

PROJECT No:	DATE	REVISION
57795.02.017	3-2-00	Revision to contour line weights.
	3-1-00	Revised survey notes; added inset.
	3-4-00	Revised certification.
	4-5-00	Revised acreage & township notations.

Woolpert LLP
7140 Waldemar Drive
Indianapolis, Indiana
46286-4192
317.299.7500
317.291.5805

54.574 ACRES TOTAL
(53.893 AC. CITY OF LONDON, 0.681 AC. DEER CREEK TOWNSHIP)
EAGLETON INDUSTRIAL PARK
PART VMS LOTS 8373-9485 & PART VMS LOT NO. 5801
CITY OF LONDON, TOWNSHIP OF DEER CREEK,
COUNTY OF MADISON, OHIO

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 THE TITLE TO THE TRACT DEPICTED HEREON WAS OBTAINED FROM TITLE FIRST AGENCY, INC. TITLE INSURANCE COMMITMENT NO. 75101067, DATED FEBRUARY 29, 2000.
- APPARENT EASEMENT FOR POLELINE PURPOSES TO OHIO EDISON CO. WITHIN THE RIGHT-OF-WAY OF STATE ROUTE 142. NO EASEMENT OF RECORD FOUND (TITLE COMMITMENT ITEM #22).
- APPARENT EASEMENT FOR POLELINE PURPOSES TO HOUSE/BUILDING SITE ALONG SITE AND WEST OF EXISTING ENTRANCE DRIVEWAY. NO EASEMENT OF RECORD FOUND (TITLE COMMITMENT ITEM #23).
- EASEMENT TO COLUMBUS RAILWAY POWER & LIGHT. RECORDED IN DB 120, PG 310 IS LOCATED ON THE NORTH ROAD LINE OF STATE ROUTE 142 AND DOES NOT ENTER THE SITE (TITLE COMMITMENT ITEM #24).

SURVEY DATA:
HORIZONTAL DATUM - BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83 (85) - STATION NGS UYF A 1995
VERTICAL DATUM - ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAV OBB - STATION NGS 1054
THE LAND DEPICTED HEREON IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS OBTAINED AND SHOWN ON FLOOD INSURANCE RATE MAP PANEL 0150, MAP NUMBER 390773 0150 B, WITH EFFECTIVE DATE FEBRUARY 6, 1991 AND PANEL 0003, MAP NUMBER 390366 0001-0003, WITH EFFECTIVE DATE JULY 2, 1987.
REFERENCE DEEDS AND PLANS:
D.B. 295, PG. 834
D.B. 287, PG. 524
D.B. 285, PG. 508
D.B. 205, PG. 186
O.R. 46, PG. 939
O.R. 46, PG. 937
O.R. 78, PG. 1147
O.R. 85, PG. 66
CENTERLINE SURVEY PLAT - ODOT MAD-142-0-49

SURVEY NOTES:
TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY WOOLPERT ON NOVEMBER 23, 2000.
OUPS (OHIO UTILITIES PROTECTION SERVICE 1-800-362-2764) WAS CONTACTED FOR UNDERGROUND UTILITY MARKINGS AND PLANS, HOWEVER NOT ALL PARTICIPATING COMPANIES PROVIDED MARKINGS AND PLANS. THE FOLLOWING AGENCIES WERE CONTACTED:
AMERITECH (COMMUNICATIONS)
COLUMBIA GAS TRANSMISSION
COLUMBIA GAS OF OHIO
MADISON COUNTY ENGINEER (SANITARY SEWER, STORM SEWER & WATER)
MCI WORLDCOM (COMMUNICATIONS)
OHIO EDISON (ELECTRIC)
QUEST COMMUNICATIONS
SPRINT COMMUNICATIONS
ZONING: M-1 (MANUFACTURING) - DESCRIBED BY CITY OF LONDON ZONING
35' FRONT SETBACK
10' REAR SETBACK
NO SIDE SETBACKS
45' BUILDING HEIGHT LIMIT

CERTIFICATION:
I hereby certify that STAPLES CONTRACT AND COMMERCIAL, INC., and FIDELITY NATIONAL TITLE INSURANCE COMPANY, that as of the date hereon, (i) this map or plat of survey was prepared under my direct supervision, and was actually made upon the ground and is based on field work conducted in February 2000; (ii) the survey and the information, courses and distances shown hereon, including without limitation, all recorded setback and yard lines are correctly shown; (iii) the survey correctly shows a fixed and determinable position and location of the land shown hereon; (iv) the survey shown hereon reflects the boundary lines of the subject property which mathematically closes by surveying calculation; (v) the size, location and type of buildings and other visible improvements are correct and, except as shown hereon, all are within the boundary lines of the subject property; (vi) all driveways or other cuts in the curb along any street upon which the land is comprised are correct as shown, and access to and egress from the property is available from the following public roads, Spring Valley Road and State Route 142; (vii) there are no recorded easements, as provided in the title commitment, visible encroachments, rights of way or uses affecting the subject property, appearing from a careful physical inspection of the same, other than those shown and depicted thereon; (viii) there are no encroachments or overhangs of visible improvements upon any easements, recorded building restrictions or setback lines, party walls, rights of way or adjacent land, except as shown and depicted hereon, and specifically identified in the notes shown hereon; (ix) the location of each easement, right of way, servitude and other matters affecting the subject property that have been provided to the surveyor and listed in the Commitment for Title Insurance Commitment No. 75101067, effective date February 25, 2000, as issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY, together with appropriate recording references, have to the extent that such matters can be located have been shown or noted hereon; (x) the property shown hereon is the property described in said title commitment; (xi) the location of all visible improvements on the subject property are shown hereon; (xii) the property is located in Zone "X", areas of 500-year flood with average depths of less than 1 foot or drainage areas less than 1 square mile, and areas protected by levees from a 100-year flood, as shown on FIRM map No. 390773 0150 B, effective date February 6, 1991; and (xiii) the subject property is serviced by electric, phone available directly through a public way or via a dedicated easement.
This survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1997, and including items 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11, and 13 of Table A thereof and pursuant to the accuracy standards set by ALTA and ACSM in 1998) of an "Urban" survey.
Woolpert LLP
STEVEN W. NEWELL
OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 7212

Situate in Pt. VMS Lot No. 8373-9485 and Pt. Lot No. 5801, Township of Deer Creek, City of London, County of Madison, State of Ohio, and being part of land conveyed to MTB by deed recorded in DV 294, page 834 and all of land conveyed to MTB by deed recorded in OR 46, page 937 (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:

Beginning at a p.k. nail (found) at the intersection of the centerline of S.R. 142 and the centerline of Spring Valley Road;

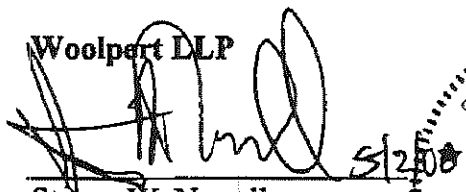
thence along the centerline of said Spring Valley Road South seventeen degrees thirty-one minutes four seconds East (S17°31'04"E) for nine hundred eighty-seven and 93/100 feet (987.93') to a railroad spike set at the intersection of said centerline with the north line of Norfolk-Southern Railroad;


thence leaving said centerline along the north line of said railroad South sixty-six degrees twenty-four minutes twenty seconds West (S66°24'20"W) passing an iron pin found at 30.00 feet for a total distance of two thousand two hundred eighty-six and 02/100 feet (2286.02') to an iron pin found at the southeast corner of land conveyed to Jerry Alcott by deed recorded in OR 46, page 939;

thence along the east line of said Alcott land and its northward extension, said extension being the east line of land conveyed to Jerry Alcott by deed recorded in OR 26, page 1009, North twenty-one degrees thirty-five minutes twenty-four seconds West (N21°35'24"W) passing an iron pin found at 581.99' and at 1015.39' for a total distance of one thousand sixty-five and 39/100 feet (1065.39') to a railroad spike set at the northeast corner thereof, said point also being on the centerline of said S.R. 142;

thence along the centerline of said S.R. 142 North sixty-eight degrees twenty-four minutes thirty-six seconds East (N68°24'36"E) for two thousand three hundred fifty-four and 78/100 feet (2354.78') to the **POINT OF BEGINNING**, containing fifty-four and 574/1000 (54.574) acres, more or less, (2.819 acres in VMS Lot No. 5801 and 51.756 acres on VMS Lot No. 8373-9485, also being 53.893 acres in the City of London and 0.681 acres in the Township of Deer Creek) subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared from a field survey performed by Woolpert LLP in February, 2000, with bearings based upon Ohio State Plane Coordinate System (NAD83) South Zone.

Woolpert LLP

Steven W. Newell
Ohio Professional Surveyor #7212



STATE OF OHIO
STEVEN WAYNE NEWELL
S-7212
REGISTERED PROFESSIONAL SURVEYOR