

LEGAL DESCRIPTIONS:

POINT WEST BUILDING 1 - 3077 KETTERING BLVD., MORaine, OHIO 45489

LOCATED IN THE CITY OF MORaine, COUNTY OF MONTGOMERY, STATE OF OHIO, AND BEING PART OF LOT 3992 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF SAID CITY OF MORaine, OHIO, AND BEING A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE PRESENT SOUTHEAST CORNER OF SAID LOT 3992, SAID POINT BEING THE NORTHWEST CORNER OF LOT 3993 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF SAID CITY OF MORaine, OHIO, SAID POINT BEING IN THE WEST LINE OF KETTERING BOULEVARD;

THENCE WITH THE NORTH LINE OF SAID LOT 3993, NORTH SIXTY-THREE DEGREES THIRTY-FIVE MINUTES FIFTY SECONDS (63°35'50") WEST FOR FOUR HUNDRED EIGHTY AND 00/100 (480.00) FEET;

THENCE NORTH NINETEEN DEGREES ZERO MINUTES (19°00") EAST FOR SIXTY-TWO AND 00/100 (62.00) FEET;

THENCE SOUTH SIXTY-THREE DEGREES THIRTY-FIVE MINUTES FIFTY SECONDS (63°35'50") EAST FOR SIXTY-NINE AND 00/100 (69.00) FEET;

THENCE NORTH NINETEEN DEGREES ZERO MINUTES (19°00") EAST FOR ONE HUNDRED FIFTY-ONE AND 00/100 (151.00) FEET;

THENCE SOUTH SEVENTY-ONE DEGREES ZERO MINUTES (71°00") EAST FOR TWENTY-FIVE AND 00/100 (25.00) FEET;

THENCE SOUTH EIGHTY DEGREES SIX MINUTES THIRTY SECONDS (80°06'30") EAST FOR FORTY-FIVE AND 00/100 (45.00) FEET;

THENCE NORTH TWENTY-SIX DEGREES TWENTY-FOUR MINUTES TEN SECONDS (26°24'10") EAST FOR TWENTY AND 00/100 (20.00) FEET;

THENCE SOUTH SIXTY-THREE DEGREES THIRTY-FIVE MINUTES FIFTY SECONDS (63°35'50") EAST FOR TWO HUNDRED SIXTY-FIVE AND 00/100 (265.00) FEET;

THENCE SOUTH TWENTY-SIX DEGREES TWENTY-FOUR MINUTES TEN SECONDS (26°24'10") WEST FOR TWENTY AND 00/100 (20.00) FEET;

THENCE SOUTH SIXTY-THREE DEGREES THIRTY-FIVE MINUTES FIFTY SECONDS (63°35'50") EAST FOR SIXTY-NINE AND 00/100 (69.00) FEET TO A POINT IN THE WEST LINE OF SAID KETTERING BOULEVARD;

THENCE WITH THE WEST LINE OF SAID KETTERING BOULEVARD IN A SOUTHERLY DIRECTION ON A CURVE TO THE LEFT, WITH A RADIUS OF ONE THOUSAND NINE AND 22/100 (1,109.22) FEET FOR SIX AND 68/100 (6.68) FEET, TANGENT TO SAID CURVE AT ITS BEGINNING BEARING SOUTH SIXTEEN DEGREES THIRTY-TWO MINUTES FORTY-ONE SECONDS (16°32'41") WEST;

THENCE CONTINUING WITH THE WEST LINE OF SAID KETTERING BOULEVARD ON A TANGENT TO SAID CURVE BEARING SOUTH SIXTEEN DEGREES TWELVE MINUTES (16°12") WEST FOR NINETY-THREE AND 04/100 (93.04) FEET;

THENCE CONTINUING WITH THE WEST LINE OF SAID KETTERING BOULEVARD IN A SOUTHERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF ONE THOUSAND FOUR HUNDRED EIGHTY-SEVEN AND 92/100 (1,487.96) FEET FOR ONE HUNDRED THIRTY-ONE AND 00/100 (131.00) FEET, TANGENT TO SAID CURVE AT ITS BEGINNING BEARING SOUTH SIXTEEN DEGREES THIRTY-TWO MINUTES FORTY-ONE SECONDS (16°32'41") WEST;

CONTAINING 2.848 ACRES MORE OR LESS, CURVE DISTANCES MEASURED ON THE ARC.

POINT WEST II

LOCATED IN THE CITY OF MORaine, COUNTY OF MONTGOMERY, STATE OF OHIO, AND BEING PART OF LOT 3992 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF SAID CITY OF MORaine, OHIO, AND BEING ALSO IN SECTION 11, TOWN 1, RANGE 6 NRS, AND BEING A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3744 OF THE CONSECUTIVE NUMBERS LOTS ON THE PLAT OF SAID CITY OF MORaine, OHIO, SAID POINT BEING IN THE WEST LINE OF KETTERING BOULEVARD;

THENCE WITH THE WEST LINE OF SAID KETTERING BOULEVARD IN A SOUTHERLY DIRECTION ON A CURVE TO THE LEFT, WITH A RADIUS OF ONE THOUSAND NINE AND 22/100 (1,109.22) FEET FOR TWO HUNDRED SEVENTY AND 81/100 (270.81) FEET, THE CHORD TO SAID CURVE BEARING SOUTH TWENTY-THREE DEGREES THIRTY-ONE MINUTES FIFTY-EIGHT SECONDS (23°31'58") WEST FOR TWO HUNDRED SIXTY-NINE AND 93/100 (269.93) FEET;

THENCE NORTH SIXTY-THREE DEGREES THIRTY-FIVE MINUTES FIFTY SECONDS (63°35'50") WEST FOR SIXTY-NINE AND 00/100 (69.00) FEET;

THENCE NORTH TWENTY-SIX DEGREES TWENTY-FOUR MINUTES TEN SECONDS (26°24'10") EAST FOR TWENTY AND 00/100 (20.00) FEET;

THENCE NORTH SIXTY-THREE DEGREES THIRTY-FIVE MINUTES FIFTY SECONDS (63°35'50") WEST FOR TWO HUNDRED SIXTY-FIVE AND 00/100 (265.00) FEET;

THENCE SOUTH TWENTY-SIX DEGREES TWENTY-FOUR MINUTES TEN SECONDS (26°24'10") WEST FOR TWENTY AND 00/100 (20.00) FEET;

THENCE NORTH SIXTY-THREE DEGREES THIRTY-FIVE MINUTES FIFTY SECONDS (63°35'50") WEST FOR TWENTY-ONE AND 00/100 (21.00) FEET;

THENCE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF FORTY AND 00/100 (40.00) FEET FOR FIFTY-SIX AND 70/100 (56.70) FEET TO A POINT OF REVERSE CURVATURE, THE CHORD TO SAID CURVE BEARING NORTH TWENTY-TWO DEGREES FIFTY-NINE MINUTES FIFTEEN SECONDS (22°19'15") WEST FOR FIFTY-TWO AND 07/100 (52.07) FEET;

THENCE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE LEFT, WITH A RADIUS OF TWO HUNDRED AND 00/100 (200.00) FEET FOR ONE HUNDRED NINETY-ONE AND 26/100 (191.63) FEET, THE CHORD TO SAID CURVE BEARING NORTH NINE DEGREES FORTY-NINE MINUTES TEN SECONDS (9°49'10") WEST FOR ONE HUNDRED EIGHTY-FOUR AND 94/100 (184.94) FEET;

THENCE NORTH THIRTY-SEVEN DEGREES FIFTEEN MINUTES THIRTY-NINE SECONDS (37°15'39") WEST FOR TWO HUNDRED SIXTY-FIVE AND 00/100 (265.00) FEET;

THENCE NORTH SEVENTY-TWO DEGREES TWENTY-FOUR MINUTES FORTY SECONDS (72°24'40") EAST FOR TWO HUNDRED NINETY-TWO AND 37/100 (292.37) FEET TO A POINT IN THE WEST LINE OF LOT 3789 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF SAID CITY OF MORaine, OHIO;

THENCE WITH THE WEST LINE OF SAID LOT 3789, SOUTH SIXTEEN DEGREES FIFTY-TWO MINUTES FORTY SECONDS (16°52'44") WEST FOR ELEVEN AND 00/100 (11.00) FEET TO THE SOUTHWEST CORNER OF SAID LOT 3789;

THENCE WITH THE SOUTH LINE OF SAID LOT 3789, SOUTH SEVENTY-THREE DEGREES SEVEN MINUTES SEVEN SECONDS (73°07'07") EAST FOR ONE HUNDRED EIGHTY-THREE AND 18/100 (183.18) FEET TO THE NORTHWEST CORNER OF SAID LOT 3744;

THENCE WITH THE WEST LINE OF SAID LOT 3744, SOUTH THIRTY-FIVE DEGREES TWENTY-FOUR MINUTES FORTY SECONDS (35°24'44") WEST FOR ONE HUNDRED FIFTY AND 07/100 (150.07) FEET TO THE SOUTHWEST CORNER OF SAID LOT 3744;

THENCE WITH THE SOUTH LINE OF SAID LOT 3744, SOUTH FIFTY-FOUR DEGREES THIRTY-FIVE MINUTES FORTY-SIX SECONDS (54°36'46") EAST FOR TWO HUNDRED EIGHTY AND 81/100 (280.81) FEET TO THE POINT OF BEGINNING, CONTAINING 3.745 ACRES MORE OR LESS AND SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS OF RECORD.

THE ABOVE-DESCRIBED PREMISES ARE NOW KNOWN AS:

SITUATED IN THE CITY OF MORaine, COUNTY OF MONTGOMERY, STATE OF OHIO, AND BEING LOT NUMBERED 4480 OF THE REVISED AND CONSECUTIVE LOT NUMBERS OF THE CITY OF MORaine.

POINT WEST III

LOCATED IN THE CITY OF MORaine, COUNTY OF MONTGOMERY, STATE OF OHIO AND BEING PART OF LOTS 3990 AND 3992 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF SAID CITY OF MORaine, OHIO AND BEING ALSO IN SECTION 11, TOWN 1, RANGE 6 NRS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4473 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF SAID CITY OF MORaine, OHIO, SAID POINT BEING IN THE EAST LINE OF ELSEE ROAD.

THENCE WITH THE SAID EAST LINE OF ELSEE ROAD IN A NORTHERLY DIRECTION ON A CURVE TO THE RIGHT WITH A RADIUS OF FIVE HUNDRED SEVENTY AND 00/100 (570.00) FEET FOR TWO HUNDRED THIRTY-TWO AND 07/100 (232.07) FEET, CHORD TO SAID CURVE BEARING NORTH FORTY-NINE DEGREES FOUR MINUTES THIRTY-TWO SECONDS (49°04'32") EAST FOR TWO HUNDRED THIRTY AND 47/100 (230.47) FEET;

THENCE CONTINUING WITH THE SAID EAST LINE OF ELSEE ROAD, NORTH FIFTY-TWO DEGREES FORTY-FOUR MINUTES TWENTY ONE SECONDS (52°44'21") EAST FOR THREE HUNDRED TWENTY-FOUR AND 39/100 (234.39) FEET TO A POINT IN THE SOUTHWEST LINE OF A THIRTY-FOOT WIDE PRIVATE DRIVE;

THENCE WITH THE SOUTHWEST LINE OF SAID THIRTY-FOOT WIDE PRIVATE DRIVE SOUTH SEVENTY DEGREES FIFTEEN MINUTES NINE SECONDS (75°15'09") EAST FOR TWO HUNDRED FIFTY AND 00/100 (250.00) FEET TO A POINT OF CURVATURE;

THENCE CONTINUING WITH THE SOUTHWEST LINE OF SAID THIRTY-FOOT WIDE PRIVATE DRIVE IN A SOUTHEASTERLY DIRECTION ON A CURVE TO THE LEFT WITH A RADIUS OF ONE HUNDRED SEVENTY AND 00/100 (170.00) FEET FOR ONE HUNDRED SIXTY-TWO AND 84/100 (162.84) FEET TO A POINT OF REVERSE CURVATURE, CHORD TO SAID CURVE BEARING SOUTH NINE DEGREES FORTY-NINE MINUTES NINE SECONDS (9°49'09") EAST FOR ONE HUNDRED FIFTY-SIX AND 09/100 (165.69) FEET;

THENCE CONTINUING WITH THE SOUTHWEST LINE OF SAID THIRTY-FOOT WIDE PRIVATE DRIVE IN A SOUTHEASTERLY DIRECTION ON A CURVE TO THE LEFT WITH A RADIUS OF ONE HUNDRED SEVENTY AND 00/100 (170.00) FEET FOR ONE HUNDRED SIXTY-TWO AND 84/100 (162.84) FEET TO A POINT OF REVERSE CURVATURE, CHORD TO SAID CURVE BEARING SOUTH NINE DEGREES FORTY-NINE MINUTES NINE SECONDS (9°49'09") EAST FOR ONE HUNDRED FIFTY-SIX AND 09/100 (165.69) FEET;

THENCE CONTINUING WITH THE SOUTHWEST LINE OF SAID THIRTY-FOOT WIDE PRIVATE DRIVE IN A SOUTHEASTERLY DIRECTION ON A CURVE TO THE LEFT WITH A RADIUS OF SEVENTY AND 00/100 (70.00) FEET FOR FIFTY-THREE AND 00/100 (68.89) FEET, TO A POINT IN THE NORTH LINE OF LOT 4846 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF SAID CITY OF MORaine, OHIO, THE CHORD TO SAID CURVE BEARS SOUTH FOUR DEGREES EIGHTEEN MINUTES THIRTY-SIX SECONDS (4°18'36") EAST FOR FIFTY-TWO AND 29/100 (52.29) FEET;

THENCE WITH THE NORTH AND WEST LINES OF SAID LOT 4846 ON THE FOLLOWING FOUR COURSES

NORTH SEVENTY-ONE DEGREES ZERO MINUTES ZERO SECONDS (71°00") WEST FOR FOUR AND 00/100 (4.00) FEET,

SOUTH NINETEEN DEGREES ZERO MINUTES ZERO SECONDS (19°00") WEST FOR ONE HUNDRED FIFTY-ONE AND 00/100 (151.00) FEET,

NORTH SIXTY-THREE DEGREES THIRTY-FIVE MINUTES FIFTY SECONDS (63°35'50") WEST FOR SIXTY-NINE AND 00/100 (69.00) FEET

AND SOUTH NINETEEN DEGREES ZERO MINUTES ZERO SECONDS (19°00") WEST FOR SIXTY-TWO AND 02/100 (62.02) FEET TO THE SOUTHWEST CORNER OF SAID LOT 4846, SAID POINT BEING IN THE NORTH LINE OF LOT 3990 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF SAID CITY OF MORaine, OHIO;

THENCE WITH THE NORTH LINE OF SAID LOT 3990, NORTH SIXTY-THREE DEGREES THIRTY-FIVE MINUTES FIFTY SECONDS (63°35'50") WEST FOR FIFTY-FOUR AND 24/100 (54.24) FEET TO THE NORTHWEST CORNER OF SAID LOT 3989, SAID POINT BEING IN THE NORTH LINE OF LOT 3994 OF THE CONSECUTIVE NUMBERS OF LOTS ON THE PLAT OF SAID CITY OF MORaine, OHIO;

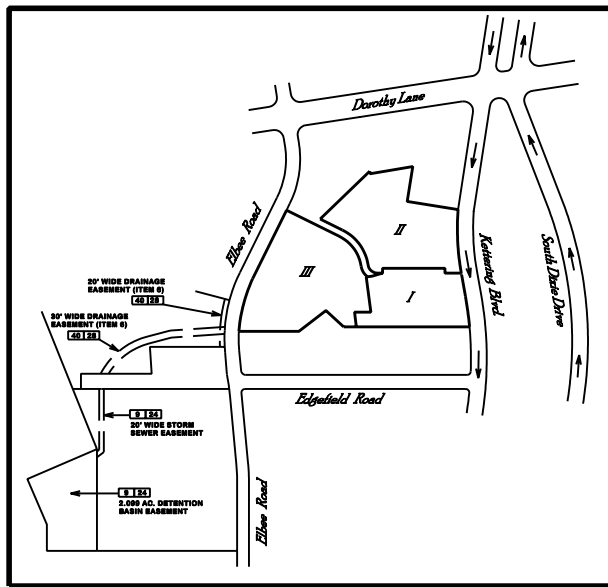
THENCE WITH THE NORTH LINE OF SAID LOT 3984 ON THE FOLLOWING TWO COURSES:

NORTH TWENTY DEGREES FIFTY-TWO MINUTES FORTY-FIVE SECONDS (20°52'45") WEST FOR ONE HUNDRED ONE AND 00/100 (101.00) FEET

AND SOUTH SEVENTY-NINE DEGREES ZERO MINUTES ZERO SECONDS (79°00") WEST FOR ONE HUNDRED FORTY-FIVE AND 00/100 (145.00) FEET TO THE NORTHEAST CORNER OF SAID LOT 4473;

THENCE WITH THE NORTH LINE OF SAID LOT 4473, NORTH SIXTY-THREE DEGREES THIRTY-FIVE MINUTES FIFTY SECONDS (63°35'50") WEST FOR TWO HUNDRED FIFTY-FOUR AND 64/100 (254.64) FEET TO THE POINT OF BEGINNING, CONTAINING 4.376 ACRES MORE OR LESS AND SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD.

NOTE: IN THE ABOVE TRACT 1.154 ACRES ARE IN LOT 3986, AND 5.222 ACRES ARE IN LOT 3992.



VICINITY MAP
NOT TO SCALE

EXCEPTIONS:

- BASEMENTS ARE AS LISTED IN TITLE PACKAGE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 29330009 DATED, DATE DECEMBER 10, 2006.
- AS TO POINT WEST I:**
- [1] RIGHT OF WAY AND EASEMENT TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED BOOK 198, PAGE 165. (DOES NOT AFFECT, WITHIN R/W KETTERING BLVD.)
 - [2] EASEMENT TO BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO, OF RECORD IN DEED BOOK 2068, PAGE 688. (AS SHOWN ON SURVEY)
 - [3] EASEMENT TO BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO, OF RECORD IN DEED NO. 74-8646. (AS SHOWN ON SURVEY)
 - [4] EASEMENT TO BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO, OF RECORD IN DEED NO. 74-19010. (AS SHOWN ON SURVEY)
 - [5] RIGHT OF WAY AND EASEMENT TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED NO. 79-9008. (AS SHOWN ON SURVEY)
 - [6] EASEMENT TO BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO, OF RECORD IN DEED NO. 64-48082. (AS SHOWN ON SURVEY, A PORTION OF THE WATER MAIN APPEARS TO BE LOCATED OUTSIDE OF THE EASEMENT)
 - [7] EASEMENT TO OHIO BELL TELEPHONE COMPANY, OF RECORD IN DEED NO. 64-480204. (AS SHOWN ON SURVEY)
 - [8] RECIPROCAL EASEMENT AGREEMENT OF RECORD IN DEED NO. 86-51486 AND PLAT BOOK 123, PAGE 41. (AS SHOWN ON SURVEY)
 - [9] RECIPROCAL EASEMENT AGREEMENT OF RECORD IN DEED NO. 86-58268 AND PLAT BOOK 127, PAGE 83. (ALL ITEMS ARE SHOWN ON SURVEY, 30 FOOT WIDE STORM SEWER EASEMENT AND DETENTION BASIN LOCATED OFF-SITE SHOWN ON VICINITY MAP)
 - [10] RIGHT OF WAY AND EASEMENT TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED NO. 86-887004. (AS SHOWN ON SURVEY)
 - [11] RECITALS CONTAINED IN DEED OF RECORD IN DEED NO. 86-871068. (EFFECTS PREMISES, NOT PLOTTABLE)
- AS TO POINT WEST II:**
- [12] RIGHT OF WAY TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED BOOK 3471, PAGE 468. (AS SHOWN ON SURVEY)
 - [13] EASEMENT TO THE CITY OF MORaine, OHIO, OF RECORD IN DEED NO. 86-484807. (AS SHOWN ON SURVEY, DETENTION BASIN DOES NOT EXIST)
 - [14] CORRECTIVE EASEMENT TO THE CITY OF MORaine, OHIO, OF RECORD IN DEED NO. 80-482008. (AS SHOWN ON SURVEY, DETENTION BASIN DOES NOT EXIST)
 - [15] EASEMENT TO THE CITY OF MORaine, OHIO, OF RECORD IN DEED NO. 86-484808. (AS SHOWN ON SURVEY)
 - [16] CORRECTIVE EASEMENT TO THE CITY OF MORaine, OHIO, OF RECORD IN DEED NO. 80-482008. (AS SHOWN ON SURVEY)
 - [17] RIGHT OF WAY TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED NO. 86-87026. (AS SHOWN ON SURVEY)
 - [18] EASEMENT TO THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO, OF RECORD IN DEED NO. 84-480826. (AS SHOWN ON SURVEY, A PORTION OF THE WATER MAIN APPEARS TO BE LOCATED OUTSIDE OF THE EASEMENT)
 - [19] EASEMENT TO THE OHIO BELL TELEPHONE COMPANY, OF RECORD IN DEED NO. 64-480206. (AS SHOWN ON SURVEY)
 - [20] RECIPROCAL EASEMENT AGREEMENT OF RECORD IN DEED NO. 86-51486 AND PLAT BOOK 123, PAGE 41. (AS SHOWN ON SURVEY)
 - [21] RECIPROCAL EASEMENT AGREEMENT OF RECORD IN DEED NO. 86-58268 AND PLAT BOOK 127, PAGE 83. (ALL ITEMS ARE SHOWN ON SURVEY, 30 FOOT WIDE STORM SEWER EASEMENT AND DETENTION BASIN LOCATED OFF-SITE SHOWN ON VICINITY MAP)
 - [22] EASEMENT TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED NO. 86-887064. (AS SHOWN ON SURVEY)
 - [23] EASEMENT TO THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO, OF RECORD IN DEED NO. 86-891401. (AS SHOWN ON SURVEY)
 - [24] EASEMENT TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED NO. 86-819069. (AS SHOWN ON SURVEY)
 - [25] RECITALS CONTAINED IN DEED OF RECORD IN DEED NO. 86-871068. (ALL BASEMENTS LISTED ON EXHIBIT "B" ARE SHOWN ON SURVEY, ITEM 6, EASEMENT FOR STORM DRAINAGE DITCH OFF-SITE SHOWN ON VICINITY MAP)
- AS TO POINT WEST III:**
- [26] RIGHT OF WAY AND EASEMENT TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED BOOK 198, PAGE 165. (DOES NOT AFFECT, WITHIN R/W KETTERING BLVD.)
 - [27] EASEMENT TO BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO, OF RECORD IN DEED BOOK 2068, PAGE 688. (AS SHOWN ON SURVEY)
 - [28] RIGHT OF WAY TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED BOOK 3471, PAGE 468. (AS SHOWN ON SURVEY)
 - [29] EASEMENT TO BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO, OF RECORD IN DEED NO. 74-8646. (AS SHOWN ON SURVEY)
 - [30] EASEMENT TO BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO, OF RECORD IN DEED NO. 74-19010. (AS SHOWN ON SURVEY)
 - [31] EASEMENT TO THE CITY OF MORaine, OHIO, OF RECORD IN DEED NO. 86-484808. (AS SHOWN ON SURVEY)
 - [32] CORRECTIVE EASEMENT TO THE CITY OF MORaine, OHIO, OF RECORD IN DEED NO. 80-482008. (AS SHOWN ON SURVEY)
 - [33] RIGHT OF WAY AND EASEMENT TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED NO. 86-887016. (AS SHOWN ON SURVEY)
 - [34] RECITALS OF RECORD IN DEED NO. 86-871011. (ALL ITEMS BASEMENTS LISTED ON EXHIBIT "B" ARE SHOWN ON SURVEY, ITEM 6, EASEMENT FOR STORM DRAINAGE DITCH OFF-SITE SHOWN ON VICINITY MAP)

NOTES:

1. THE PREMISES LIE WITHIN ZONE "C"-AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEDERAL EMERGENCY RATE MAP PANEL NO. 99119020248, WITH AN EFFECTIVE DATE OF JANUARY 8, 2006.
2. THE FOLLOWING IS A SUMMARY OF EXISTING PARKING SPACES:
POINT WEST I - 158 REGULAR SPACES, 6 HANDICAPPED SPACES FOR A TOTAL OF 164.
POINT WEST II - 158 REGULAR SPACES, 7 HANDICAPPED SPACES FOR A TOTAL OF 165.
POINT WEST III - 328 REGULAR SPACES, 8 HANDICAPPED SPACES FOR A TOTAL OF 336.
OR SPACES IN PARKING GARAGE INCLUDED IN REGULAR COUNT.
3. PREMISES ARE CURRENTLY ZONED "B-2" (GENERAL BUSINESS DISTRICT) AND ARE SUBJECT TO THE FOLLOWING BUILDING SETBACK REQUIREMENTS (NOT SHOWN FOR CLARITY):
40 FOOT FRONT YARD
45 FOOT REAR YARD
5 FEET SIDE YARD
MAXIMUM BUILDING HEIGHT OF 40 FEET (3 STORIES)
THE 6 STORY POINT WEST II BUILDING APPEARS TO BE A LEGAL, NON-CONFORMING USE!
4. UTILITIES SHOWN ARE THE RESULT OF ACTUAL FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS. IT IS BELIEVED THAT THEY ARE ESSENTIALLY CORRECT, BUT THE SURVEYOR DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS.
5. PROPOSED 16 FOOT WIDE DRAINAGE EASEMENT SHOWN ON GRADING PLAN PREPARED BY SITE ENGINEERING, INC. AND NOT FOUND IN TITLE PACKAGE.
6. KETTERING BOULEVARD AND ELSEE ROAD ARE DEDICATED PUBLIC STREETS.

CERTIFICATION:

TO: DAPD 198-24 DAYTON OFFICE
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NEPS, AND ACSM IN 1982, AND INCLUDES ITEMS 1-4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NEPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT THE PORTIONAL UNCERTAINTIES RESULTING FROM SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE PORTIONAL TOLERANCE.

TERRY W. HUGHES
OHIO REG. SURVEYOR
No. 7985

DATE:

BASIS OF BEARING:

BEARINGS ARE BASED UPON THE N.T. 80-0434 80S, N.E. 87-0434 80S AND N.E. 86-0434 80S OF THE DEED RECORD OF MONTGOMERY COUNTY, OHIO.

ALTA / ACSM Land Title Survey

Buckeye SURVEYING

POINT WEST OFFICE PARK
KETTERING BOULEVARD
CITY OF MORaine
MONTGOMERY COUNTY, OHIO

SCALE: 1" = 30' DATE: JAN. 2008

PROF. PROJ. NO. 05-0088 SHEET No. 1 of 2

