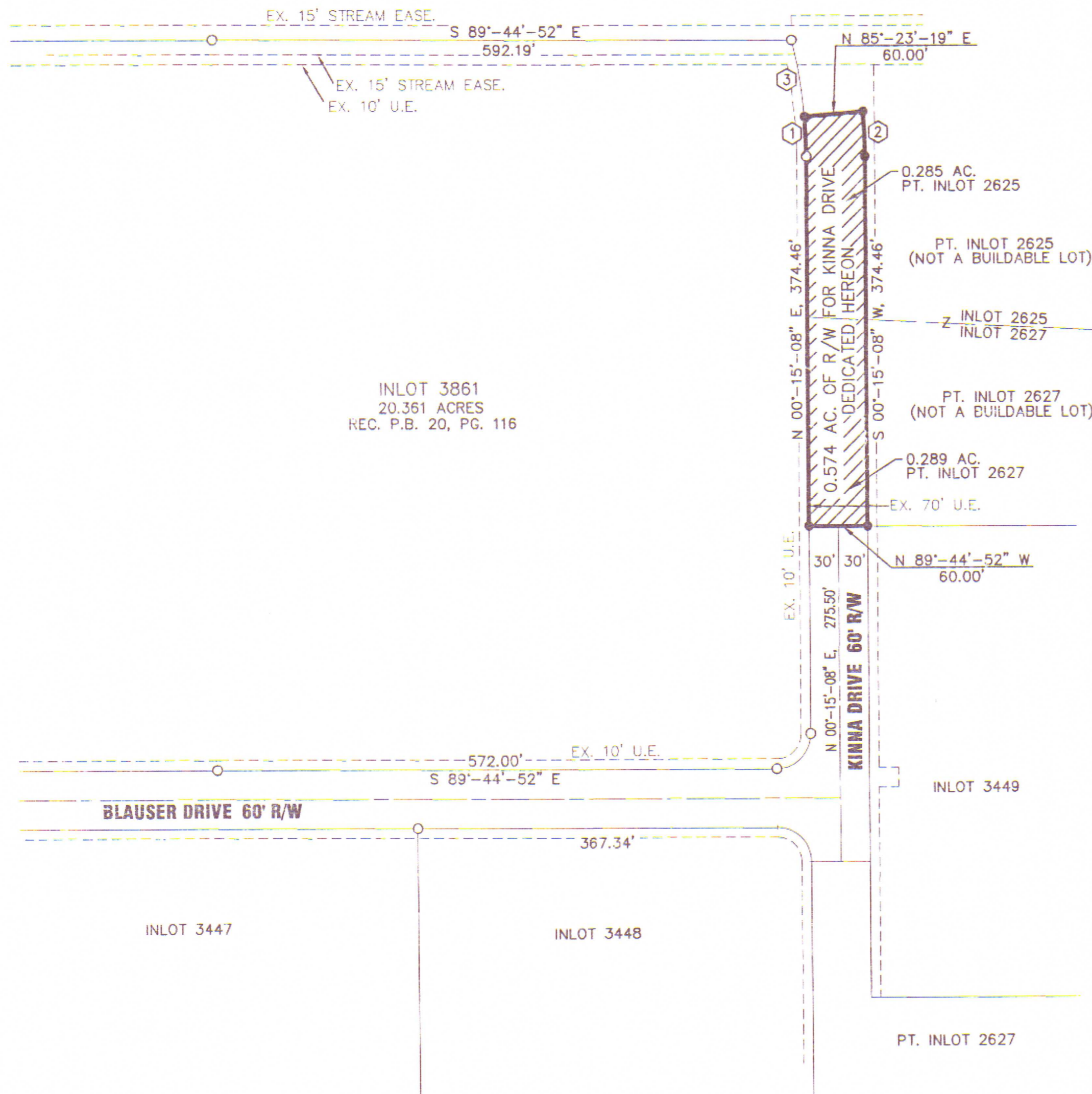


KINNA DRIVE DEDICATION PLAT NORTHGATE COMMERCE CENTER

0.574 ACREAGE PT. 2625
PT. 2627 TIPP CITY MIAMI, OHIO
INLOT CITY COUNTY

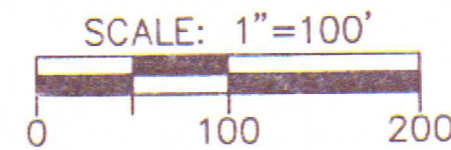
PLAT BOOK 60, PAGE 137
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 19 DAY
OF October, 2004, AT 3:42 P.M.
FILE No. 0411427 FEE: \$86.40
John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY RECORDER
Christine E. Jackson
BY DEPUTY

THIS PLAT APPROVED AND TRANSFERRED THIS 19 DAY OF Oct., 2004.
Chris A. Peoples Linda Varenover
CHRIS A. PEEPLES BY DEPUTY AUDITOR
MIAMI COUNTY AUDITOR



INLOT 3861
20.361 ACRES
REC. P.B. 20, PG. 116

BEARINGS BASED ON REC. P.B. 18, PG. 144



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND

NOTE: MISSING MONUMENTS TO BE RESET AFTER CONSTRUCTION

OWNER/DEVELOPER

GATEWAY CENTER DEVELOPMENT, LTD.
400 CANAL STREET
SIDNEY, OHIO 45365
937-498-2381
D.B. 701, PG. 768

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 5th DAY OF August, 2004.

William J. Smith
CHAIRPERSON
Marilyn Jemmel
SECRETARY

CITY OF TIPP CITY COUNCIL

THIS PLAT WAS REVIEWED AND ACCEPTED BY US THIS 20th DAY OF September, 2004.
BY ORDINANCE 47-04

Valerie K. Blag
PRESIDENT OF COUNCIL
Misty Cox
CLERK OF COUNCIL

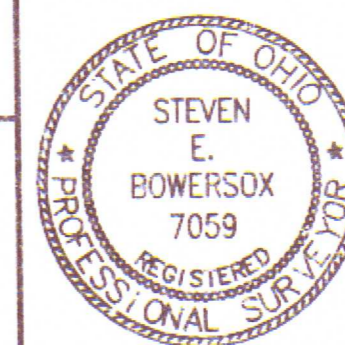
CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	470.00'	04°-51'-50"	39.90'	39.88'	N 02°-10'-45" W
2	530.00'	04°-51'-50"	45.00'	44.99'	S 02°-10'-45" E
3	470.00'	09°-33'-24"	78.39'	78.30'	S 09°-23'-23" E

BEING THE DEDICATION OF RIGHT OF WAY FOR KINNA DRIVE OUT OF PARTS OF INLOTS 2825 AND 2827 FOR NORTHGATE COMMERCE CENTER AS ACQUIRED BY GATEWAY CENTER DEVELOPMENT, LTD. BY DEED BOOK 701, PAGE 768, MIAMI COUNTY RECORDER'S RECORDS.

I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN ACCORDANCE WITH SURVEYS AND DEEDS OF RECORD.

Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

1-27-2004
DATE



CHOICE ONE ENGINEERING
the choice that exceeds...
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

date: 07-27-2004 drawn by: seb job number: MIATC10419PLA

KINNA DRIVE DEDICATION PLAT NORTHGATE COMMERCE CENTER

TRANSFERRED THIS 19 DAY OF Oct., 2004
Chris A. Peeples
 CHRIS A. PEEPLES
 MIAMI COUNTY AUDITOR

PLAT BOOK 20, PAGE 137-A
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS
 RECEIVED FOR RECORD THIS 19 DAY
 OF October, 2004, AT 3:42 P.M.
 FILE NO. 0411427 FEE: \$86.40

John W. O'Brien
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Christine F. Jackson
 DEPUTY

PROTECTIVE COVENANTS & RESTRICTIONS

PURPOSE

It is the intent of these provisions that the Northgate Commerce Center be developed and maintained as an attractive setting for business and industry, with ample landscaped open areas, attractive high quality structures, proper and desirable uses and appropriate development of all property.

1. Approval of design and location: The purchaser of any building site within this plat and their successors or assigns shall be required, before the initial construction is started, to submit for approval of the Developer a set of plans sufficiently complete to set forth the design of the project including grading, surface drainage, drainage swales, loading docks, free-standing masonry walls, signs, lighting, screening, parking lot layout, landscaping, fencing, building location, elevation, and floor plan of building. Approval of building plans will be upon acceptance of Gateway Center Development, LTD. design requirements and covenants given, in writing, by a firm or persons qualified in both architectural and engineering (hereinafter called the Architect-Engineer) appointed by Gateway Center Development LTD., provided only that said Architect-Engineer may not unreasonably withhold approval provided said plans conform with these restrictions and with the general character and quality of the development of neighboring building sites within the bounds of this plat. The Architect-Engineer shall approve or disapprove, in writing, all plans within thirty (30) days of submission. In the event that such person or committee is not in existence or fails to approve or disapprove the design or location of any such plans for development of a building site and in the event said plans comply in all ways with the restrictions herein set forth, then such approval will be deemed to be waived, provided the design and location of the lots conforms and is in harmony with existing structures within this plat. At the same time as the plans above referred to are submitted for approval, there shall be delivered to the City of Tipp City, all plans and other data as required for approval by the appropriate agencies.

2. All loading docks shall be placed so that trucks, vehicles, or machinery using such loading docks shall at no time project into any dedicated public street while in the process of loading or unloading.

3. Landscaping (such as lawns, trees, shrubs, etc.) will be required on all non-paved grounds and maintained so as not to create traffic hazards and must be approved. Minimum landscaping expenditures required are listed herein.

4. Easements shown on this plat, unless otherwise specifically designated, are for the construction, operation, maintenance, repair, replacement, or removal of water, gas, sanitary sewer, storm sewer and drainage, electric, telephone, or other utility line or services, and for the express privilege of removing any obstruction for the use of said utilities and for providing of ingress and egress over the property for such purposes.

5. All utility lines such as telephone and power services shall be installed underground. All service drops and exterior lighting feeder lines shall be installed underground. All transformers shall be pad mounted or mounted below grade.

6. If lot line adjustments are made within the subdivision, a ten (10) foot wide utility easement shall be established and centered along new side and rear lot lines. A twenty (20) foot building setback line shall be established on both sides of said new side and rear lot lines.

7. Easements and building set back requirements are established along all interior lot lines. However, if all or parts of one or more lots are used to form a single building lot, the easement and building set back requirements shall apply to the new lot lines. At such time, the existing easement and building set back requirements pertaining to the existing lot lines shall be automatically vacated if said line no longer is used as a lot line. However, if a utility has been constructed along said existing easement, it shall remain and the easement continue unless the property owner chooses, within the approval of the utilities involved, to have said utility relocated to a new lot line at the property owner's expense.

8. The goal of the Developer is to complete an industrial park which is pleasing in appearance consistent with its intended usage. In order to facilitate this goal, the following minimum standards shall apply. Review and approval of the building exterior design by the Developer shall be a part of the application procedure.

* Exterior Wall Coverings on Buildings Constructed in the Northgate Commerce Center.
 Lots 7, 11, 12, 16, and 18 - 50% of the exterior wall surface will be clad with concrete, masonry, glass, dryvit, wood, or other cementitious materials.

Lots 4, 5, 6, 8, 9, 10, and 17 - 30% of the exterior wall surface or 100% of the front elevation, whichever is greater, shall be clad with concrete, masonry, glass, dryvit, wood, or other cementitious materials.

Lots 1, 2, 3, 13, 14, and 15 - 30% of the exterior wall surface or 100% of front elevation, whichever is greater, shall be clad with concrete, masonry, glass, dryvit, wood, or other cementitious materials.

Architectural metal siding when used to form special effects such as mansard roofs will be considered part of the required percentage.

* Landscaping - Minimum Cost Expenditure per individual lot to be substantiated by bid from commercial landscaper.

\$1.00/s.f. of building up to 20,000 s.f.
 \$.75/s.f. of building up to 50,000 s.f.
 \$.50/s.f. of building over 50,000 s.f.

* Outside Storage and Equipment
 No materials, supplies, or equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permanent structure without the prior written approval of Gateway Center Development, LTD. Outdoor storage shall be permitted provided such storage is screened from view by a permanent screening and is confined to locations approved by Gateway Center Development, LTD.

* Fences

No fences, walls, hedges, or mass planting shall exceed a height of 6 feet, nor be erected or installed or permitted to remain within 35 feet of a property line or right-of-way line without prior written approval of Gateway Center Development, LTD. Chain-link fences are discouraged, but may be approved by Gateway Center Development, LTD. in those instances where security of facilities is needed.

* Signage

No billboard signs or other advertisement devices shall be permitted upon any part of any building or lot or any part thereof without the prior approval of Gateway Center Development, LTD. No rooftop signs shall be permitted. Free standing signs mounted on uprights shall be permitted providing they are not over 6 feet in height. All signs shall be harmonious with the texture and color of the building to which it is affixed. Wall-mounted signs on the face of a building are encouraged. Total sign area per parcel shall not exceed 80 square feet without approval of the Gateway Center Development, LTD. No wall mounted signs shall project more than 18" from the wall. A sign may be illuminated provided that no flashing, traveling, animated, or intermittent illumination shall be used and such illumination shall be confined to the area of the sign. No colored illumination other than white shall be used without prior written approval of the Gateway Center Development, LTD.

9. The covenants and restrictions shall run with the land and shall be binding until January 1, 2009, at which time said covenants and restrictions shall be automatically renewed for successive ten (10) year periods. The covenants and restrictions herein may be changed or discontinued at any time after January 1, 2009, by the majority of the owners of this plat.

10. Invalidation of any one of these covenants and restrictions by judgment or court shall in no way affect any of the other provisions which shall remain in full force and effect.

11. If any provisions of these protective covenants and restrictions are determined to be in conflict with any City of Tipp City ordinance, said ordinance shall govern.

STORM WATER DRAINAGE RESTRICTIONS

1. No fixed structure or improvements of any kind, excluding grass or approved bank protection shall be erected or planted within any part of a storm water drainage easement area. This includes accessory buildings, fences, shrubs and trees.

2. The owners of lots 1, 2, 7, 8, and 9, which contain open storm water drainage channels, identified as "stream easement," shall be responsible for maintaining these water courses in the operable manner to which they were designed.

3. Any site development or building construction on any lot in this subdivision shall include construction of a separate on-site storm water detention basin, designed as follows, and subject to review by the Tipp City Engineer:

- The detention basins shall have their outlet at the approximate location as shown in the schematic plan of the approved subdivision improvement drawings.
- The maximum allowable peak runoff rate for all developed lots shall be 0.57 cfs per acre for a ten year post development storm, and shall be 1.18 cfs per acre for a one hundred year post development storm.
- The area to be used in these calculations shall include the entire platted lot acreage.
- Said detention basins shall be subject to restriction 1, above.
- The lot owner shall maintain said basins in the operable manner to which they were designed.

4. The City of Tipp City shall have the right, but not the responsibility, to enter upon any lot in this subdivision for maintenance purposes in the stream easement areas described in restriction 2, above, or for maintenance purposes in any storm water detention basin area constructed pursuant to restriction 3, above. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the owner of said lot.

5. These storm water drainage restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.

STREET DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS STREET DEDICATION PLAT AND ALL OF THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:
 GATEWAY CENTER DEVELOPMENT, LTD
Martin L. Given
 MARTIN L. GIVEN, MANAGING PARTNER
Nicholas Bensman
 NICHOLAS BENSMAN, MANAGING PARTNER

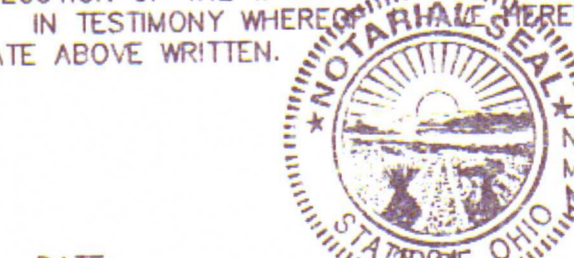
STATE OF OHIO, COUNTY OF MIAMI, S.S.
 BE IT REMEMBERED THAT ON THIS 19 DAY OF October, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MARTIN L. GIVEN AND NICHOLAS BENSMAN, MANAGING PARTNERS OF GATEWAY CENTER DEVELOPMENT, LTD, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

LINDA S. PIPER
 NOTARY PUBLIC, STATE OF OHIO
 My Commission Expires Feb 3, 2009

Linda S. Piper
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 2-3-09

MORTGAGEE:
 FIFTH THIRD BANK, WESTERN OHIO
Frank Wagner
 FRANK WAGNER
 COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
 BE IT REMEMBERED THAT ON THIS 19 DAY OF October, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME FRANK WAGNER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.



Michelle Sharratt
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 10-08-2007
 Michelle Sharratt

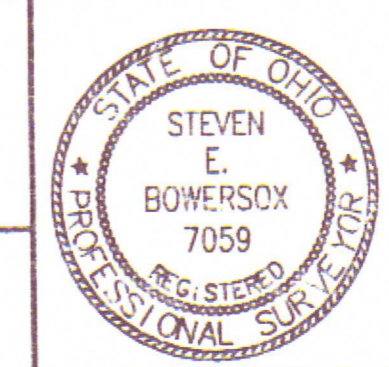
DATE: _____
 STATE OF OHIO, COUNTY OF MIAMI, S.S.
 JOHN M. GARMHAUSEN OF WESTERN OHIO TITLE AGENCY, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS HAVING INTEREST, EITHER AS OWNERS OR AS LIEN HOLDERS, IN THE DEDICATION, PREPARATION AND RECORDING OF THIS PLAT HAVE UNITED IN ITS EXECUTION AND SIGNED HEREON.

John M. Garmhausen
 JOHN M. GARMHAUSEN

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Betty Gerlach
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: July 24 2006

BETTY GERLACH, Notary Public
 State of Ohio
 My Commission Expires July 24, 2006



Steven E. Bowersox
 STEVEN E. BOWERSOX, P.S. #7059
 DATE: 7-21-2004

CHOICE ONE ENGINEERING
 The choice that exceeds.
 440 E. HOEWISHER ROAD
 SIDNEY, OHIO 45365
 (937) 497-0200 • FAX (937) 497-0360
 www.choiceoneengineering.com

date: 07-27-2004 drawn by: seb job number: MIATC10419COV