



VICINITY MAP

**TITLE REPORT:**

ISSUED BY:  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 COMMITMENT NUMBER: P-07-TTL7368F1 - DATED APRIL 05, 2007

LEGAL DESCRIPTION: OFFICIAL RECORD BOOK 10385 ON PAGE 001  
 SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND TOWNSHIP OF PLAIN, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOT NUMBER FOUR (4) OF ZARLEY INDUSTRIAL PARK AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORDED IN PLAT BOOK 65, PAGE 53 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**TITLE EXCEPTIONS:**

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIM WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL THERETOFERE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD,
5. RIGHTS OF PARTIES IN ACTUAL POSSESSION OF ALL OR ANY PART OF THE PREMISES.
6. SPECIAL ASSESSMENTS AND SPECIAL TAXES, IF ANY, AND TAXES NOT YET DUE AND PAYABLE.
7. SUBJECT TO INCREASES IN PROPERTY TAXES AND VALUATIONS DUE TO VOTED LEVIES AND/OR REVALUATIONS NOT YET CERTIFIED TO THE COUNTY TREASURER'S OFFICE.
8. DELINQUENT SEWER RENTAL CHARGES AND WATER BILLS MAY BECOME A LIEN ON THE REAL ESTATE. NO LIABILITY IS ASSUMED BY THIS COMPANY FOR ASCERTAINING THE STATUS OF UTILITY CHARGES AND THE INSURED IS CAUTIONED TO OBTAIN THE CURRENT STATUS OF THESE PAYMENTS.
9. TAXES FOR THE FIRST HALF OF 2006 ARE A LIEN, ARE UNPAID, DELINQUENT AND NOW PAST DUE PLUS PENALTY. CONTACT THE COUNTY TREASURER FOR AN EXACT PAYOFF. TAXES FOR THE SECOND HALF OF 2006 AND SUBSEQUENT INSTALLMENTS, DETERMINED AND UNDETERMINED, WHICH ARE UNPAID, ARE A LIEN BUT ARE NOT YET DUE AND PAYABLE.
10. MORTGAGE FROM MARVIN L. HILL, UNMARRIED, TO SKY BANK, FILED OCTOBER 15, 2002, RECORDED IN INSTRUMENT NUMBER 200210150257554, FRANKLIN COUNTY, OHIO, TO SECURE THE AMOUNT OF \$480,000.00. ASSIGNMENT OF RENTS FILED OCTOBER 15, 2002 IN INSTRUMENT NUMBER 200210150257555.
11. MORTGAGE FROM MARVIN L. HILL, UNMARRIED, TO SKY BANK, FILED OCTOBER 15, 2002, RECORDED IN INSTRUMENT NUMBER 200210150257558, FRANKLIN COUNTY, OHIO, TO SECURE THE AMOUNT OF \$60,000.00.
12. MORTGAGE FROM MARVIN L. HILL, UNMARRIED, TO SKY BANK, FILED SEPTEMBER 19, 2006, RECORDED IN INSTRUMENT NUMBER 200609190186897, FRANKLIN COUNTY, OHIO, TO SECURE THE AMOUNT OF \$15,000.00.
13. CERTIFICATE OF JUDGEMENT IN FAVOR OF OHIO STATE DEPARTMENT OF TAXATION, AGAINST M HILL AND HILL PUBLISHING, CO. IN THE AMOUNT OF \$1,461.04, PLUS INTERESTS AND COSTS, DATED MAY 3, 1990, FILED MARCH 4, 2000, AND RECORDED IN JUDGEMENT NUMBER 00JG-03-004831, CLERK'S OFFICE, FRANKLIN COUNTY, OHIO. SERIAL NUMBER 1880113144. ATTORNEY FOR THE CREDITOR BETTY D. MONTGOMERY.
14. RESTRICTIONS OF RECORD IN OFFICIAL RECORD 10230, PAGE C-06.
15. BUILDING SETBACK LINES & PUBLIC UTILITY EASEMENTS OF RECORD IN PLAT BOOK 65, PAGE 53.
16. EASEMENT(S) GRANTED UNTO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY APPEARING OF RECORD IN OFFICIAL RECORD 11095, PAGE E-03.
17. EASEMENT(S) GRANTED UNTO CITY OF COLUMBUS APPEARING OF RECORD IN OFFICIAL RECORD 26326, PAGE A-09.
18. EASEMENT(S) GRANTED UNTO COLUMBUS SOUTHERN POWER COMPANY APPEARING OF RECORD IN OFFICIAL RECORD 11095, PAGE E-15.
19. EASEMENT(S) GRANTED UNTO DIRECTOR OF TRANSPORTATION APPEARING OF RECORD IN DEED BOOK 3485, PAGE 849.
20. SUBJECT TO RIGHTS OF THE PUBLIC TO USE THOSE PORTIONS OF THE SUBJECT PREMISES LYING WITHIN THE CONFINES OF PUBLIC ROADS AND HIGHWAYS.

**NOTE:**  
 This is a compilation of information of record for use for title underwriting purposes only. It does not establish surveyed boundaries and is not the product of any survey work. Therefore, it should not be relied upon for any purpose other than that stated in this paragraph.

	PROJECT MGR. WP
<b>LOT 4</b> <b>ZARLEY STREET</b>	DRAWN BY: JC
OHIO	DATE: 6/11/2007
<b>Air-Serve Map</b>	FIELD BOOK:
FRANKLIN COUNTY	CHECKED BY: WP
	PROJECT NO. 07-2003
	SHEET NO. <b>1 OF 1</b>