

TRACT I

Situate in the State of Ohio, Athens County, Canaan Township, City of Athens, Auditor's Section 28, Fractional Section 34, Township 5 North, Range 13 West, Ohio Company Purchase. Being the same as recorded in O.R. 186, Pg. 27 Tract I of the Athens County Recorder's Office and being more fully described as follows:

Commencing at a stone found at the northwest corner of Auditor's Section 28 also being the northwest corner of Fractional Section 35, thence S 03° 20' 40" W 2690.87 feet along the west line of Auditor's Section 28 to the northwest corner of the tract herein described where an iron pin bears S 89° 53' 27" W 0.51 feet, also being a point on the east line of G & J Pepsi-Cola Bottlers, Inc. recorded in D.R. 169, Pg. 753, the former south railroad limits recorded in The Baltimore and Ohio Railroad Company Valuation Map V 1451, Pg. 33 and the south line of Scott RML CO recorded in O.R. 186, Pg. 27 Tract II, said point being the **Point of Beginning** for the parcel herein described;

Thence from this **Point of Beginning** along the south line of the former railroad limits and the south line of Scott RML CO recorded in O.R. 186, Pg. 27 Tract II the following three courses;

1. Along a curve to the left 71.36 feet, having a radius of 8620.19 feet, a central angle of 00° 28' 27" and a chord bearing of N 89° 39' 07" E 71.36 feet to an iron pin set;
2. N 89° 24' 53" E 863.00 feet to an iron pin set;
3. Along a curve to the right 39.64 feet, having a radius of 34352.47 feet, a central angle of 00° 03' 58" and a chord bearing of N 89° 26' 52" E 39.64 feet to an iron pin found at the southwest corner of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Parcel One;

Thence along the west line of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Tract One the following five courses;

1. S 04° 11' 52" E 260.36 feet to a point;
2. S 09° 16' 08" W 261.47 feet to an iron pin set;
3. S 08° 15' 08" W 143.95 feet to an iron pin set;
4. S 51° 43' 52" E 93.25 feet to a point;
5. S 02° 53' 52" E 56.35 feet to an iron pin set at the southwest corner of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Parcel One, also being a point on the north limited access right-of-way of U.S. Route 50 recorded in Ohio Department of Transportation Right-of-Way Plan ATH-50-14.10;

Description Approved
Jill A. Thompson
Athens County Auditor

Thence along the north limited access right-of-way of U.S. Route 50 the following four courses;

1. S 28° 32' 35" E 107.01 feet to an iron pin set;
2. S 89° 23' 09" W 618.34 feet to an iron pin set;
3. N 85° 36' 45" W 343.89 feet to an iron pin set;
4. N 88° 46' 09" W 45.28 feet to an iron pin set at the southeast corner of the City of Athens recorded in D.R. 272, Pg. 1

Thence N 03° 20' 40" E 118.26 feet along the east line of the City of Athens recorded in D.R. 272, Pg. 1 to an iron pin set at the northeast corner of the City of Athens recorded in D.R. 276, Pg. 94

Thence S 89° 25' 47" W 100.00 feet along the north line of the City of Athens recorded in D.R. 276, Pg. 94 to an iron pin set at the northwest corner of the City of Athens recorded in D.R. 276, Pg. 94 also being a point on the east line of the Hocking Conservancy District recorded in D.R. 286, Pg. 128, the west line of Auditor's Section 28 and the west line of Fractional Section 34;

Thence N 03° 20' 40" E 722.10 feet along the east line of the Hocking Conservancy District recorded in D.R. 286, Pg. 128, the west line of Auditor's Section 28 and the west line of Fractional Section 34 to the **Point of Beginning**.

The above described contains 19.545 acres more or less and is contained in Auditor's Parcel Number E04-028010009-00.


Subject to all legal easements and rights of way.

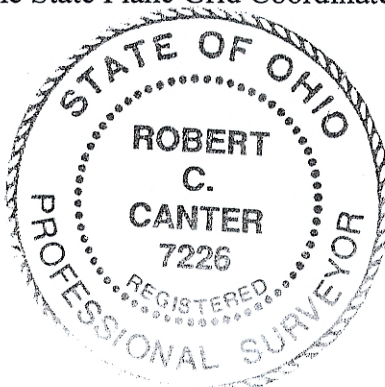
All iron pins set are ¾" x 30" rebar with a plastic cap stamped "Canter PS-7226".

This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a survey made by Canter Surveying/GPS Services, Inc. completed March 6, 2007.

Grantor claims title by instrument recorded in Official Record 186, PG. 27

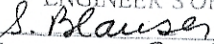
The bearings are relative to the State Plane Grid Coordinate System (Ohio South Zone-NAD 83(95)).


Robert C. Canter
Ohio Professional Surveyor S-7226



3-6-07
Date

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 3-12-07

TRACT II

Situate in the State of Ohio, Athens County, Canaan Township, City of Athens, Auditor's Section 28, Fractional Section 34, Township 5 North, Range 13 West, Ohio Company Purchase. Being the same as recorded in O.R. 186, Pg. 27 Tract II of the Athens County Recorder's Office and being more fully described as follows:

Commencing at a stone found at the northwest corner of Auditor's Section 28 also being the northwest corner of Fractional Section 35, thence S 03° 20' 40" W 2690.87 feet along the west line of Auditor's Section 28 to the southwest corner of the tract herein described where an iron pin bears S 89° 53' 27" W 0.51 feet, also being a point on the east line of G & J Pepsi-Cola Bottlers, Inc. recorded in D.R. 169, Pg. 753, the former south railroad limits recorded in The Baltimore and Ohio railroad Company Valuation Map V 1451, Pg. 33 and the northwest corner of Scott RML CO recorded in O.R. 186, Pg. 27 Tract I, said point being the **Point of Beginning** for the parcel herein described;

Thence from this **Point of Beginning** N 03° 20' 40" E 173.57 feet along the west line of Auditor's Section 28, the west line of Fractional Section 34 and the east line of G & J Pepsi-Cola Bottlers, Inc. recorded in D.R. 169, Pg. 753 to the centerline of East State Street

Thence N 89° 50' 00" E 1030.00 feet along the centerline of East State Street to the northwest corner of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Tract One

Thence S 04° 40' 30" W 66.36 feet along the west line of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 to an iron pin set on the north line of the former railroad limits also being the northwest corner of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Parcel One;

Thence S 31° 09' 26" W 117.44 feet along the west line of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Parcel One to an iron pin found at the southwest corner of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Parcel One also being a point on the south line of the former railroad right-of-way;

Thence along the south line of the former railroad limits and the north line of Scott RML CO recorded in O.R. 186, Pg. 27 Tract I the following three courses;

1. Along a curve to the left 39.64 feet, having a radius of 34352.47 feet, a central angle of 00° 03' 58" and a chord bearing of S 89° 26' 52" W 39.64 feet to an iron pin set;
2. S 89° 24' 53" W 863.00 feet to an iron pin set;
3. Along a curve to the right 71.36 feet, having a radius of 8620.19 feet, a central angle of 00° 28' 27" and a chord bearing of S 89° 39' 07" W 71.36 feet to the **Point of Beginning**.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 3-13-07

Description Approved
Jill A. Thompson
Athens County Auditor

The above described contains 3.947 acres more or less and is contained in Auditor's Parcel Number E04-02801009-01.

Subject to all legal easements and rights of way.

All iron pins set are $\frac{3}{4}$ " x 30" rebar with a plastic cap stamped "Canter PS-7226".

This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a survey made by Canter Surveying/GPS Services, Inc. completed March 6, 2007.

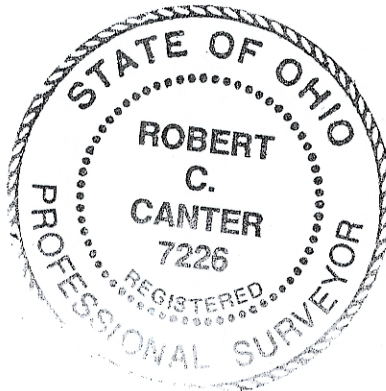
Grantor claims title by instrument recorded in Official Record 186, PG. 27

The bearings are relative to the State Plane Grid Coordinate System (Ohio South Zone-NAD 83(95)).



Robert C. Canter
Ohio Professional Surveyor S-7226

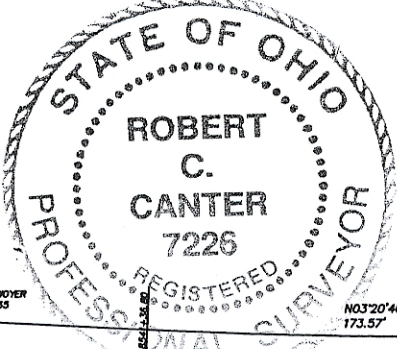
3-6-07
Date





PROJECT SITE

BASIS OF BEARINGS:
STATE PLANE GRID COORDINATE SYSTEM
OHIO SOUTH ZONE-NAD 83(95)



BY: S. Blause
DATE: 3-13-07

ALTA/ACSM LAND TITLE SURVEY

EAST STATE STREET DEVELOPMENT CO, LLC
1055 EAST STATE STREET, ATHENS, OHIO 45701

SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, CANAAN TOWNSHIP, CITY OF ATHENS, AUDITOR'S SECTION 28, FRACTIONAL SECTION 34, TOWNSHIP 5 NORTH, RANGE 13 WEST, OHIO COMPANY PURCHASE, BEING THE SAME PARCELS AS RECORDED IN O.R. 186, Pg. 27 OF THE ATHENS COUNTY RECORDER'S OFFICE.

Description Approved
Jill A. Thompson
Athens County Auditor

- FLAG POLE
- LIGHT POST
- MONITORING WELL
- CATCH BASIN SQUARE
- CATCH BASIN ROUND
- GAS LINE MARKER
- SIGN
- SHRUB
- TREE
- LIGHT POST
- UTILITY POLE
- MAIL BOX
- SPRINKLER VALVE
- POLE W/METER
- GUY WIRE
- COMFER
- HYDRANT
- UNKNOWN MANHOLE
- STORM MANHOLE
- SANITARY MANHOLE
- IRON PIN / IRON PIPE FOUND AS NOTED
- STONE FOUND
- IRON PIN SET

- REFERENCES:
- DEEDS AS NOTED
- TAX MAPS:
- OHIO DEPARTMENT OF TRANSPORTATION PLANS, ATH-50-14.57, ATH-50-14.10
- THE BALTIMORE AND OHIO RAILROAD COMPANY VALUATION MAP V 1451, PG. 33
- SURVEY BY F.A. DIXON, PS 3060 3-30-1963
- SURVEY BY ED SHERMAN 2-14-1933
- SURVEY BY LEONARD F. SWOYER, JR., PS 6785 5-23-2002
- SURVEY BY ALAN D. ROBINSON, PS 8049 2-28-2001
- SURVEY BY JOHN M. BRANNER, PS 6805 7-1989

NOTES:

FEMA:
CITY OF ATHENS COMMUNITY-PANEL NUMBER 3900161 0005 B
EFFECTIVE DATE: MARCH 28, 1980
FLOOD ZONES: A12, B AND C
BASE FLOOD ELEV.=633.8 (NGVD 29)

ZONING:
M (INDUSTRIAL ZONE)
FRONT YARD SETBACK--25'
SIDE YARD SETBACK--NONE
REAR YARD SETBACK--30' FOR BUILDINGS UP TO 25' OR 1 1/2 STORIES
40' FOR BUILDINGS UP TO 35' OR 2 STORIES
50' FOR BUILDINGS UP TO 45' OR 3 1/2 STORIES
AN ADDITIONAL 1/2 FOOT FOR EACH FOOT OF BUILDING HEIGHT OVER 45'

GRAPHIC SCALE
Not to Scale

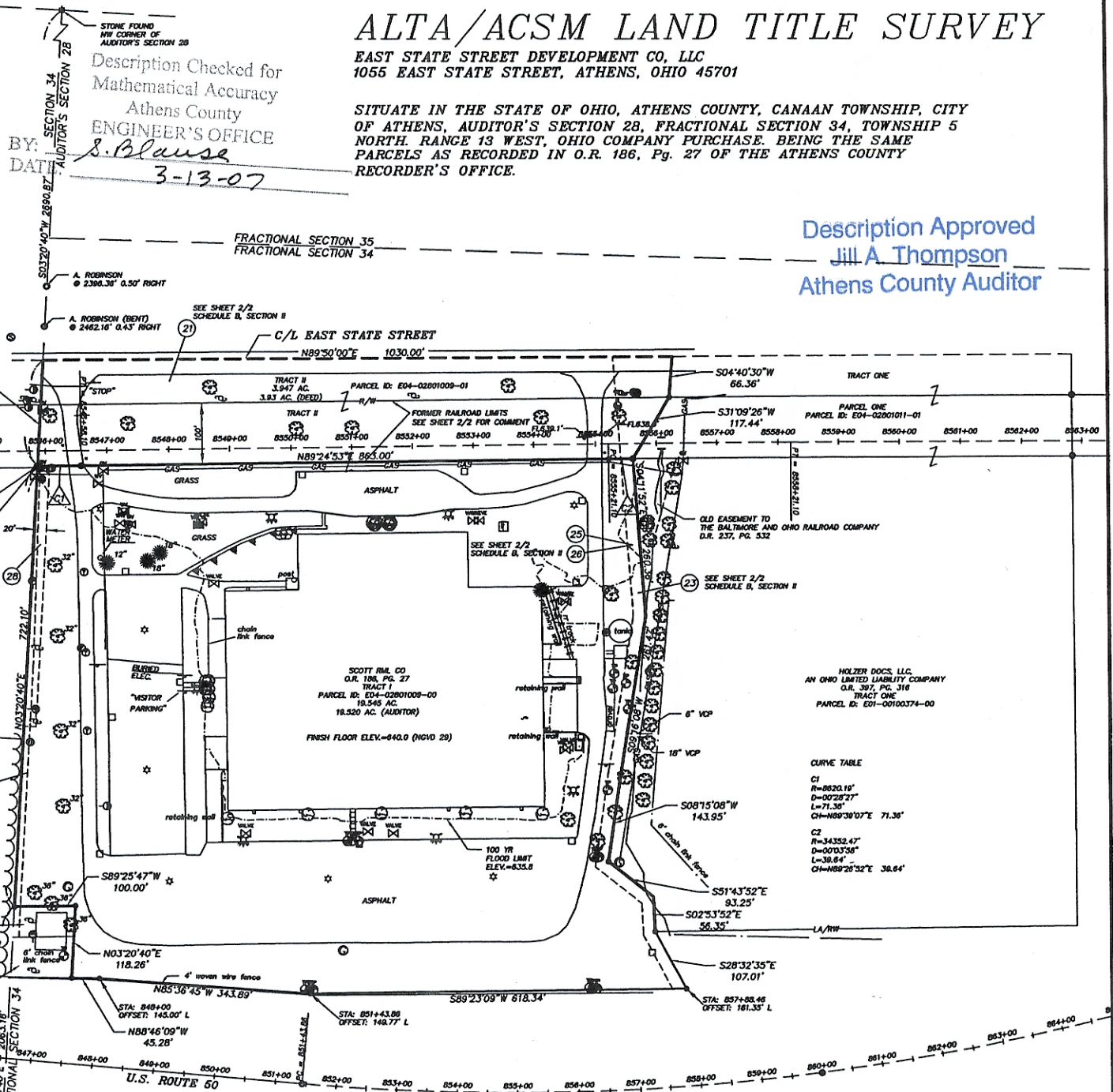
CERTIFICATION: EAST STATE STREET DEVELOPMENT CO, LLC; J.P. MORGAN CHASE BANK, N.A., SECURE TITLE SERVICES, INC.
COMMITMENT NO: STS1824 EFFECTIVE DATE: DECEMBER 26, 2006

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED IN ALTA AND NSPS IN 2003, AND INCLUDES ITEMS 1.2, 3.4.4, 7.91, 8.10, 11.6, 13.14 AND 15 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OHIO, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 0.07 FEET.

DATE: MARCH 6, 2007
SURVEYED UNDER THE DIRECT SUPERVISION OF ROBERT C. CANTER P.S.-7226.
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY.
IRON PINS SET ARE 3/4" X 30" REBAR WITH PLASTIC CAP STAMPED "CANTER P.S. 7226".

Robert C. Canter 3-6-07
ROBERT C. CANTER PS 7226 DATE

CANTER SURVEYING
GPS SERVICES, INC.
Robert C. Canter, P.S.
6801 S.R. 56
Athens, Ohio 45701
(740) 592-5706



UNDERGROUND UTILITIES:
CALL "OHIO UTILITIES PROTECTION SERVICE" BEFORE YOU DIG AT LEAST TWO WORKING DAYS PRIOR.
1-800-362-2764

DRAWN BY:	HTM	DATE:	03/06/2007
CHECKED BY:	RCC	DRAWING NO.:	7002 ALTA
JOB NO.:	7002	SHEET	1 OF 2

LEGAL DESCRIPTION:
TRACT I

Situate in the State of Ohio, Athens County, Canaan Township, City of Athens, Auditor's Section 28, Fractional Section 34, Township 5 North, Range 13 West, Ohio Company Purchase. Being the same as recorded in O.R. 186, Pg. 27 Tract I of the Athens County Recorder's Office and being more fully described as follows:

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2. N 89° 24' 53" E 863.00 feet to an iron pin set;
3. Along a curve to the right 39.64 feet, having a radius of 34352.47 feet, a central angle of 00° 03' 58" and a chord bearing of N 89° 26' 52" E 39.64 feet to an iron pin found at the southwest corner of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Parcel One;

Thence along the west line of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Tract One the following five courses;

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3. S 08° 15' 08" W 143.95 feet to an iron pin set;
4. S 51° 43' 52" E 93.25 feet to a point;
5. S 02° 53' 52" E 56.35 feet to an iron pin set at the southwest corner of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Parcel One, also being a point on the north limited access right-of-way of U.S. Route 50 recorded in Ohio Department of Transportation Right-of-Way Plan ATH-50-14.10;

Thence along the north limited access right-of-way of U.S. Route 50 the following four courses;

1. S 28° 32' 35" E 107.01 feet to an iron pin set;
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3. N 85° 36' 45" W 343.89 feet to an iron pin set;
4. N 88° 46' 09" W 45.28 feet to an iron pin set at the southeast corner of the City of Athens recorded in D.R. 272, Pg. 1

Thence N 03° 20' 40" E 118.26 feet along the east line of the City of Athens recorded in D.R. 272, Pg. 1 to an iron pin set at the northeast corner of the City of Athens recorded in D.R. 276, Pg. 94

Thence S 89° 25' 47" W 100.00 feet along the north line of the City of Athens recorded in D.R. 276, Pg. 94 to an iron pin set at the northwest corner of the City of Athens recorded in D.R. 276, Pg. 94 also being a point on the east line of the Hocking Conservancy District recorded in D.R. 286, Pg. 128, the west line of Auditor's Section 28 and the west line of Fractional Section 34;

Thence N 03° 20' 40" E 722.10 feet along the east line of the Hocking Conservancy District recorded in D.R. 286, Pg. 128, the west line of Auditor's Section 28 and the west line of Fractional Section 34 to the Point of Beginning.

The above described contains 19.545 acres more or less and is contained in Auditor's Parcel Number E04-02801009-00.

Subject to all legal easements and rights of way.

All iron pins set are 3/4" x 30" rebar with a plastic cap stamped "Cantar PS-7226".

This description was prepared under the direction and supervision of Robert C. Cantar, Registered Surveyor No. 7226 and is based on a survey made by Cantar Surveying/GPS Services, Inc. completed March 6, 2007.

Grantor claims title by instrument recorded in Official Record 186, Pg. 27

The bearings are relative to the State Plane Grid Coordinate System (Ohio South Zone-NAD 83(95)).

NOTE: FORMER RAILROAD LIMITS (LOCATED IN TRACT II)

AREA OCCUPIED BY FORMER CSX RAILROAD WAS APPROPRIATED TO CSX RAILROAD'S PREDECESSOR MARIETTA AND CINCINNATI RAILROAD COMPANY BY THE PROBATE COURT FOR THE COUNTY OF ATHENS ON MAY 14, 1853 "TO HOLD THE SAME FOR THE PURPOSES OF A RAILROAD". SUBJECT COURT DOCUMENTS NOW IN FILE BOX #292 PROBATE COURT RECORDS LOCATED IN ALDEN LIBRARY ARCHIVES, OHIO UNIVERSITY. CHAIN OF TITLE TO SUBJECT TRACT INCLUDES L.E. MANSFIELD TO S.S. BOYLES D.B. 40, PG. 385 MARCH 20, 1873. SAID DOCUMENT GRANTS ALL RIGHTS AND INTEREST EXCEPTING ALL RIGHTS AND EASEMENTS ACQUIRED BY THE MARIETTA AND CINCINNATI RAILROAD COMPANY. CSX GRANTED TO CURRENT OWNER (SCOTT RML CO) "ALL OF GRANTOR'S RIGHT, TITLE, AND INTEREST" BY QUIT CLAIM DEED IN O.R. 192, PG. 487.

LEGAL DESCRIPTION:
TRACT II

Situate in the State of Ohio, Athens County, Canaan Township, City of Athens, Auditor's Section 28, Fractional Section 34, Township 5 North, Range 13 West, Ohio Company Purchase. Being the same as recorded in O.R. 186, Pg. 27 Tract II of the Athens County Recorder's Office and being more fully described as follows:

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Thence N 89° 50' 00" E 1030.00 feet along the centerline of East State Street to the northwest corner of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Tract One

Thence S 04° 40' 30" W 66.36 feet along the west line of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 to an iron pin set on the north line of the former railroad limits also being the northwest corner of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Parcel One;

Thence S 31° 09' 26" W 117.44 feet along the west line of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Parcel One to an iron pin found at the southeast corner of Holzer DOCS, LLC recorded in O.R. 397, Pg. 316 Parcel One also being a point on the south line of the former railroad right-of-way;

Thence along the south line of the former railroad limits and the north line of Scott RML CO recorded in O.R. 186, Pg. 27 Tract I the following three courses;

1. Along a curve to the left 39.64 feet, having a radius of 34352.47 feet, a central angle of 00° 03' 58" and a chord bearing of S 89° 26' 52" W 39.64 feet to an iron pin set;
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3. Along a curve to the right 71.36 feet, having a radius of 8620.19 feet, a central angle of 00° 28' 27" and a chord bearing of S 89° 39' 07" W 71.36 feet to the Point of Beginning.

The above described contains 3.947 acres more or less and is contained in Auditor's Parcel Number E04-02801009-01.

Subject to all legal easements and rights of way.

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This description was prepared under the direction and supervision of Robert C. Cantar, Registered Surveyor No. 7226 and is based on a survey made by Cantar Surveying/GPS Services, Inc. completed March 6, 2007.

Grantor claims title by instrument recorded in Official Record 186, Pg. 27

The bearings are relative to the State Plane Grid Coordinate System (Ohio South Zone-NAD 83(95)).

NOTES ON COMMITMENT FOR TITLE INSURANCE, SCHEDULE B
SECTION II, COMMITMENT NO. ST51824, JANUARY 8, 2007 BY SECURE TITLE SERVICES, INC.

1. No comment.
2. No comment.
3. No comment.
4. No comment.
5. No comment.
6. No comment.
7. No comment.
8. No comment.
9. No comment.
10. No comment.
11. No comment.
12. No comment.
13. No comment.
14. No comment.
15. No comment.
16. Easement to Buckeye Pipe Line Co., filed for record June 13, 1927, in Deed Book 147, Page 366, of the Athens County Records. Blanket easement of parent tract. Note incorrect Township described.
17. Easement to Ohio Fuel Gas Co., filed for record May 12, 1933, in Deed Book 156, Page 423 of the Athens County Records. Does not affect subject parcel.
18. Easement to Columbus and Southern Ohio Electric Company, filed for record July 23, 1947, in Deed Book 190, Page 724, of the Athens County Records. Blanket easement for parent tract.
19. Easement to The State of Ohio, filed for record February 23, 1955, in Deed Book 218, Page 97, of the Athens County Records. Does not affect subject parcel.
20. Easement to Columbus and Southern Ohio Electric Company, filed for record August 5, 1955, in Deed Book 218, Page 859, of the Athens County Records. Easement describes parent tract of subject parcel. Unable to specifically locate.
21. Easement to The Ohio Fuel Gas Company, dated May 27, 1960 and recorded in Deed Book 237, Page 615, of the Athens County Records. Assignment of Easement to Columbus Gas of Ohio, Inc., filed for record March 23, 1964 in Deed Book 256, Page 147, of the Athens County Record. Located within East State Street (Former U.S. 50).
22. Easement to Columbus and Southern Ohio Electric Company, filed for record October 6, 1961, in Deed Book 243, Page 645, of the Athens County Records. Easement describes parent tract of subject parcel. Unable to specifically locate.
23. Easement to Columbus and Southern Ohio Electric Company, filed for record September 14, 1962, in Deed Book 248, Page 346, of the Athens County Records. Easement for guy wire near northeast corner of Tract I.
24. Easement to The Ohio Fuel Gas Company, filed for record October 30, 1962, in Deed Book 249, Page 57, of the Athens County Records. Assignment of Easement to Columbus Gas of Ohio, Inc., filed for record March 23, 1964, in Deed Book 256, Page 147, of the Athens County Records. Location as described is not on subject parcel.
25. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, dated April 6, 1963 and recorded in Deed Book 251, Page 417, of the Athens County Records. Includes an exception for ingress/egress necessity of easement may be void, easement holder or assigns no longer owns adjoining parcels.
26. Easement to James G. Hope, filed for record November 3, 1966, in Deed Book 273, Page 192, of the Athens County Records. Necessity easement may be void, easement holder or assigns no longer owns adjoining parcels.
27. Easement to Columbus and Southern Ohio Electric Company, filed for record December 1, 1966, in Deed Book 273, Page 488, of the Athens County Records. 20' wide easement along west boundary line of subject parcel.
28. Easement to The City of Athens, filed for record December 5, 1989, in OR Vol. 68, Page 845, of the Athens County Records. 20' wide sewer easement along west boundary line of subject parcel.
29. No comment.
30. No comment.



DRAWN BY:	HTM	DATE:	03/06/2007
CHECKED BY:	RCC	DRAWING NO.:	7002 ALTA
JOB NO.:	7002	SHEET	2 of 2