

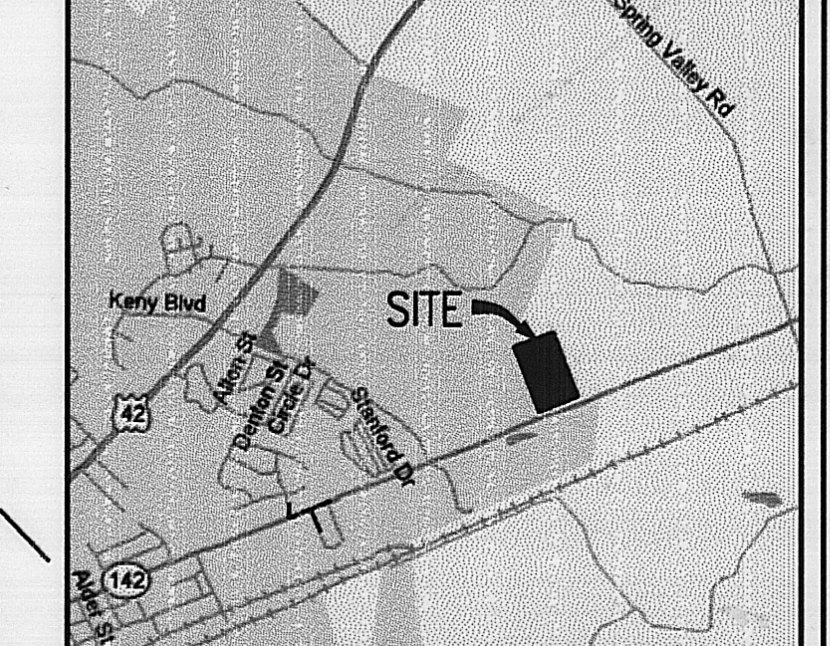
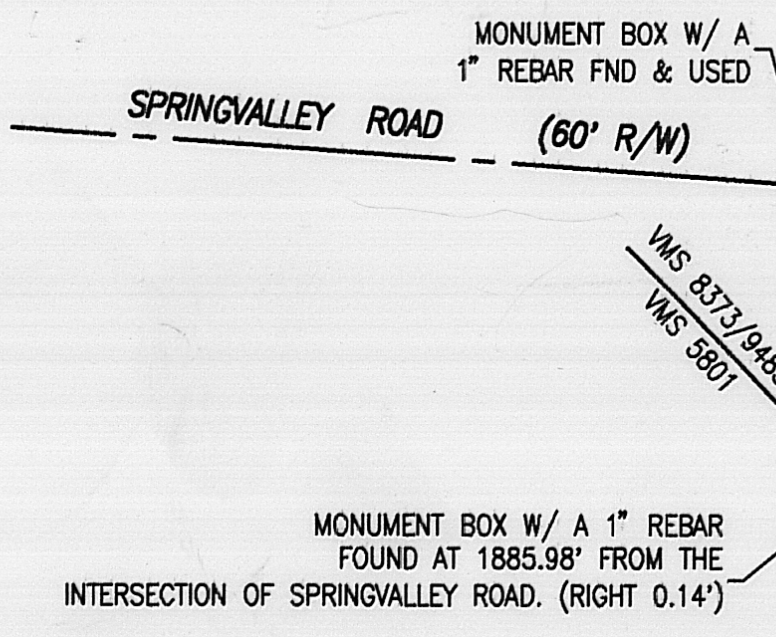
# ALTA/ACSM LAND TITLE SURVEY

## FOR LONDON/HP LTD

A 27.784 ACRE TRACT DEEDED TO LONDON/HP LTD.  
IN OFFICIAL RECORD VOLUME 106, PAGE 1634  
DEERCREEK TOWNSHIP  
COUNTY OF MADISON  
STATE OF OHIO

MTB CORPORATION  
D.B. 295, 834  
ORIGINAL 313.97 ACRES

MEASUREMENT TO CENTERLINE AS STATED IN PREVIOUS DESCRIPTION: 1340.71 MEASURED & USED / 1340.38' RECORD  
S 19°35'00" E RECORD & USED / 1295.71' MEASURED & USED



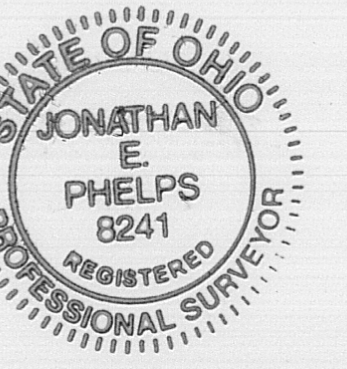
VICINITY MAP  
NTS

### SYMBOLS & LINETYPES

- 5/8"x30" REBAR SET W/ YELLOW LD. CAP MARKED "BRH GROUP"
- ▲ RAILROAD SPIKE SET
- MAG NAIL SET
- FOUND, AS LABELED
- △ RAILROAD SPIKE FOUND
- ⊠ MONUMENT FOUND
- ⊞ CENTERLINE
- ⊞ PROPERTY LINE
- ⊞ SIGN
- ⊞ BOLLARD
- ⊞ MAIL BOX
- ⊞ LIGHT POLE
- ⊞ A/C UNIT
- ⊞ TRAFFIC CONTROL BOX
- ⊞ GUARD RAIL
- ⊞ SIGNAL POLE
- ⊞ FLAG POLE
- ⊞ FIRE HYDRANT
- ⊞ WATER VALVE
- ⊞ WATER METER
- ⊞ WATER SPRINKLER
- ⊞ SIAMESE CONNECTION
- ⊞ CLEAN OUT
- ⊞ GAS VALVE
- ⊞ GAS METER
- ⊞ GAS MARKER
- ⊞ CATCH BASIN
- ⊞ CURB INLET
- ⊞ MANHOLE (TYPE NOTED ON PLAN)
- ⊞ TELEPHONE PEDESTAL
- ⊞ TELEPHONE POLE
- ⊞ TELEPHONE MARKER
- ⊞ UTILITY POLE
- ⊞ GUY WIRE
- ⊞ ELECTRICAL TRANSFORMER
- ⊞ ELECTRICAL PULL BOX

### UTILITY NOTES

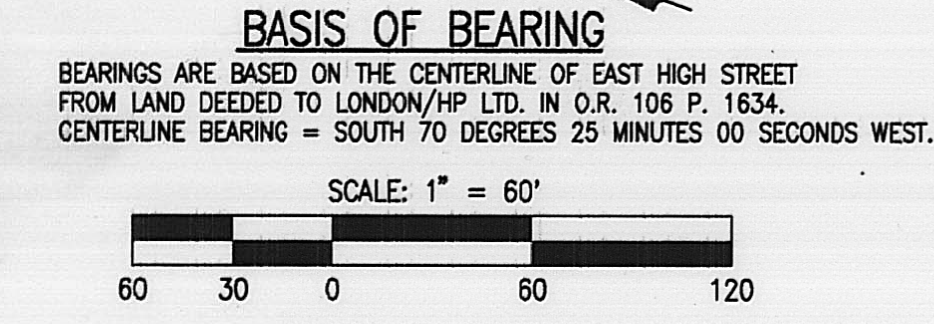
ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES AND/OR RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. THIS SURVEY SHOWS ONLY APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND MUST BE VERIFIED AND FIELD CHECK BY THE UTILITY COMPANIES BEFORE YOU DIG. CALL THE OHIO UTILITIES PROTECTION SERVICE TOLL FREE AT 1-800-362-2764.



### SURVEYORS CERTIFICATION

To First American Title Insurance Company, Cardinal Title Agency, Inc., London/HP Ltd. and JB Management, LP.:  
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 Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 4, 7(a), 7(b), 8-10, 11(a), 11(b), 13-15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Jonathan E. Phelps, P.S. No. 8241  
DATE 9/1/05



**SCHEDULE B ITEMS**  
FIRST AMERICAN TITLE INSURANCE COMPANY (F) - SCHEDULE B COMMITMENT NO. CT 5384  
DATE OF COMMITMENT: JULY 05, 2005 AT 8:00 AM

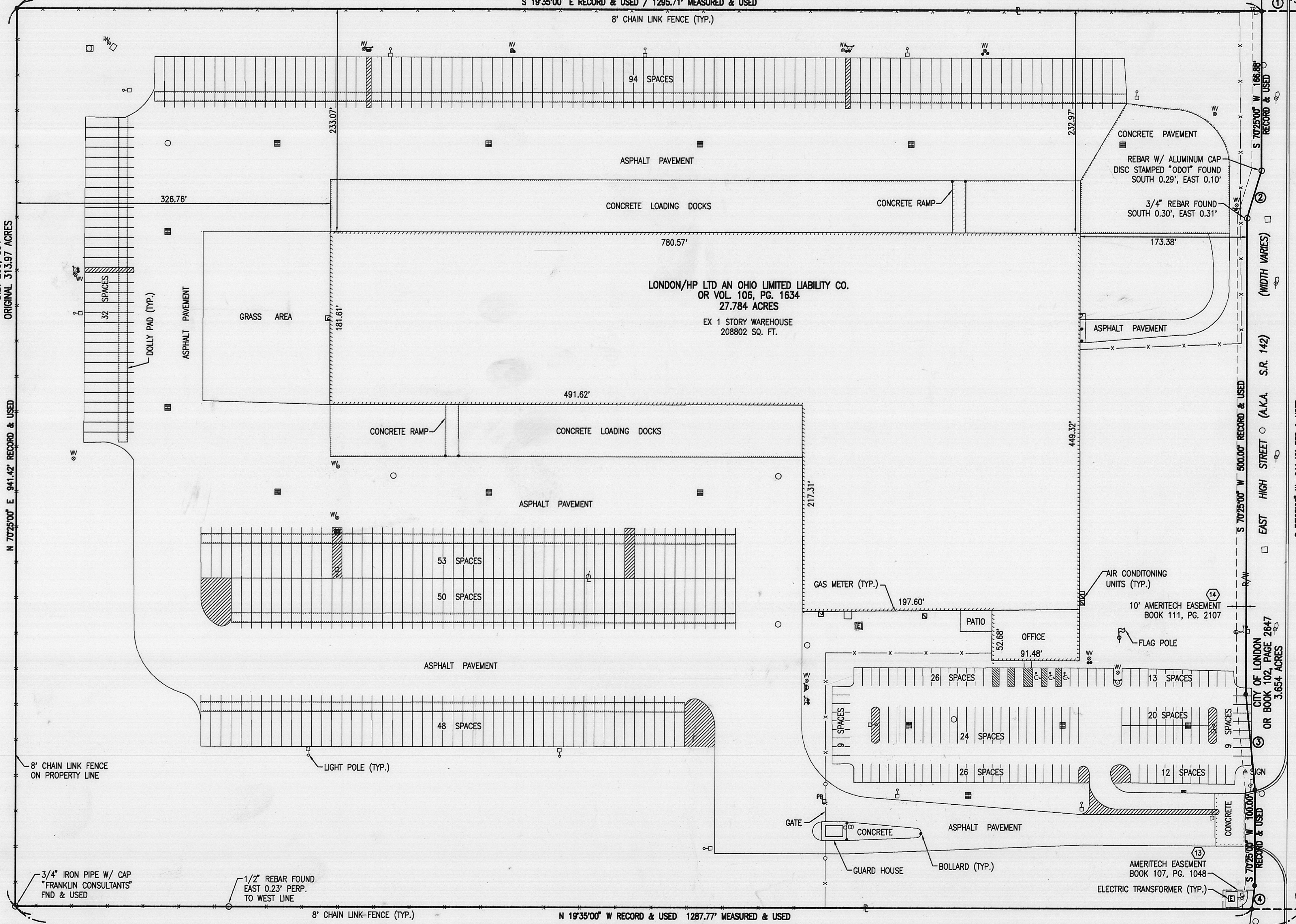
7. POWER POLES LOCATED WITHIN THE RIGHT-OF-WAY OF STATE ROUTE 142 AS SHOWN ON THE SURVEY PREPARED BY FRANKLIN CONSULTANTS, INC. JOB NO. 1104, DATED SEPTEMBER 8, 1999. (MISSING DOCUMENT)
8. OPEN-END MORTGAGE FROM LONDON/HP LTD., TO FIRSTAR BANK IN THE ORIGINAL AMOUNT OF \$7,386,300.00; DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999, APPEARING OF RECORD IN OR BOOK 106, PAGE 1639, RECORDERS OFFICE, MADISON COUNTY, OHIO. (AFFECTS SITE-APPEARS TO HAVE NOTHING TO PLOT EXHIBIT "B" IS MISSING)
- MODIFICATION OF MORTGAGE APPEARING OF RECORD IN OR BOOK 178, PAGE 1247, RECORDERS OFFICE, MADISON COUNTY, OHIO. (AFFECTS SITE-APPEARS TO HAVE NOTHING TO PLOT EXHIBIT "B" IS MISSING)
9. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT APPEARING OF RECORD IN OR BOOK 106, PAGE 1673 AND RE-RECORDED IN OR BOOK 107, PAGE 920, RECORDERS OFFICE, MADISON COUNTY, OHIO. (AFFECTS SITE-APPEARS TO HAVE NOTHING TO PLOT EXHIBIT "B" IS MISSING)
11. NOTICE OF COMMENCEMENT APPEARING OF RECORD IN OR BOOK 106, PAGE 1881, RECORDERS OFFICE, MADISON COUNTY, OHIO. (AFFECTS SITE-NOTHING TO PLOT, SEE DOCUMENT)
12. MEMORANDUM OF LEASE BY AND BETWEEN LONDON/HP LTD., LANDLORD AND HOMEPLACE OF AMERICA, INC., TENANT APPEARING OF RECORD IN OR BOOK 106, PAGE 1636, RECORDERS OFFICE, MADISON COUNTY, OHIO. (AFFECTS SITE-NOTHING TO PLOT, SEE DOCUMENT)
13. EXCLUSIVE EASEMENT BY AND BETWEEN LONDON/HP LTD. AND OHIO BELL TELEPHONE COMPANY A.K.A. AMERITECH OHIO, INC., DATED JANUARY 24, 2000 AND RECORDED IN BOOK 107, PAGE 1048-1050. (AFFECTS SITE AS SHOWN)
14. EXCLUSIVE EASEMENT BY AND BETWEEN LONDON/HP LTD. AND OHIO BELL TELEPHONE COMPANY A.K.A. AMERITECH OHIO, INC., DATED JUNE 28, 2000 AND RECORDED IN BOOK 111, PAGE 2107-2109. (AFFECTS SITE AS SHOWN)

### LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DEERCREEK, BEING IN VIRGINIA MILITARY SURVEY NUMBER 5801 AND BEING A 27.784 ACRE TRACT DEEDED TO THE LONDON/HP LTD., IN OFFICIAL RECORD OFFICIAL RECORD 106, PAGE 1634, RECORDERS OFFICE, MADISON COUNTY, OHIO, (ALL DEED AND PLAT REFERENCES MADE BEING TO SAID RECORDER'S OFFICE, UNLESS OTHERWISE NOTED), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING FOR A POINT OF COMMENCEMENT AT A ONE INCH REBAR IN A MONUMENT BOX LOCATED AT THE CENTERLINE INTERSECTION OF EAST HIGH STREET, ALSO KNOWN AS STATE ROUTE 142 (VARIABLE WIDTH) AND SPRING VALLEY ROAD (60 FEET);  
THENCE ALONG THE CENTERLINE OF SAID EAST HIGH STREET AND ALSO ALONG THE SOUTHERLY LINE OF LAND OWNED BY THE CITY OF LONDON AS RECORDED IN OFFICIAL RECORD 102 PAGE 2847, SOUTH 70 DEGREES 25 MINUTES 00 SECONDS WEST, PASSING A ONE INCH REBAR IN A MONUMENT BOX AT 1885.98 FEET RIGHT 0.14', 3468.19 FEET TO A POINT IN SAID CENTERLINE;  
THENCE CROSSING SAID CITY OF LONDON LAND, NORTH 19 DEGREES 35 MINUTES 00 SECONDS WEST, 45.00 FEET TO A NUMBER FIVE REBAR SET AT A POINT IN THE NORTHERLY LINE OF SAID EAST HIGH STREET, WHICH POINT ALSO BEING THE TRUE POINT OF BEGINNING HEREIN DESCRIBED;  
THE FOLLOWING SIX COURSES ARE ALONG THE SOUTHERLY LINE OF LAND HEREIN DESCRIBED AND ALONG SAID NORTHERLY LINE OF CITY OF LONDON LAND, ALSO ALONG THE NORTHERLY LINE OF SAID EAST HIGH STREET;  
THENCE, SOUTH 70 DEGREES 25 MINUTES 00 SECONDS WEST, 166.88 FEET TO A POINT IN SAID SOUTHERLY AND NORTHERLY LINE, REFERENCE A 5/8" REBAR WITH AN ALUMINUM CAP STAMPED "ODOT" (SOUTH 0.29', EAST 0.10');  
THENCE, SOUTH 87 DEGREES 06 MINUTES 57 SECONDS WEST, 52.20 FEET TO A POINT IN SAID SOUTHERLY AND NORTHERLY LINE, REFERENCE A 3/4" IRON PIPE (SOUTH 0.30', EAST 0.31');  
THENCE, SOUTH 70 DEGREES 25 MINUTES 00 SECONDS WEST, 500.00 FEET TO A NUMBER FIVE REBAR SET IN SAID SOUTHERLY AND NORTHERLY LINE;  
THENCE, SOUTH 64 DEGREES 42 MINUTES 22 SECONDS WEST, 100.50 FEET TO A NUMBER FIVE REBAR SET IN SAID SOUTHERLY AND NORTHERLY LINE;  
THENCE, SOUTH 70 DEGREES 25 MINUTES 00 SECONDS WEST, 100.00 FEET TO A NUMBER FIVE REBAR SET IN SAID SOUTHERLY AND NORTHERLY LINE;  
THENCE, SOUTH 77 DEGREES 15 MINUTES 34 SECONDS WEST, 24.72 FEET TO A NUMBER FIVE REBAR SET AT THE SOUTHWESTERLY CORNER OF SAID LAND HEREIN DESCRIBED AND ALSO ALONG SAID SOUTHERLY AND NORTHERLY LINE;  
THENCE ALONG THE WESTERLY LINE OF SAID LAND HEREIN DESCRIBED, NORTH 19 DEGREES 35 MINUTES 00 SECONDS WEST, 1287.77 FEET TO A 3/4" IRON PIPE CAPPED "FRANKLIN CONSULTANTS", WHICH POINT BEING THE NORTHWESTERLY CORNER OF SAID LAND HEREIN DESCRIBED;  
THENCE ALONG THE NORTHERLY LINE OF SAID LAND HEREIN DESCRIBED NORTH 70 DEGREES 25 MINUTES 00 SECONDS EAST, 941.42 FEET TO A NUMBER FIVE REBAR SET AT THE NORTHEAST CORNER OF SAID LAND HEREIN DESCRIBED;

### LEGAL DESCRIPTION (CONT'D)

THENCE ALONG THE EASTERLY LINE OF SAID LAND HEREIN DESCRIBED, SOUTH 19 DEGREES 35 MINUTES 00 SECONDS EAST, 1295.71 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 27.784 ACRES.  
JONATHAN E. PHELPS, OHIO SURVEYOR NO. 8241, OF BRH GROUP, INC., WORTHINGTON OHIO, PREPARED THE ABOVE DESCRIPTION FROM ACTUAL FIELD SURVEYS PERFORMED IN JULY 2005. BEARINGS ARE BASED ON THE CENTERLINE OF EAST HIGH STREET (STATE ROUTE 142) FROM LAND DEEDED TO LONDON/HP LTD. IN OFFICIAL RECORD 106 PAGE 1634. CENTERLINE BEARING = SOUTH 70 DEGREES 25 MINUTES 00 SECONDS WEST;



MTB CORPORATION  
D.B. 295, 834  
ORIGINAL 313.97 ACRES

### LINE SCHEDULE

- ① N 19°35'00" W 45.00' RECORD & USED
- ② S 87°08'57" W 52.20' RECORD & USED
- ③ S 64°42'22" W 100.50' RECORD & USED
- ④ S 77°15'34" W 24.72' RECORD & USED

MEASUREMENT TO CENTERLINE AS STATED IN PREVIOUS DESCRIPTION: 1340.71' MEASURED & USED / 1340.38' RECORD

BRH Group, Inc.  
705-F Lakeview Plaza Boulevard  
Worthington, Ohio 43085-4779  
Phone: (614) 841-9500  
Fax: (614) 841-0170  
Email: info@brhgroup.com

ALTA/ACSM LAND TITLE SURVEY FOR  
LONDON/HP LTD  
475 EAST HIGH STREET (S.R. 142)  
LONDON, OHIO

REVISIONS	DATE
SCHEDULE B ITEMS NOS. 13 & 14 ADDED	8-31-05

JOB NO.	20032.18
DRAWN BY	JEP
DESIGNED BY	
CHECKED BY	AJR
FIELD CREW	RG/SR/JS
FIELD DATE	7-05
DATE	9-01-05
SCALE	1" = 60'

SHEET  
1  
OF 1

August 31, 2005

**LEGAL DESCRIPTION  
CONTAINING 27.784 ACRES  
DEEDED TO LONDON/HP LTD.  
IN OFFICIAL RECORD 106, PAGE 1634  
TOWNSHIP DEERCREEK  
CITY OF LONDON  
COUNTY OF MADISON  
STATE OF OHIO**

Situated in the State of Ohio, County of Madison, Township of Deercreek, and being a 27.784 acre tract deeded to the London/hp Ltd., in Official Record Official Record 106, Page 1634, Recorders Office, Madison County, Ohio, (all deed and plat references made being to said Recorder's Office, unless otherwise noted), being more particularly described as follows:

Beginning for a POINT OF COMMENCEMENT at a one inch rebar in a monument box located at the centerline intersection of East High Street, also known as State Route 142 (Variable Width) and Spring Valley Road (60 feet wide);

Thence along the centerline of said East High Street and also along the southerly line of land owned by the City of London as recorded in Official Record 102 Page 2647, **South 70 Degrees 25 Minutes 00 Seconds West**, passing a one inch rebar in a monument box at 1885.98 feet Right 0.14', **3468.19 feet** to a point in said centerline;

Thence crossing said City of London land, **North 19 Degrees 35 Minutes 00 Seconds West, 45.00 feet** to a number five rebar set at a point in the Northerly line of said East High Street, which point also being the **TRUE POINT OF BEGINNING** herein described:

The following six courses are along the Southerly line of land hereindescribed and along said Northerly line of City of London land, also along the northerly line of said East High Street;

Thence, **South 70 Degrees 25 Minutes 00 Seconds West, 166.88 feet** to a point in said Southerly and Northerly line, reference a 5/8" Rebar with an aluminum cap stamped "ODOT" (South 0.29', East 0.10');

Thence, **South 87 Degrees 06 Minutes 57 Seconds West, 52.20 feet** to a point in said Southerly and Northerly line, reference a 3/4" Iron Pipe (South 0.30', East 0.31');

Thence, **South 70 Degrees 25 Minutes 00 Seconds West, 500.00 feet** to a point in said Southerly and Northerly line to a number five rebar set;

Thence, **South 64 Degrees 42 Minutes 22 Seconds West, 100.50 feet** to a number five rebar set in said Southerly and Northerly line;

Thence, **South 70 Degrees 25 Minutes 00 Seconds West, 100.00 feet** to a number five rebar set in said Southerly and Northerly line;

Thence, **South 77 Degrees 15 Minutes 34 Seconds West, 24.72 feet** to a number five rebar set at the southwesterly corner of said land hereindescribed and also along said Southerly and Northerly line;

August 31, 2005

Page 2

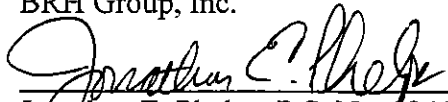
Thence along the Westerly line of said land hereindescribed, **North 19 Degrees 35 Minutes 00 Seconds West, 1287.77 feet** to a 3/4" Iron Pipe capped "FRANKLIN CONSULTANTS", which point being the Northwesterly corner of said land hereindescribed;

Thence along the Northerly line of said land hereindescribed **North 70 Degrees 25 Minutes 00 Seconds East, 941.42 feet** to a number five rebar set at the Northeast corner of said land hereindescribed;

Thence along the Easterly line of said land hereindescribed, **South 19 Degrees 35 Minutes 00 Seconds East, 1295.71 feet** to the **TRUE POINT OF BEGINNING** containing **27.784 acres**.

Jonathan E. Phelps, Ohio Surveyor No. 8241, of BRH Group, Inc., Worthington Ohio, prepared the above description from actual field surveys performed in July 2005. Bearings are based on the Centerline of East High Street (State Route 142) from land deeded to London/HP Ltd. in Official Record 106 Page 1634. Centerline Bearing = South 70 Degrees 25 Minutes 00 Seconds West;

BRH Group, Inc.

 8/31/05  
Jonathan E. Phelps, P.S. No. 8241                      Date  
Job#20032.18

