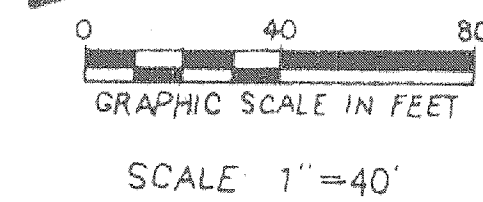


WASHINGTON VILLAGE DRIVE  
(70' R/W)



YANKEE BUSINESS CENTRE  
PB. 141, PG. 44

THOMAS E. KREUSCH &  
TERRY E. BATES  
M.F. # 95-421 C04

1984 - N.I. OHIO ASSOCIATES L.P.  
M.F. # 94-521 A05  
M.F. # 94-497 A02

YANKEE STATION SEC. 4  
PB. 114 PG. 14

STATE ROUTE 725

VICINITY MAP  
NO SCALE

#### EASEMENT NOTES:

- All easements not identified were granted in the recorded plats of Dren Plat Sec. 2 & Dren Plat Sec. 3, as recorded in PB. 93 PG. 70 & PB. 97 PG. 40.
- The following easements do not pertain to this survey:
  - Pipeline right of way to Miami Valley Corp. DB 1408 PG. 15
  - Highway easement to the State of Ohio DB 2200 PG. 208

#### LEGAL DESCRIPTION

##### PARCEL 1

Situate in the Township of Washington, County of Montgomery, State of Ohio and being Lot numbered TWO (2) Dren Plat, Section Two, as recorded in Plat Book 93, page 70 of the Plat Records of Montgomery County, Ohio.

##### PARCEL 11

Situate in the Township of Washington, County of Montgomery, State of Ohio and being Lot numbered THREE (3) Dren Plat, Section Three, as recorded in Plat Book 97, page 40 of the Plat Records of Montgomery County, Ohio.

#### F.E.M.A.

ZONE C - AREA OF MINIMAL FLOODING  
COMMUNITY PANEL #390775 0040 C  
(EFFECTIVE DATE - 2/4/87)

#### PARKING NOTE

442 - REGULAR PARKING SPACES  
15 - HANDICAP PARKING SPACES  
457 - TOTAL SPACES

#### LEGEND

- FH FIRE HYDRANT
- WV WATER VALVE
- MANHOLE
- CB CATCH BASIN
- CO CLEAN-OUT
- LP LIGHT POLE
- HC HANDICAP PARKING SPACE

#### UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

#### SURVEY CERTIFICATE:

CERTIFICATION TO:

DANIS PROPERTIES CO., INC.  
CHICAGO TITLE INSURANCE COMPANY  
SUN LIFE ASSURANCE COMPANY OF CANADA

THIS IS TO CERTIFY, TO THE BEST OF MY KNOWLEDGE, 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 AND ACSM IN 1992, AND INCLUDES ITEMS 2.3, 4.7, 5.9, 10.11 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS OF AN "URBAN" SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS AND ALL BUILDINGS ARE WITHIN THE PROPERTY LINES.

LARRY J. BILL P.S. No. 1557

DATE

#### STREET ADDRESS

- BUILDING "A" - (1446-1482 MIAMISBURG-CENTERVILLE RD.)
- BUILDING "B" - (1400-1440 MIAMISBURG-CENTERVILLE RD.)
- BUILDING "C" - (1079-1115 LYONS RD.)
- BUILDING "D" - (1121-1155 LYONS RD.)
- BUILDING "E" - (1159-1191 LYONS RD.)
- BUILDING "F" - (1205-1233 LYONS RD.)
- BUILDING "G" - (1239-1273 LYONS RD.)
- BUILDING "H" - (1279-1315 LYONS RD.)

#### ALTA/ACSM TITLE SURVEY

DREN PLAT SECTION TWO LOT # 2  
AS RECORDED IN PB. 93 PG. 70

DREN PLAT SECTION THREE LOT # 3  
AS RECORDED IN PB. 97 PG. 40

WITH A COMBINED ACREAGE OF 10.153 ACRES

LOCATED IN

SECTION 6, TOWN. 2, RANGE 5 MRS.  
WASHINGTON TOWNSHIP MONTGOMERY COUNTY, OHIO