fifty-five seconds East (S47°13'55"E) for two hundred thirty and 00/100 feet (230.00') to an iron pin set at a corner thereof;

thence along a west line of said QNP Corporation land South forty-two degrees thirty-nine minutes fifty seconds West (S42°39'50"W) for two hundred and 00/100 feet (200.00') to an iron pin set at a corner thereof, said point being on the north line of land conveyed to Lerner Trustee by deed recorded in Deed Book 206 page 37;

thence along said north line North forty-seven degrees thirteen minutes fifty-five seconds West (N47°13'55"W) for two hundred thirty and 00/100 feet (230.00') to the TRUE POINT OF BEGINNING, containing one and 056/1000 (1.056) acres, more or less. The foregoing description was prepared from a field survey performed by Woolpert in March 1998, with hearings based upon Ohio Department of Transportation plan MAD-70-6.25.