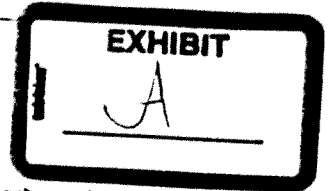


Lawyers Title Insurance Corporation

Commitment Number: HU08070108



Instrument 200480065786 Book Page 02 228 1438

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Situated in the Township of Pleasant, County of Madison and State of Ohio:

And known as beginning at the point of intersection of the Southeasterly limited access line of Interstate Route 71 with the Northeasterly line of Military Survey No. 8207;

Running thence, with the Southeasterly limited access line of the said highway South 58 deg. 41' 50" West, a distance of 458.96 feet to an iron rock;

Thence South 47 deg. 01' 00" West, a distance of 410.00 feet to an iron rock;

Thence South 31 deg. 12' 00" West, a distance of 510.98 feet to a point;

Thence South 40 deg. 30' 50" East, 102.58 feet to an existing highway right-of-way marker;

Thence on a curve to the left whose radius is 2,251.82 feet, an arc distance of 367.82 feet, and whose chord bears South 41 deg. 47' 20" East, a distance of 367.41 feet to a point;

Thence North 43 deg. 22' 10" East, a distance of 29.32 feet to a point;

Thence North 41 deg. 47' 20" West, a distance of 20.51 feet to an iron pipe set at the true place of beginning for the following described 1.620 acre tract, said point also being the Southwest corner of Parcel No. 1, containing 0.84 acres and owned by Frederick R. and Mildred E. Swanner as described in Deed Book 216, Pages 428-430, Madison County Recorder's Office;

Thence North 41 deg. 47' 20" West, a distance of 281.08 feet to an iron pipe set;

Thence North 38 deg. 10' 00" East, 212.34 feet to an iron pipe set;

Thence South 56 deg. 18' 20" East, a distance of 298.48 feet to an iron pipe set;

Thence South 34 deg. 44' 40" West, a distance of 71.00 feet to an iron pipe set on the Northeasterly line of said 0.84 acre tract;

Thence North 56 deg. 15' 20" West along the Northeasterly line of said 0.84 acre tract, a distance of 15.00 feet to an iron pipe set at the Northwestern corner of said 0.84 acre tract;

Thence South 34 deg. 44' 40" West along the Northwestern line of said 0.84 acre tract, a distance of 208.11 feet to the place of beginning, containing 1.620 acres, more or less, but subject to all easements, restrictions and rights-of-way of record.

ALSO A NON-EXCLUSIVE EASEMENT for ingress and egress only over and across the following described premises:

Situated in Pleasant Township, Madison County, Ohio, and being part of Military Survey No. 8207, and bounded and described as follows:

ALTA Commitment  
Schedule G

(HU08070108.PFD)(HU08070108.0)

639.06

Commitment Number: HU08070108

(Continued)

Beginning at a point of intersection of the Southeastery right-of-way line of Military Survey No. 8207;

Thence South 58 deg. 41' 50" West, along the Southeastery right-of-way and limited access lines of Interstate Route 71, a distance of 439.96 feet to an iron rod;

Thence continuing along said right-of-way and limited access lines South 47 deg. 01' 00" West, a distance of 410.00 feet to an iron rod;

Thence South 31 deg. 12' 00" West, 310.86 feet to a point;

Thence South 40 deg. 30' 50" East, 102.58 feet to an existing highway right-of-way marker;

Thence on a curve to the left whose radius is 2,251.82 feet, an arc distance of 387.82 feet and whose chord bears South 41 deg. 47' 28" East, 387.41 feet to a point called the principal place of beginning;

Thence continuing along said right-of-way and limited access lines of Interstate Route 71, South 58 deg. 38' 50" East, 74.28 feet to a point;

Thence South 37 deg. 31' 50" West, 94.41 feet to a point in the end of the right-of-way and limited access lines of said highway;

Thence South 81 deg. 53' 30" East, 76.79 feet to a point;

Thence North 34 deg. 44' 48" East, 138.27 feet to a point;

Thence North 58 deg. 38' 50" West, 183.54 feet to a point;

Thence South 34 deg. 44' 48" West, 21.85 feet to a point;

Thence South 41 deg. 47' 28" East, 20.51 feet to a point;

Thence South 43 deg. 22' 10" West, 20.32 feet to the principal place of beginning.

ALSO, A NON-EXCLUSIVE EASEMENT and right-of-way for all purposes over, across, upon and under 60 feet off the entire North end of the premises described as Parcel No. 1 and all of the premises described as Parcel No. 2 in that certain Warranty Deed from Consolidated Foods Corporation, a Maryland Corporation, to Frederick R. Swemer and Mildred E. Swemer, husband and wife, recorded in Volume 210 at Page 428, et seq. of the Deed Records of Madison County, Ohio, including the right to tap into, connect with, use and maintain the sewage treatment plant located on said premises described as Parcel No. 1 in said deed recorded in Volume 210 at Page 428, et seq. of the Deed Records of Madison County, Ohio, together with the right to use all effluent lines used in conjunction therewith.

ALSO, A PERPETUAL EASEMENT of right-of-way reserved to the owner in fee simple of a parcel of land lying immediately North and West of the premises herein described, reserved in itself, its successors and assigns, tenants, licensees, employees, patrons and visitors, over and upon the following described premises, to wit:

ALTA Continued  
Schedule C

(HU08070108) (PD0408005786)

639.0

Commitment Number: HU06070108

(Continued)

Situated in Pleasant Township, Madison County, State of Ohio, and being part of Military Survey No. 8207 and bounded and described as follows:

Beginning at the point of intersection of the Southeastery limited access line of Interstate Route 71 with the Northeastery line of Military Survey No. 8207;

Running thence, with the Southeastery limited access line of said highway South 58 deg. 41' 30" West, a distance of 458.96 feet to an iron rod;

Thence South 47 deg. 01' 00" West, a distance of 410.00 feet to an iron rod;

Thence South 31 deg. 12' 00" West, a distance of 510.96 feet to a point;

Thence South 40 deg. 30' 50" East, 102.58 feet to an existing highway right-of-way marker;

Thence on a curve to the left whose radius is 2,251.82 feet, an arc distance of 367.62 feet, and whose chord bears South 41 deg. 47' 20" East, a distance of 367.41 feet to a point;

Thence North 43 deg. 28' 10" East, a distance of 20.32 feet to a point;

Thence North 41 deg. 47' 20" West, a distance of 20.51 feet to an iron pipe set at the true place of beginning of the following described easement and being the Southeastery corner of the above described 1.820 acre tract and being the Southwestery corner of a 0.84 acre tract owned by Frederick R. Swamer and Mildred E. Swamer, as described in Deed Book 210, Pages 428 to 430, Madison County Recorder's Office;

Thence along the Westerly line of said 0.84 acre tract of land, North 34 deg. 44' 40" East, 208.11 feet to an iron pipe;

Thence South 58 deg. 15' 20" East, 15.00 feet to an iron pipe;

Thence North 34 deg. 44' East, 71.00 feet to an iron pipe;

Thence North 58 deg. 15' 20" West, 40.00 feet to a point;

Thence South 34 deg. 44' 40" West, 274.13 feet to a point;

Thence South 41 deg. 47' 20" East, a distance of 25.70 feet to the place of beginning. Subject to covenants, easement and restrictions of record.

The above description was prepared from a boundary survey made by Stuts and Associates, Inc., dated July 1, 1974.

12746 State Route 58  
Mt. Sterling, Ohio 43143

PPN: 17-00086.008  
ALTA Commitment  
Schedule C

0406070108.PPN:1700086008

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