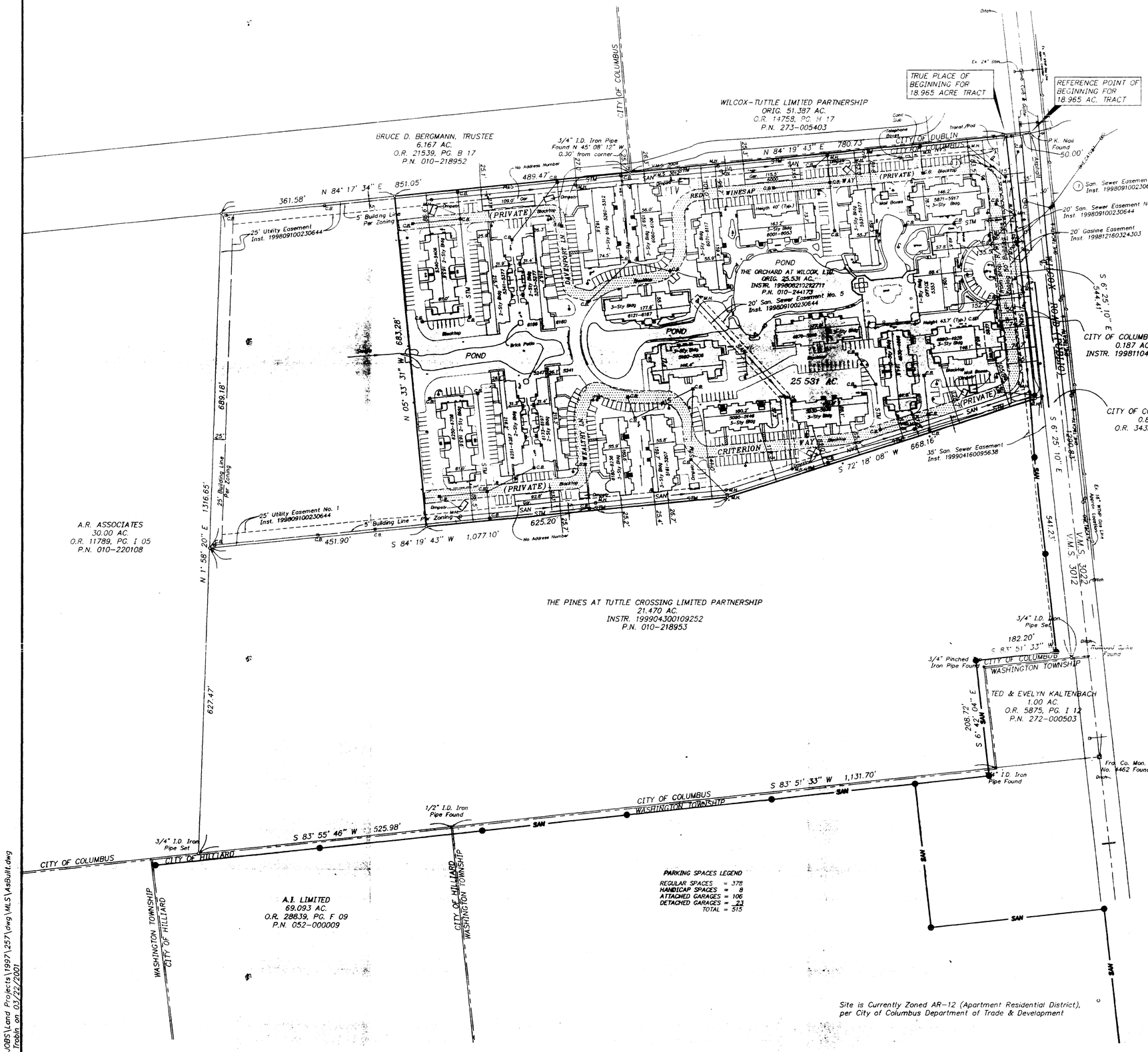

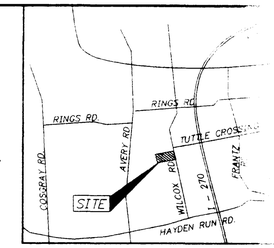

LOCATION MAP
NO SCALE

LEGEND

Sign	Street Sign	Well	Monitoring Well
Area Light		W.V.	Gas Valve
Light Pole			Gas Service
Light Pole w/Sgl. or Dbl. Base			Electric Transformer
T.C.	Telephone Closure		Floor Cut
Telephone Pole		C.O.	Clean Out
Utility Pole		M.H.	Manhole
P.B.	Pull Box	C.B.	Catch Basin
T.P.B.	Traffic Pull Box		Existing Sign Line
T.C.B.	Traffic Control Box		Existing Water Line
	Traffic Signal		Existing Underground Electric Line
W.M.	Water Meter		Existing Overhead Electric Line
G.M.	Gas Meter		Existing Underground Telephone Line
	Electric Pedestal		Existing Overhead Telephone Line
Elec. Ped.	Electric Closure		Existing Overhead Cable Television Line
E.C.	Water Valve		Existing Fence Line
W.V.	Fire Hydrant		3/4" I.D. Iron Pipe Unless Otherwise Shown
	Water Service		

DESCRIPTION OF AN 18.965 ACRE TRACT ON WILCOX ROAD, SOUTH OF TUTTLE ROAD, COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 3012 and being a portion of an original 25.531 acre tract of land conveyed to The Orchard at Wilcox, Ltd., by deed of record in Instrument 199808210212711, all references to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a P.K. nail found in the centerline of Wilcox Road (variable width), at the northeast corner of a 0.870 acre tract of land conveyed to City of Columbus, Ohio, for Wilcox Road right-of-way purposes, by deed of record in Official Record 34357, Page G 05 and at the southeast corner of an original 51.387 acre tract of land conveyed to Wilcox-Tuttle Limited Partnership by deed of record in Official Record 14758, Page H 17, said P.K. nail being N 6 25' 10" W a distance of 1,290.83 feet from Franklin County Monument No. 4462 found in the centerline of Wilcox Road;

thence S 84 19' 43" W along the north line of said 0.870 acre tract, along a portion of the south line of said original 51.387 acre tract, along the north line of a 0.187 acre tract of land conveyed out of said original 25.531 acre tract, for Wilcox Road right-of-way purposes, to City of Columbus, Ohio, by deed of record in Instrument 199811040282678 and along a portion of a north line of said original 25.531 acre tract a distance of 50.00 feet to a 3/4" I.D. iron pipe set at the northwest corner of said 0.187 acre tract and at the true place of beginning of the tract herein intended to be described;

thence S 6 25' 10" E crossing a portion of said original 25.531 acre tract and along the west line of said 0.187 acre tract and parallel with and Fifty (50) feet westerly by perpendicular measurement from the centerline of Wilcox Road a distance of 544.41 feet to a 3/4" I.D. iron pipe set at the southwest corner of said 0.187 acre tract, in a south line at said original 25.531 acre tract and in a north line of a 21.470 acre tract of land conveyed to The Pines at Tuttle Crossing Limited Partnership by deed of record in Instrument 199904300109252;

thence S 72 18' 08" W along a portion of a south line of said original 25.531 acre tract and along a portion of a north line of said 21.470 acre tract a distance of 668.16 feet to a 3/4" I.D. iron pipe previously set;

thence S 84 19' 43" W along a portion of a south line of said 25.531 acre tract and along a portion of a north line of said 21.470 acre tract a distance of 625.20 feet to a 3/4" I.D. iron pipe set;

thence N 05 33' 31" W crossing a portion of said 25.531 acre tract a distance of 683.28 feet to a 3/4" I.D. iron pipe set in a north line of said 25.531 acre tract and in the south line of a 6.167 acre tract of land conveyed to Bruce D. Bergmann, Trustee by deed of record in Official Record 21539, Page B 17;

thence N 84 17' 34" E along a portion of a north line of said 25.531 acre tract and along a portion of the south line of said 6.167 acre tract a distance of 489.47 feet to a point at a corner of said 25.531 acre tract, at the southeast corner of said 6.167 acre tract and at a corner of said original 51.387 acre tract, said point being S 45 08' 12" E a distance of 0.30 feet from a 3/4" I.D. iron pipe found;

thence N 84 19' 43" E along a north line of said 25.531 acre tract and along a portion of the south line of said original 51.387 acre tract a distance of 780.73 feet to the true place of beginning;

containing 18.965 acres of land more or less.

together with those certain easement rights set forth in that certain Utility Easement of record in Instrument No. 199809100230644, Recorder's Office, Franklin County, Ohio.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from surveys performed by M-E Civil Engineers, Inc., performed in September, 1997 and January, 1998 and from a field investigation performed under my supervision in February, 1998. Basis of bearings is the centerline of Wilcox Road, being S 6 25' 10" E, as shown of record in Official Record 34357, Page G 05, Recorder's Office, Franklin County, Ohio.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: 75118187
EFFECTIVE DATE: FEBRUARY 15, 2001, AT 7:00 A.M.

The undersigned hereby certifies to The Orchard at Wilcox, Ltd., to Fifth Third Real Estate Capital Markets Co., to Federal Home Loan Mortgage Corporation, to Fidelity National Title Insurance Company of New York and Title First Agency, Inc. that this map or plat and the survey on which it is based were made from an actual field survey and close visual inspection of the property depicted thereon (the "Property"), on November 16, 2000 and (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM in 1999, includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereof and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) and (iii) all information contained in this plat of survey is correct; that the survey correctly shows the location of all buildings, visible structures and other visible improvements situated on said Property; that, except as shown, there are no visible easements or right-of-ways on said Property or any other easements or right-of-ways of which the undersigned has been advised, and no visible encroachments on said Property by buildings, structures or other improvements situated on adjoining property; that all utility services required for the operation of the Property either enter the Property through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; and that the Property described herein lies within flood hazard area Zone X established by the Federal Emergency Management Agency Note Flood Insurance Rate Map, Community Panel No. 39044C0109 G, dated August 2, 1995, and is not located in a Special Flood Hazard Area. The undersigned has received and examined a copy of title insurance Commitment No. 75118187, dated February 16, 2001, issued by the title company for the Property, and each instrument listed therein affecting the insured property and the location of said easements to the extent they can be located have (with recording reference) been shown hereon. The legal description(s) herein describe the same property as described in the title commitment, and (if there is more than one parcel) the parcels are contiguous along their common lines.

C.F. BIRD & R.J. BULL, INC.

The Site Lies in Zone X (Areas determined to be outside 500-year floodplain) as shown on Flood Insurance Rate Map, Franklin County, Ohio and Incorporated Areas, Community Panel No. 390490C0109 G (Effective Date: August 2, 1995). Zone X is not a special Flood Hazard Area.

Easement in O.R. 19672, Page B 01 is shown on an exhibit that was not included with the recorded document and could not be shown on survey.

The easement in Inst. 199903310079247 is 10' wide strip of land centered on the pipe as laid. The surveyor was not present at the time of construction and cannot show the line as built.

The following is a blanket easement Inst. 199902190043281.

The following is a Right of Entry Agreement: Inst. 199911150284806.

The following is an Ingress/Egress Easement and shown per an Exhibit ("B") included therein: Inst. 200012210257239. No width given.

Ted L. Robinson Ohio Surveyor #7697

C.F. Bird & R.J. Bull, Inc.
2875 W. Dublin-Granville Rd.
Columbus, Ohio 43235
614/761-1661

STATE OF OHIO
TEDDY LANDON ROBINSON
S-5361
REGISTERED
SURVEYOR

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2875 W. DUBLIN-GRANVILLE RD.
COLUMBUS, OHIO

MULTICON BUILDERS, INC.
INSTR. 199807070169822

AS BUILT SURVEY
5857 (OFFICE) RED WINESAP WAY
COLUMBUS, OHIO

826,126 Sq. Ft.

18.965 AC. IN VIRGINIA MILITARY SURVEY NO. 3012.

SCALE: 1" = 100'		JOB NO. 97-257	1
DWN: LSL	CKD: KLB	NOV. 16, 2000	

REV. MARCH 19, 2001

H:\JOBS\Land Projects\1997\257\dwg\MLS\AsBuilt.dwg
by: Trobin on 03/22/2001