

CAROL W. & CHAROLET L. LOSEY
84.11 ACRES
(83.86 ACRES, AUDITOR'S TAX DUPLICATE)
O.R. 4, PG. 927
53-141-00-00-11

DANA CORPORATION OF TOLEDO, OHIO
104.39 ACRES
332/531
53-141-00-00-10

DARBY CREEK CENTER, LTD.
125.027 ACRES
(122.026 ACRES, AUDITOR'S TAX DUPLICATE)
400/167
53-141-00-00-018
121.985 ACRES

ACREAGE SUMMARY FOR ROAD R/W
2.164 ACRES WITHIN S.R. 287 R/W
± 2.250 ACRES WITHIN T.R. 157 R/W
= 4.414 ACRES TOTAL WITH RD. R/W

LEGAL DEED DESCRIPTION
Midwest Express
121.985 Acre

Real estate situated in Zone Township of Logan County, Ohio; in the Virginia Military Survey Number 3160, being all of the remainder of the 125.027 acre tract of Darby Creek Center, Ltd. (Deed Record 400, page 167 in the Logan County Recorder's office) and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of State Route 287 (formerly U.S. Route 33, variable width right-of-way, U.S. Route 33 centerline station 760+87.68) with the centerline of Township Road 157, said railroad spike also being on the point common to the southeast corner of Virginia Military Survey Number 3160, the northeast corner of Virginia Military Survey Number 4606 and the southerly line of Virginia Military Survey Number 4933;

thence from said place of beginning, South 56 degrees 48 minutes 10 seconds West (reference bearing), with the centerline of Township Road 157 and the southerly boundary of Virginia Military Survey Number 3160, 195.11 feet to a railroad spike found on the southeasterly corner of a 3.001 acre tract of land owned by Ronald P. Younkin and Jerry A. Schmittauer (Official Record 131, page 28);

thence the following four (4) consecutive courses with said Younkin and Schmittauer 3.001 acre tract:

1. North 35 degrees 21 minutes 42 seconds West, 285.01 feet to a five-eighths (5/8) inch diameter iron bar found (passing over a five-eighths (5/8) inch diameter iron bar found at 30.08 feet);
2. North 32 degrees 12 minutes 53 seconds West, 65.00 feet to a five-eighths (5/8) inch diameter iron bar found on the northeasterly corner thereof;
3. North 56 degrees 48 minutes 10 seconds West, 370.37 feet to a five-eighths (5/8) inch diameter iron bar found on the northwesterly corner thereof;
4. South 33 degrees 11 minutes 50 seconds East, 349.80 feet to a railroad spike found on the centerline of said Township Road 157 and on the line common to said Virginia Military Survey Number 3160 and said Virginia Military Survey Number 4606 (passing over a five-eighths (5/8) inch diameter iron bar found at 319.80 feet);

thence South 56 degrees 48 minutes 10 seconds West with the centerline of Township Road 157 and the line common to said Virginia Military Survey Number 3160 and said Virginia Military Survey Number 4606, 1963.98 feet to a railroad spike found on an angle point thereof;

thence continuing with the centerline of said Township Road 157 and the line common to said Virginia Military Survey Number 3160 and said Virginia Military Survey Number 4606, South 55 degrees 57 minutes 51 seconds West, 1181.56 feet to a p.k. nail set in the bridge deck over the Big Darby Creek, said p.k. nail set also being common to the centerline of Big Darby Creek and a southeasterly corner of a 55.9 acre tract of land owned by Marvin and Lois C. Helfenstein (Deed Record 350, page 461), said p.k. nail set bears North 55 degrees 57 minutes 51 seconds East, 35.38 feet from a railroad spike found on the centerline of said Township Road 157;

thence the following five (5) consecutive courses with the line common to the easterly line of said Helfenstein 55.9 acre tract and the meanderings of the centerline of said Big Darby Creek:

1. North 18 degrees 00 minutes 00 seconds West, 61.90 feet to a point;
2. North 32 degrees 05 minutes 00 seconds East, 62.60 feet to a point, said point bears South 74 degrees 00 minutes 00 seconds East, 20.00 feet from an iron pipe set;
3. North 16 degrees 00 minutes 00 seconds East, 136.50 feet to a point;
4. North 01 degree 40 minutes 00 seconds West, 107.20 feet to a point, said point bears North 62 degrees 45 minutes 00 seconds East, 20.00 feet from an iron pipe set;
5. North 27 degrees 15 minutes 01 seconds East, 315.00 feet to a point on a northeasterly corner of said Helfenstein 55.9 acre tract;

thence with a northerly line of said Helfenstein 55.9 acre tract, South 56 degrees 44 minutes 30 seconds West, 512.16 feet to a three-fourths (3/4) inch diameter iron pipe found on the easterly corner thereof (passing over on one and one-fourth (1 1/4) inch diameter iron pipe found 11.49 feet);

thence with an easterly line of said Helfenstein 55.9 acre tract, North 29 degrees 13 minutes 10 seconds West, 870.38 feet to an iron pipe set on the northeasterly corner thereof and on the southerly line of a 84.11 acre tract of land owned by Carol W. and Charolet L. Losey (Official Record 4, page 927);

thence North 56 degrees 23 minutes 03 seconds East, 3877.11 feet with the southerly line of said Losey 84.11 acre tract and the southerly line of a 104.39 acre tract of land owned by Dana Corporation of Toledo, Ohio (Deed Record 332, page 531) to a pony spike set on the centerline of State Route 287 (U.S. Route 33 centerline station 746+28.82) and on the line common to Virginia Military Survey Number 3160 and Virginia Military Survey Number 4933, passing over a five-eighths (5/8) inch diameter iron bar found at 551.23 feet and a concrete right-of-way monument found at 3817.34 feet);

thence South 34 degrees 33 minutes 23 seconds East, 159.10 feet with the centerline of said State Route 287 and with the line common to said Virginia Military Survey Number 3160 and said Virginia Military Survey Number 4933 to a railroad spike found (U.S. Route 33 P.I. station 747+87.92);

thence South 34 degrees 21 minutes 45 seconds East, 1299.76 feet with the centerline of said State Route 287 and the line common to said Virginia Military Survey Number 3160 and said Virginia Military Survey Number 4933 to the place of beginning.

Bearing (South 56 degrees 48 minutes 10 seconds West) assumed from Deed Record 400, page 167.

The tract as described from an actual field survey performed on or about September 1, 1998, by James A. Page (S-6034), of Page Engineering, Inc., Marysville, Ohio, contains 121.985 acres, more or less, of which 4.414 acres is subject to the road right-of-way. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034. The survey is on file in the office of the Logan County Engineer.

Based on information shown on Flood Map, Community Panel Number 390772 0225 C dated May 15, 1985, as furnished by the Federal Emergency Management Agency (FEMA), through the National Flood Insurance Program, the property herein is located in Zone A and FEMA.

James A. Page, PS
S-6034
September 8, 1998
JN 98-80

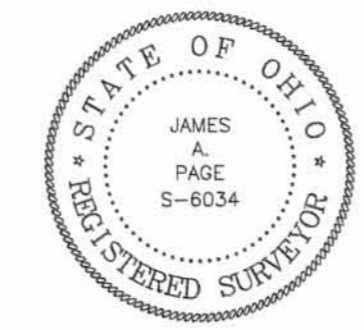
CERTIFICATE

The undersigned, being a registered surveyor of the State of Ohio, certifies to: (i) Central City Title Agency, Ltd., and its successors and/or assigns, (ii) Chicago Title Insurance Company and (iii) Darby Creek Center, Ltd. and (iv) Midwest Express, Inc. as follows:

1. This map or plat and Survey on which it is based were made in accordance with and meets the requirements of the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1997, and meets the accuracy requirements for a Class Rural Survey as defined therein.
2. The survey was made on the ground on September 1, 1998, by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location, size and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property, including all setback and yard lines and other matters situated on the subject property.
3. The buildings, structures and improvements shown constitute all of the improvements on said property, all are within the boundary lines of the property, and all improvements are set back from the property lines the distances indicated.
4. The record description of the subject property forms a mathematically closed figure.
5. Except as shown on the Survey and noted in the "Notes" section, there are no visible easements or rights-of-way of which the undersigned has been advised.
6. Except as shown on the Survey and noted in the "Notes" section, there are no party walls and no observable above ground encroachments: (i) by the improvements on the subject property upon adjoining properties, streets, alleys, easements or rights-of-way, or (ii) by the improvements on any adjoining properties, streets or alleys upon the subject property.
7. The location of each easement, right-of-way, servitude and other matter (above or below ground) affecting the subject property and listed in the Commitment for Title Insurance Number 9807044-001 dated July 30, 1998, issued by Central City Title Agency, Ltd. with respect to the subject property, has been shown on the survey, together with appropriate recording references to the extent that such matters can be located.
8. The subject property has direct access to and from a duly dedicated and accepted public street or highway as shown hereon.
9. The subject property does not serve any adjoining property for drainage, structural support or ingress or egress.
10. The location of all utility lines servicing the property is shown and all utility lines either enter the premises through adjoining public streets or the point of entry and location of any utilities which pass through or are located on adjoining private land is shown.
11. No portion of the subject property described herein lies within any flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration Special Flood Hazard Area Map", excepting about 150 feet on each side of the Big Darby Creek.

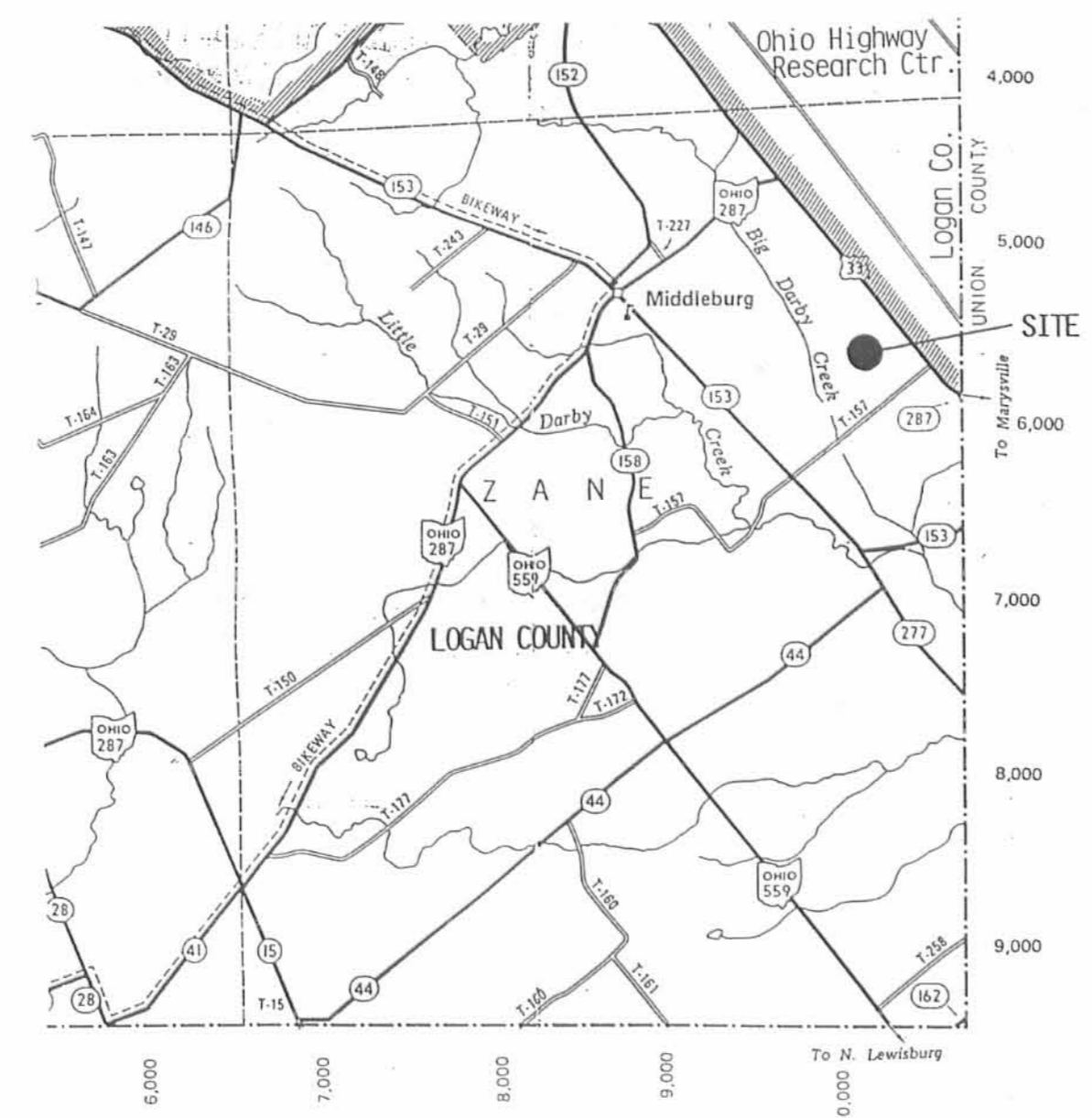
The parties listed above, and their successors and assigns, are entitled to rely on the survey and this certificate as being true and accurate.

James A. Page, PS
S-6034
9/11/98
Date

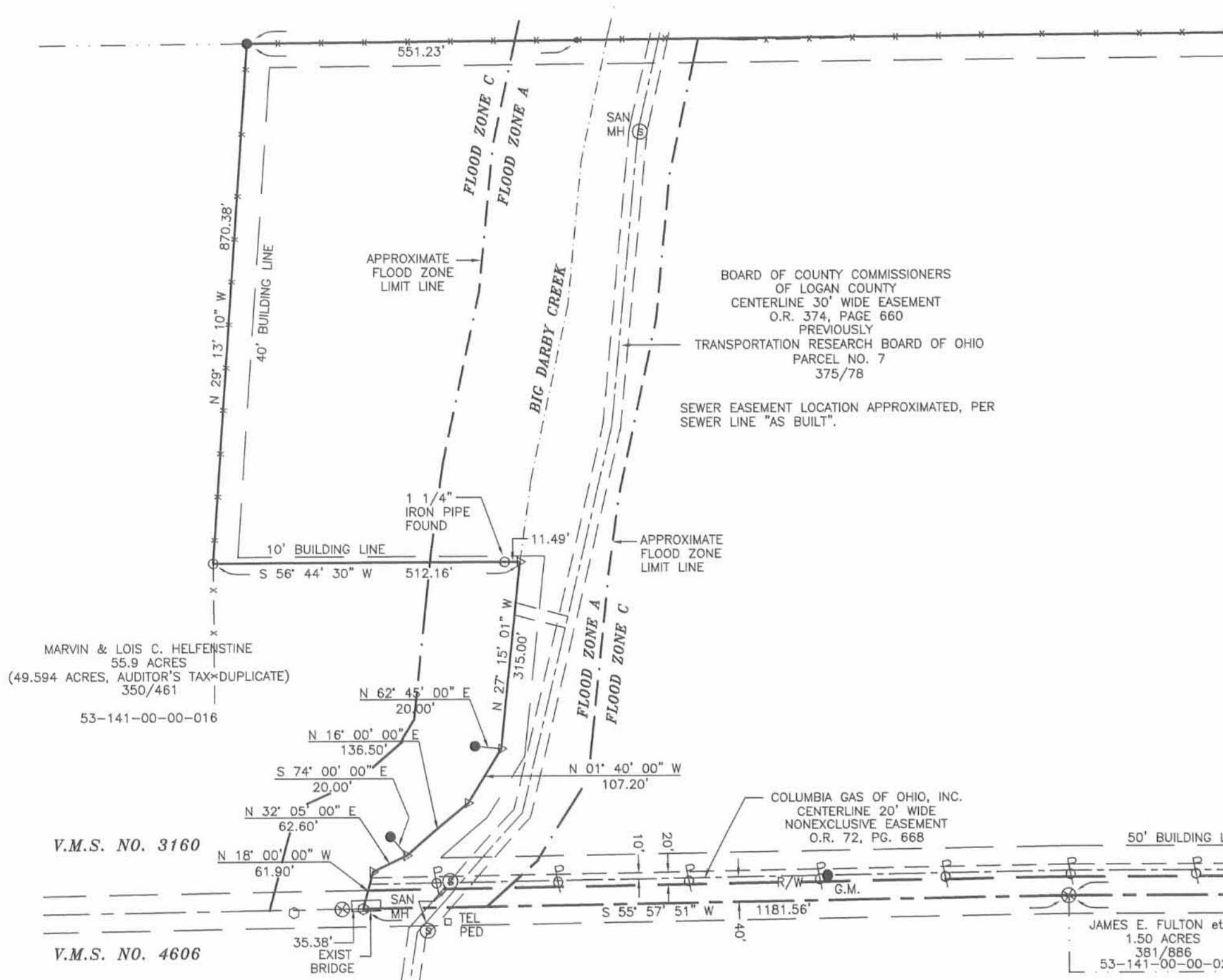


I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.

James A. Page, PS
S-6034
9/11/98
DATE



VICINITY MAP
(APPROX. SCALE 1" = 1 MILE)



- NOTES:**
SCALE 1" = 200'
- ⊗ RAILROAD SPIKE FOUND
 - ⊙ PONY SPIKE SET
 - 3/4" DIAMETER IRON PIPE FOUND
 - IRON PIPE SET
 - ▷ ANGLE POINT (NO MONUMENT)
 - P/K NAIL SET
 - 5/8" DIAMETER IRON BAR FOUND
 - ⊙ CONCRETE RIGHT-OF-WAY MONUMENT FOUND
 - G.M. GAS MARKER
 - G.V. GAS VALVE
 - POWER POLE
 - ⊙ SANITARY MANHOLE
 - TEL PED TELEPHONE PEDESTAL
 - 400/167 DENOTES DEED REFERENCE (VOL./PG.)
 - 121.985 ACRES DENOTES AREA OF THIS SURVEY
 - IRON PIPES SET ARE 3/4" X 30" GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED S-6034.

BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 390772 0225 C, DATED 5/15/85, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "C" AND FLOOD ZONE "A". FLOOD ZONE "C" DENOTES AREA OF MINIMAL FLOODING AND FLOOD ZONE "A" DENOTES SPECIAL FLOOD HAZARD AREA. UNLESS DENOTED OTHERWISE HEREON

NOTES:
ZONING PER CONTACT WITH LUC REGIONAL PLANNING COMMISSION CONTACT PERSON: CARMEN SCOTT
ZONING: M-1 LIGHT MANUFACTURING

ALLOWABLE HEIGHT OF BUILDING: 50' (4 STORIES)
SETBACKS:
FRONT: 50' (FROM R/W)
REAR: 40'
SIDE: 10'
SUM OF SIDES: 30'

FEMA FLOOD MAP: ZONE "C", (EXCEPT ABOUT 150 FEET EACH SIDE OF THE BIG DARBY CREEK, WHICH IS A 100-YEAR FLOOD ZONE (ZONE "A")).
COMMUNITY PANEL NUMBER: 390772 0225 C
DATE ISSUED: MAY 15, 1985
TREES AND LANDSCAPING NOT LOCATED

COMPANY	DEED REFERENCE	SIZE	COMMENTS
BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY (PREVIOUS EASEMENT) TRANSPORTATION RESEARCH BOARD OF OHIO	O.R. 374, PG. 660 375/78	30' WIDE	EASEMENT TRANSFER
COLUMBIA GAS OF OHIO	O.R. 72, PG. 664	25' x 20'	S.E. CNR OF PROPERTY
COLUMBIA GAS OF OHIO	O.R. 72, PG. 668	20' WIDE EASEMENT	OUTSIDE OF R/W ALONG T.R. 157
COLUMBIA GAS OF OHIO	O.R. 268, PG. 620	20' WIDE EASEMENT	OUTSIDE OF R/W ALONG S.R. 287 R/W
UNITED TELEPHONE COMPANY	O.R. 281, PG. 976	10' WIDE EASEMENT	S.E. CNR. OF PROP. ALONG S.R. 287 R/W
STATE OF OHIO	269/456	VARIABLE WIDE	PARCEL NO. 16, U.S. ROUTE 33 R/W
JUDGEMENT ENTRY ON SETTLEMENT	O.R. 312, PG. 522	TEMPORARY EASEMENT	S.E. CNR. OF PROP. ALONG S.R. 287 R/W
LOGAN COUNTY	CABINET A, PG. 667	30' WIDE	R/W ALONG T.R. 157 (30' FROM CL.)

ALTA SURVEY FOR: DARBY CREEK CENTER, LTD. - MIDWEST EXPRESS, INC.	
L.B.	VIRGINIA MILITARY SURVEY NO. 3160, ZANE TOWNSHIP, LOGAN COUNTY, OHIO
REVISED	9/14/98
Page Engineering, Inc.	
112 East Fifth Street Marysville, Ohio 43040 (513) 644-1272	
AUTOCAD 98-BLDWG	DISK #76 98-80