



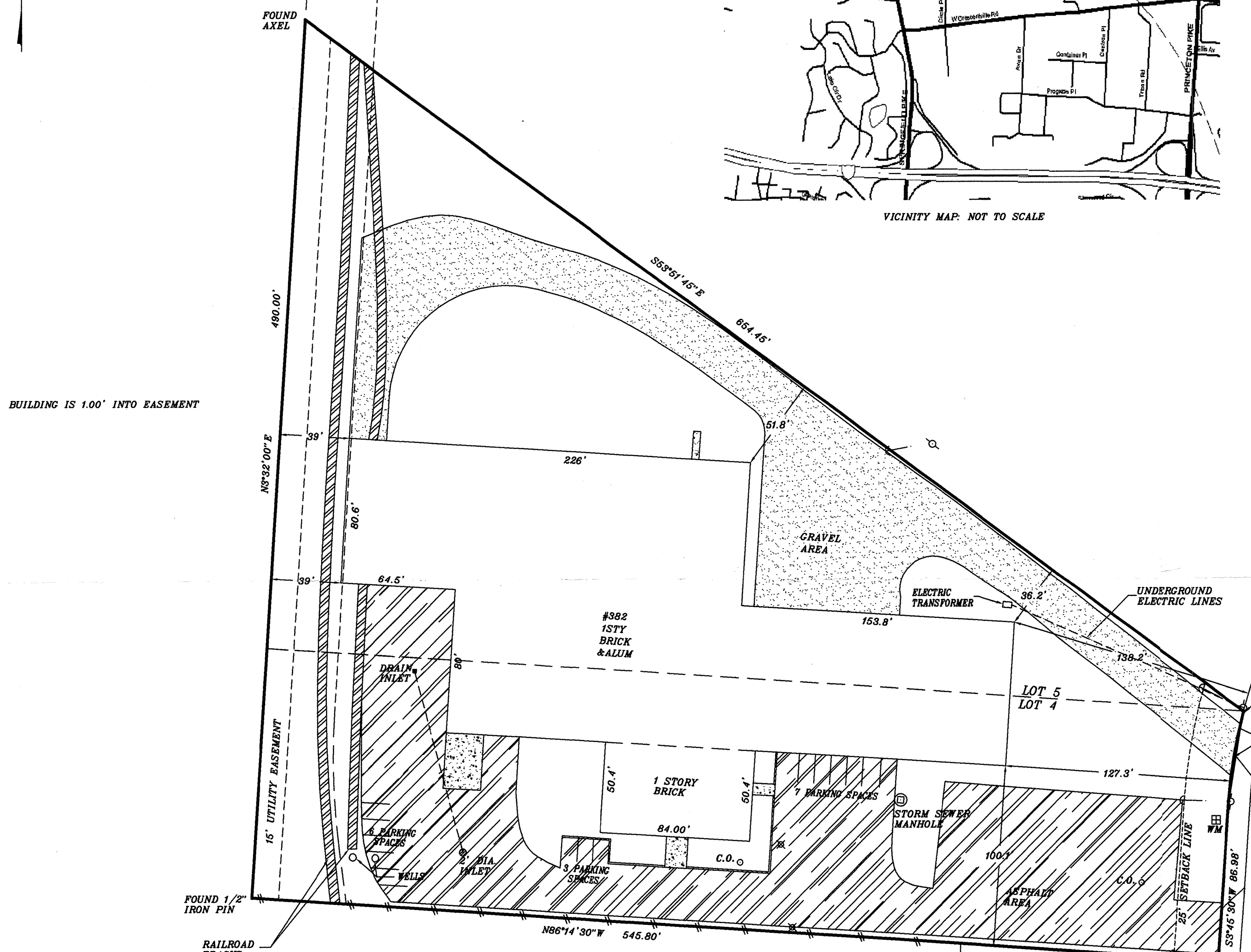
RAILROAD EASEMENT TO THE BALTIMORE & OHIO RAILROAD COMPANY PER O.R.6354 PG.786



VICINITY MAP: NOT TO SCALE

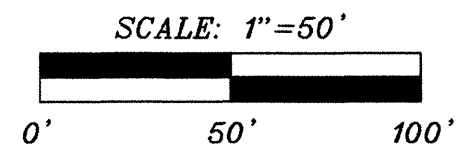
TOTAL AREA - 3.9690 ACRES OR 172,889.64 Sq. Ft.
 PROPERTY ADDRESS - 382 CIRCLE FREEWAY DRIVE
 REFERENCE PLAT: THE CIRCLE FREEWAY INDUSTRIAL CENTER AS RECORDED IN VOLUME 23, PAGE 54 OF THE BUTLER COUNTY, OHIO RECORDS
 ZONING REQUIREMENTS: AREA ZONED "M-2" GENERAL INDUSTRIAL DISTRICT
 SETBACKS:
 FRONT - 25'
 SIDE - NONE
 REAR - NONE
 FLOOD ZONE:
 PER COMMUNITY PANEL NUMBER 390037 0075 B NOVEMBER 4, 1981 THIS PROPERTY IS LOCATED IN ZONE C - AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
 ACCESS TO PROPERTY VIA PUBLIC RIGHT-OF-WAY MADISON PIKE.
 BASIS OF BEARINGS - REFERENCE PLAT NO. 1
 LIGHT POLES ARE SERVICED UNDERGROUND UNLESS OTHERWISE SHOWN.
 NOTE: MONITORING WELLS WERE LOCATED ON THIS PROPERTY.
 ENCROACHMENTS -
 COMMONWEALTH TITLE INSURANCE CORPORATION
 TITLE COMMITMENT NO. 10055140C
 SCHEDULE B EXCEPTIONS:
 6. RESTRICTION, EASEMENT AND BUILDING LINES AS SHOWN ON THE PLAT OF THE CIRCLE FREEWAY INDUSTRIAL CENTER PLAT ENVELOPE 511D AS SET FORTH IN DEED BOOK 1268, PAGE 281 OF THE BUTLER COUNTY, OHIO RECORDS.
 7. EASEMENT FOR RAILROAD SPURLINE, TOGETHER WITH ALL APPURTENANCES, GRANTED TO THE CHAMPION WAREHOUSE PROPERTIES, INC. BY INSTRUMENT DATED JUNE 28, 1974, FILED FOR RECORD AUGUST 2, 1974, AND RECORDED IN DEED BOOK 1120, PAGE 254 OF THE BUTLER COUNTY, OHIO RECORDS.
 8. DECLARATION OF EASEMENT BY NOBLE METAL PROCESSING-MIDWEST, INC. AND SUCCESSOR IN INTEREST TO HAH STEEL PROCESSING, INC., DATED FEBRUARY 9, 2000 AND FILED FEBRUARY 16, 2000 IN OFFICIAL RECORD VOLUME 6449, PAGE 425 OF THE BUTLER COUNTY, OHIO RECORDS.
 9. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN THE SAME.
 10. RIGHTS OF THE RAILROAD COMPANY SERVICING THE RAILROAD SIDING LOCATED ON CAPTION PREMISES IN AND TO THE TIES, RAILS, AND OTHER PROPERTIES CONSTITUTING SAID RAILROAD SIDING ON IN AND TO THE SUB THEREOF AND ALSO RIGHTS OF OTHERS ENTITLED IN AND TO THE USE THEREOF.

LEGAL DESCRIPTION
 SITUATED IN SECTION 8, TOWN 2, RANGE 2, UNION TOWNSHIP, BUTLER COUNTY, OHIO, BEING PARTS OF LOTS 4 AND 5 OF THE CIRCLE FREEWAY INDUSTRIAL CENTER AS RECORDED IN VOLUME 23, PAGE 54 OF THE BUTLER COUNTY, OHIO RECORDS, DESCRIBED AS FOLLOWS:
 BEGINNING IN THE WESTERLY LINE OF CIRCLE FREEWAY DRIVE AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHWARDLY, ALONG THE WESTERLY LINE OF CIRCLE FREEWAY DRIVE ON A CURVED LINE DEFLECTING TO THE LEFT WITH A RADIUS OF 280 FEET, A DISTANCE OF 52.86 FEET (CHORD OF SAID CURVE BEARS SOUTH 7 DEGREES 10' WEST, A DISTANCE OF 52.74 FEET); THENCE SOUTH 3 DEGREES 45' 30" WEST, A DISTANCE OF 86.98 FEET; THENCE NORTH 86 DEGREES 14' 30" W, A DISTANCE OF 545.80 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 3 DEGREES 32' EAST, ALONG THE WEST LINE OF SAID LOTS 4 AND 5 A DISTANCE OF 490.00 FEET; THENCE SOUTH 53 DEGREES 51' 45" EAST, A DISTANCE OF 654.45 FEET TO THE PLACE OF BEGINNING.
 TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE AFORESAID PARCEL, AND RUNNING HERewith, FOR RAILROAD SIDING PURPOSES OVER, UNDER AND ACROSS LOTS 5, 6, 7 AND 8 IN THE CIRCLE FREEWAY INDUSTRIAL CENTER AS RECORDED IN VOLUME 23, PAGE 54 OF THE BUTLER COUNTY, OHIO RECORDS, ALL BEING SITUATED IN SECTION 8, TOWN 2, RANGE 2, UNION TOWNSHIP, BUTLER COUNTY, OHIO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THAT PARTS OF SAID LOTS 7 AND 8 EXTENDING NORTHWARDLY AND WESTWARDLY FROM THE EASTERLY LINE OF SAID LOT 8 (OR THE WESTERLY LINE OF THE BALTIMORE & OHIO RAILROAD COMPANY RIGHT-OF-WAY) BEING 25 FEET IN WIDTH AND LYING 10 FEET NORTH AND 15 FEET SOUTH OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT A POINT IN THE CENTERLINE OF THE EXISTING RAILROAD LEAD TRACT WHICH IS SOUTH 84 DEGREES 28' WEST A DISTANCE OF 28.09 FEET AS MEASURED ALONG THE NORTH LINE OF SAID LOT 8 AND SOUTH 44 DEGREES 53' EAST A DISTANCE OF 235.52 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 8; THENCE NORTH 52 DEGREES 02' WEST A DISTANCE OF 70 FEET; THENCE ON A CURVED LINE DEFLECTING TO THE LEFT WITH A RADIUS OF 410.28 FEET A DISTANCE OF 312.09 FEET (CHORD OF SAID ARC BEARS NORTH 73 DEGREES 49' 30" WEST A DISTANCE OF 304.62 FEET); THENCE SOUTH 82 DEGREES 23' WEST A DISTANCE OF 437.06 FEET TO THE EASTERLY LINE OF LOT 6 OR THE WESTERLY LINE OF LOT 7.
 --AND--
 THAT PART OF SAID LOTS 5 AND 6 BEING 25 FEET IN WIDTH AND LYING 10 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 5 AND 6, EXTENDING WESTWARD FROM THE EAST LINE OF SAID LOT 6 TO A POINT 10.69 FEET WEST OF THE EAST LINE OF SAID LOT 5, BEING A WESTWARD EXTENSION OF THE ABOVE DESCRIBED EASEMENT.
 --AND--
 THAT PART OF THE FOLLOWING DESCRIBED PREMISES LYING IN SAID LOT 5 NORTH THE ADJUTING NORTHERLY LINE OF THE PROPERTY HEREINABOVE CONVEYED, BEING FURTHER EXTENSION OF THE FOREGOING EASEMENTS FROM THE BALTIMORE & OHIO RAILROAD COMPANY RIGHT-OF-WAY TO THE PROPERTY HEREINABOVE CONVEYED.
 BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 5 WHICH POINT LIES SOUTH 84 DEGREES 23' WEST A DISTANCE OF 110.65 FEET FROM THE NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTH 5 DEGREES 37' EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 84 DEGREES 23' WEST A DISTANCE OF 48.89 FEET; THENCE ON A CURVE DEFLECTING TO THE SOUTH WITH A RADIUS OF 390.28 FEET, A DISTANCE OF 550.72 FEET (CHORD OF SAID CURVE BEARS SOUTH 43 DEGREES 47' 30" WEST, A DISTANCE OF 506.16 FEET); THENCE SOUTH 3 DEGREES 32' WEST A DISTANCE OF 644.00 FEET; THENCE ON A CURVE DEFLECTING TO THE EAST WITH A RADIUS OF 390.28 FEET A DISTANCE OF 74.93 FEET (CHORD OF SAID CURVE BEARS SOUTH 1 DEGREE 56' EAST A DISTANCE OF 74.81 FEET); THENCE SOUTH 7 DEGREES 28' EAST A DISTANCE OF 51.93 FEET; THENCE NORTH 86 DEGREES 14' 30" WEST A DISTANCE 53.01 FEET TO THE WEST LINE OF SAID LOT 4; THENCE ALONG THE LINES OF SAID LOT 4 AND 5, NORTH 5 DEGREES 32' EAST A DISTANCE OF 976.97 FEET, SOUTH 79 DEGREES 05' EAST A DISTANCE OF 13.82 FEET, NORTH 4 DEGREES 02' EAST A DISTANCE OF 142.75 FEET AND NORTH 84 DEGREES 23' EAST A DISTANCE OF 400.31 FEET TO THE PLACE OF BEGINNING.



LEGEND

- FOUND 1" IRON PIPE
- FOUND 5/8" IRON PIN (UNLESS OTHERWISE NOTED)
- P.O.B. POINT OF BEGINNING
- WV WATER VALVE
- W WATER LINE
- E ELECTRIC LINE
- Ph. PHONE LINE
- CV GAS VALVE
- OHP OVERHEAD POWER LINE
- FENCE LINE
- C.O. CLEAN OUT
- WM WATER METER
- ← GUY WIRE
- UTILITY POLE
- ⊗ MONITORING WELL
- ⊙ FIRE HYDRANT



CLIENT:	
PAUL BYRNSIDE REGISTERED SURVEYOR	
1971 EIGHT MILE RD. CINCINNATI, OHIO 45255 513-474-6020	
SCALE: 1"=50'	DRAWN BY: AL
DATE: 12-11-00	JOB NO: 00560

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF OHIO HEREBY CERTIFIES TO McSWAIN MANUFACTURING CORPORATION, LONGWORTH INSURED LAND TITLE AGENCY, LLC, AND COMMONWEALTH TITLE INSURANCE COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS OF THE DATE BELOW, AS FOLLOWS:

THIS PRINT OF SURVEY ACTUALLY MADE ON THE GROUND ON JANUARY 30, 2000 IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, CONTAINS ITEMS 1, 2, 3, 4, 5, 6, 7, 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14, 15, AND 16 OF TABLE A THERETO, AND CORRECTLY SHOWS: (I) A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND DESCRIBED HEREIN (TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, THE "MORTGAGED PROPERTY"), INCLUDING THE POSITION OF THE POINT OF BEGINNING; (II) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE LAND; (III) ALL DRIVEWAYS OR OTHER CURB CUTS ALONG ANY STREET OR ALLEY UPON WHICH THE LAND ABUTS; (IV) THE LOCATION AND NAME OF ALL PUBLIC AND PRIVATE STREETS OR ALLEYS LOCATED THEREON OR ADJACENT THERETO, ALL OF WHICH ARE PUBLIC UNLESS OTHERWISE NOTED; (V) THE LOCATION, DIMENSION AND RECORDING DATA OF RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD THEREON OR WITH RESPECT TO WHICH THE UNDERSIGNED HAS KNOWLEDGE; (VI) THE LOCATION AND DIMENSIONS OF ALL UNRECORDED RIGHTS-OF-WAY AND PARTY WALLS TO THE EXTENT VISIBLE THEREON OR WITH RESPECT TO WHICH THE UNDERSIGNED HAS KNOWLEDGE; (VII); AND (VIII) THE LOCATION OF ALL ENCROACHMENTS OR OVERHANGS ONTO OR FROM THE MORTGAGED PROPERTY, EXCEPT AS SHOWN ON THIS SURVEY. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS. EXCEPT AS SHOWN ON THE SURVEY, THE MORTGAGED PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES AND INGRESS OR EGRESS. THE MORTGAGED PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC ROADWAY. THIS SURVEY REFLECTS BOUNDARY LINES OF THE LAND, WHICH "CLOSE" BY ENGINEERING CALCULATIONS. ALL UTILITY SERVICES TO THE MORTGAGED PROPERTY EITHER ENTER THE MORTGAGED PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND TO THE EXTENT VISIBLE OR KNOWN TO THE UNDERSIGNED. THE MORTGAGED PROPERTY DOES NOT LIE WITHIN AN AREA DESIGNATED AS A FLOOD HAZARD AREA BY ANY MAP OR PUBLICATION OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE MORTGAGED PROPERTY AND ONLY THE MORTGAGED PROPERTY CONSTITUTES ONE DISTINCT TAX LOT. THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF THE COMMITMENT FOR TITLE INSURANCE NO. 10055140C DATED DECEMBER 2000, ISSUED BY COMMONWEALTH TITLE INSURANCE AGENCY, WITH RESPECT TO THE MORTGAGED PROPERTY, AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN. THE LOCATION OF EACH EXCEPTION SET FORTH IN SUCH COMMITMENT, TO THE EXTENT IT CAN BE LOCATED, HAS (WITH RECORDING REFERENCE AND REFERENCE TO THE EXCEPTION NUMBER OF THE COMMITMENT) BEEN SHOWN HEREON. THE UNDERSIGNED FURTHER CERTIFIES THAT THIS SURVEY MEETS THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY, AND THE RATIO AND PRECISION OF THIS SURVEY IS AT LEAST 1 TO 15,000.

Paul Byrnside
 LICENSED SURVEYOR NO. 4391
 DATE: Dec 8, 2000



○ SANITARY SEWER MANHOLE