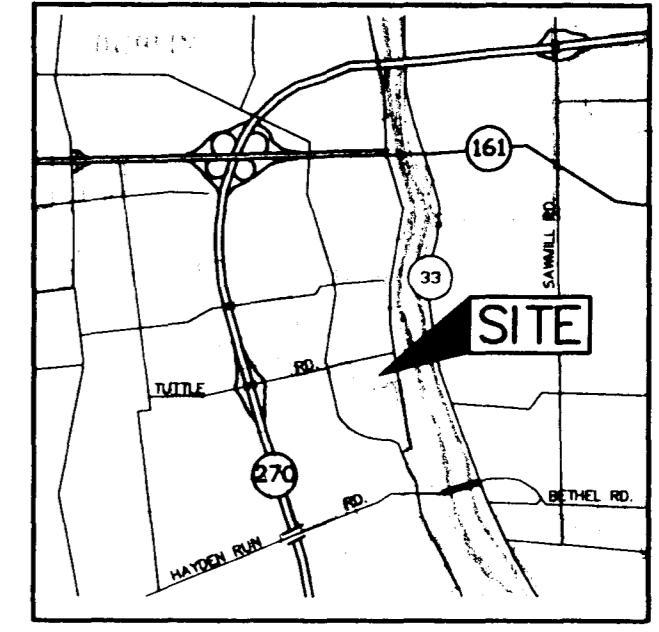
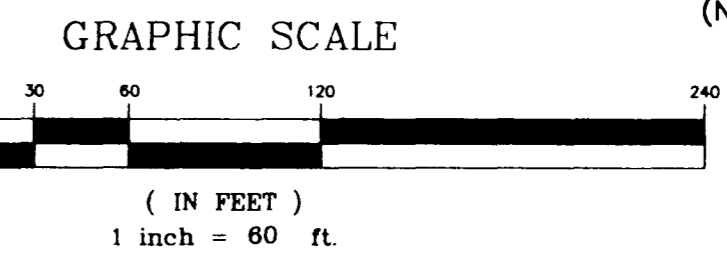
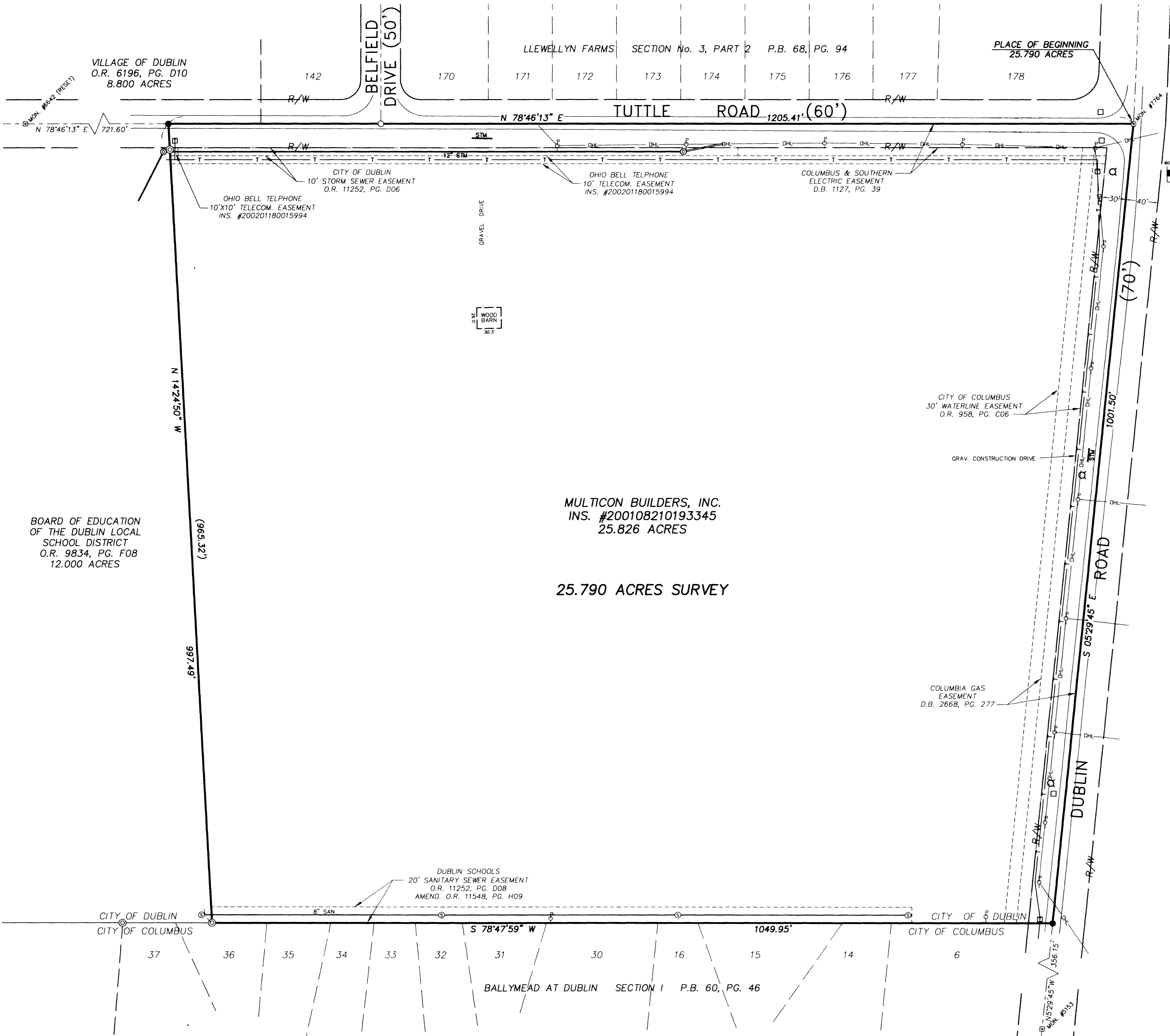


SITUATED IN:  
**SURVEY No. 2418**  
 VIRGINIA MILITARY SURVEY



VICINITY MAP  
(NOT TO SCALE)

**LEGEND**

- ⊙ IRON PIN FOUND
- ⊠ FRANKLIN COUNTY MONUMENT FOUND
- RR SPIKE FOUND
- RR SPIKE SET
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ STORM SEWER INLET
- ⊕ UTILITY POLE
- ⊕ TELEPHONE PEDESTAL
- 8" SAN — SANITARY SEWER
- 12" STM — STORM SEWER
- T — UNDERGROUND TELEPHONE
- DHL — OVERHEAD UTILITY LINES

**DESCRIPTION OF 25.790 ACRES**

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 2418, being all of that property described in a deed to National City Bank of Columbus, Trustee, of record in Instrument Number 199707240054297, all recording references herein being to the records of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at Franklin County Monument Number 7764, found at the centerline intersection of Tuttle Road (60' feet in width) and Dublin Road (70 feet in width);

Thence South 05° 29' 45" East, along the centerline of Dublin Road, a distance of 1001.50 feet to a railroad spike set, bearing North 05° 29' 45" West, a distance of 356.15 feet from Franklin County Monument Number 5153;

Thence South 78° 47' 59" West, along the northerly line of Ballymead At Dublin Section I, a subdivision of record in Plot Book 60, Page 46, a distance of 1049.95 feet to an iron pin found at the southeast corner of that 12,000 acre tract of land described in a deed to Board of Education of the Dublin Local School District, of record in Official Record 9834, Page F08;

Thence North 14° 24' 50" West, along the easterly line of said 12,000 acre tract, passing on iron pin found at 965.32 feet, a total distance of 997.49 feet to a railroad spike set in the centerline of Tuttle Road, said spike bearing North 78° 46' 13" East, a distance of 721.60 feet from Franklin County Monument Number 6642 (Reset);

Thence North 78° 46' 13" East, along the centerline of Tuttle Road, a distance of 1205.41 feet to the place of beginning and containing 25.790 acres of land.

Bearings herein are based on North 78° 46' 13" East for the centerline of Tuttle Road, as indicated on the plot "Llewellyn Farms Section No. 3, Part 2", a subdivision of record in Plot Book 68, Page 94.

This description was prepared by M-E Companies, Inc. based on an actual field survey of the premises performed in June, 2001.

**NOTES**

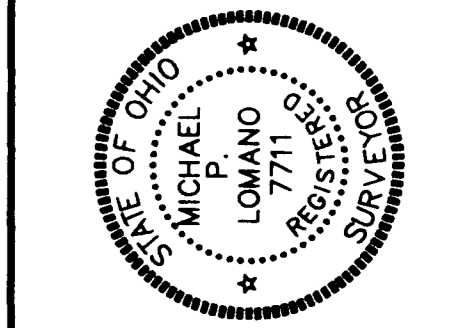
- 1) Easements shown hereon are from the Title Commitment Provided by Ohio Title Corporation, Commitment No. 128173, with an effective date of March 6, 2002.
- 2) Easement to Ohio Bell Telephone Company of record in Deed Book 906, Page 3 applies to subject property but is not plottable ("blanket" easement).
- 3) Subject property is zoned "PLD".
- 4) Subject property is in Flood Zone "X" (Areas determined to be outside the 500-year floodplain) per FIRM panel number 39049C0128 G, dated August 2, 1995.

**CERTIFICATION**

The undersigned hereby certifies to Dublin Manor, LLC, Metropolitan Bank and Trust Company, First American Title Insurance Company, and Ohio Title Corporation, as of the date of survey as follows: this survey was actually made upon the ground; it and the information, courses and distances shown hereon are correct; the title lines and lines of actual possession are the same; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown hereon; and that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvement or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises.

**REVISIONS**

DATE	BY	DESCRIPTION
5/02/02	MPL	CORRECTED MONUMENT No. 7764



Survey Group  
 635 Brookside Boulevard  
 Westerville, OH 43081  
 614-818-4900 Ext. 203  
 Fax 618-4922



ALTA/ACSM SURVEY  
 SURVEY  
 25.790 ACRES  
 DUBLIN, OHIO

FIELD	PM	DRAW
AK	RSW	MPL
F.B. 168	PG. 68	
JOB NO.:	95-110-1-1-10	
DATE:	APRIL, 2002	
SCALE:	1" = 60' WESTERVILLE, OHIO	
PRINT DATE:	MAY 0 2 2002	
PRINTED		
SHEET NO.:	1/1	