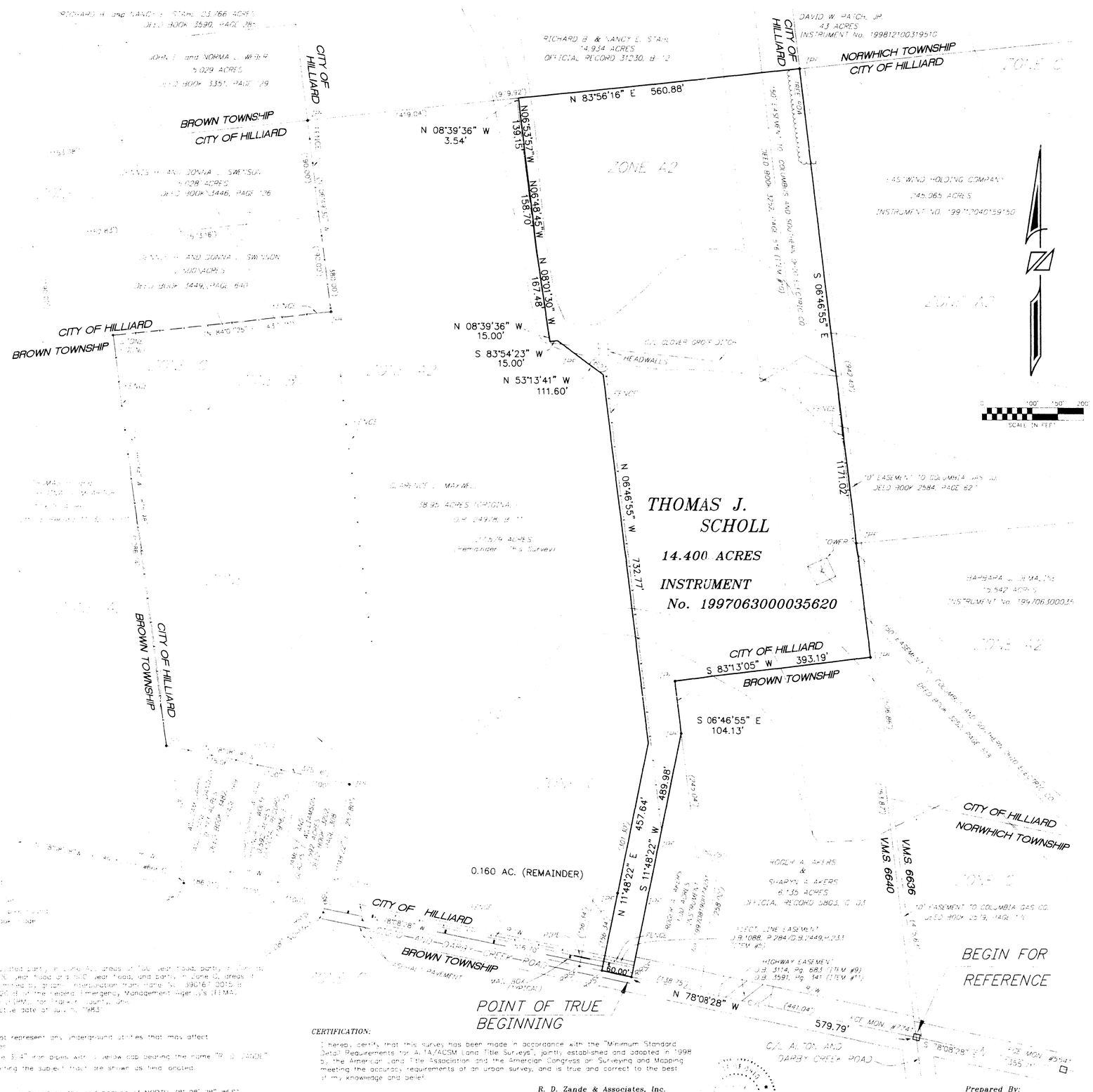


ALTA survey of

14.402 acres

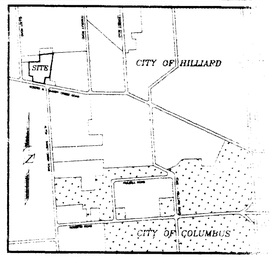
lying in

SURVEY NO. 6640

VIRGINIA MILITARY LANDS

CITY OF HILLIARD, FRANKLIN COUNTY, OHIO

SCALE 1"=100' SCALE 1999



VICINITY MAP No Scale

DESCRIPTION OF 14.402 ACRE TRACT OF LAND (FIELD SURVEY):

Situated in the State of Ohio, County of Franklin, City of Hilliard, and in Virginia Military Survey No. 6640, and being all of the 14.400 acre (14.40[illegible] acres, this survey) tract of land conveyed to Thomas J. Scholl in Instrument No. 199706300035620, all records thereof, of the Recorder's Office, Franklin County, Ohio, and said 14.402 acre tract being bounded and more particularly described as follows:

Beginning, for reference, at the Franklin County Engineer's Monument #7741 located at the intersection of the centerlines of Sciota and Darby Creek Road and Alton and Darby Creek Road, said monument also being in the line common to Virginia Military Survey No's 6640 and 6636;

Thence North 78°08'28" West, a distance of 579.79 feet, along the centerline of said Sciota and Darby Creek Road to a railroad spike found at a southerly corner common to said 14.400 acre tract and a 1.000 acre parcel conveyed to Roger A. Akers in Instrument No. 199708190074251, said corner being the POINT OF TRUE BEGINNING of the 14.402 acre tract described herein;

Thence North 78°08'28" West, a distance of 60.00 feet, continuing along the centerline of said Sciota and Darby Creek Road, to a railroad spike found marking a southerly corner common to said 14.400 acre tract and a 0.160 acre remainder of a 0.60 acre parcel conveyed to Clarence L. Maxwell and Ruth E. Maxwell in Deed Book 2845, Page 547;

Thence North 11°48'10" East, a distance of 457.64 feet, leaving the centerline of said Sciota and Darby Creek Road, along the line common to said 14.400 acre and 0.160 acre tracts, and a 27.579 acre remainder tract out of an original 18.35 acre tract conveyed as Parcel 2 to Clarence L. Maxwell in Official Record 24978, B-11, passing an iron pin found at the easterly corner common to said 0.160 and 27.579 acre tracts at 356.34 feet, to an iron pin found;

Thence the following eight (8) courses and distances with the lines common to said 14.400 acre and 27.579 acre remainder tract:

1. Thence North 06°46'55" West, a distance of 732.77 feet, to an iron pin;
2. Thence North 53°13'41" West, a distance of 111.60 feet, to an iron pin set;
3. Thence South 83°54'23" West, a distance of 15.00 feet, to an iron pin set;
4. Thence North 08°39'36" West, a distance of 15.00 feet, to an iron pin set;
5. Thence North 08°01'30" West, a distance of 167.48 feet, to an iron pin set;
6. Thence North 06°48'45" West, a distance of 158.70 feet, to an iron pin set;
7. Thence North 06°53'57" West, a distance of 139.15 feet, to an iron pin set;
8. Thence North 08°39'36" West, a distance of 3.54 feet, to an iron pin set in the south line of a 14.934 acre tract conveyed to Richard B. and Nancy E. Stahl in Official Record 31230, B-12;

Thence North 83°56'16" East, a distance of 560.91 feet, along the line common to said 14.400 and 14.934 acre tracts, to an iron pin found in the line common to Virginia Military Survey No.'s 6640 and 6636, said iron pin marking the northeast corner of said 14.400 acre tract, also the southeast corner of said 14.934 acre tract, also a southwest corner of a 43 acre tract conveyed to David W. Patch, Jr. in Instrument No. 199812100319510, and also a northwest corner of a 50 acre tract conveyed to Eastwind Holding Company in Instrument No. 199706040159150;

Thence South 06°46'55" East, a distance of 1171.02 feet, along the line common to said 14.400 and 50 acre tracts, and also a 15.542 acre tract conveyed to Barbara J. Demaline in Instrument No. 199706300035618, to an iron pin found at the corner common to said 14.400 acre tract and a 6.135 acre tract conveyed to Roger A. Akers and Sharon A. Akers in Official Record 3803, C-03;

Thence South 83°13'05" West, a distance of 393.19 feet, along the line common to said 14.400 and 6.135 acre tracts, to an iron pin found marking the corner common to said 14.400 and 6.135 acre tracts;

Thence South 06°46'55" East, a distance of 104.13 feet, continuing along the line common to said 14.400 and 6.135 acre tracts, to an iron pin found marking a corner common to said 14.400, 6.135 and 1.000 acre tracts;

Thence South 11°48'10" West, a distance of 489.98 feet, along the line common to said 14.400 and 1.000 acre tracts to the point of true beginning and containing 14.402 acres of land, more or less.

EASEMENTS PER SCHEDULE B OF TITLE COMMITMENT FOR THOMAS J. SCHOLL'S 14.400 ACRE TRACT:

The following items are per Chicago Title Insurance Company, title commitment No. 99040198 REF, with an effective date of February 23, 1999 at 7:00 a.m.

Item 3. Easement of record in Deed Book 1064, Page 358, Recorder's Office, Franklin County, Ohio, does not affect the subject premises and cannot be shown on the survey plan.

Item 4. Easement of record in Deed Book 2547, Page 96, Recorder's Office, Franklin County, Ohio, does not affect the subject premises and cannot be shown on the survey plan.

Item 5. Easement of record in Deed Book 1088, Page 284, assigned in Deed Book 2449, Page 233, Recorder's Office, Franklin County, Ohio does affect the subject premises and is shown on the survey plan.

Item 6. Easement of record in Deed Book 1192, Page 89, Recorder's Office, Franklin County, Ohio, does not affect the subject premises and cannot be shown on the survey plan.

Item 7. Easement of record in Deed Book 2584, Page 410, Recorder's Office, Franklin County, Ohio, does not affect the subject premises and cannot be shown on the survey plan.

Item 8. Easement of record in Deed Book 2030, Page 13, Recorder's Office, Franklin County, Ohio, does not affect the subject premises and cannot be shown on the survey plan.

Item 9. Easement of record in Deed Book 3114, Page 683, Recorder's Office, Franklin County, Ohio, does not affect the subject premises but is shown on the survey plan.

Item 10. Easement of record in Deed Book 3252, Page 516, Recorder's Office, Franklin County, Ohio, does affect the subject premises and is shown on the survey plan.

Item 11. Easement of record in Deed Book 3591, Page 141, Recorder's Office, Franklin County, Ohio, does not affect the subject premises but is shown on the survey plan.

Item 12. Easement of record in Official Record Volume 17468, Page 176, Recorder's Office, Franklin County, Ohio, does not affect the subject premises and cannot be shown on the survey plan.

Item 13. Restrictions of record in Deed Book 3202, Page 308, Recorder's Office, Franklin County, Ohio do not affect the subject premises and cannot be shown on the survey plan.

Item 14. Reservations contained in Deed Book 2562, Page 279 and Deed Book 2562, Page 282, Recorder's Office, Franklin County, Ohio, do affect the subject premises but cannot be shown on the survey plan.

LEGEND

[illegible]

FLOOD ZONE:

The subject premises is located partly in Zone A2, areas of 100 year flood, partly in Zone B, areas between limits of the 100 year flood and the 500 year flood, and partly in Zone C, areas of minimal flooding, as determined by graphic interpolation from Map No. 390167 0075 B and Panel No. 390167 0080 B of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Franklin County, Ohio (50% panels with an effective date of June 17, 1983).

NOTES:

1. This survey does not represent any underground utilities that may affect the subject premises.
2. All iron pins set are 5/8" iron pipes with a yellow cap bearing the name "R. D. ZANDE".
3. All line bearings affecting the subject tract are shown as time oriented.

BEARINGS:

The bearings shown hereon are based on the grid bearing of NORTH 78° 08' 28" WEST, from the Ohio State Plane Coordinate System, South Zone as determined between monuments designated FCE #7741 and FCE #6641, both established in the center line of Sciota and Darby Creek Road by the Franklin County Engineer (FCE), Franklin County, Ohio.

CERTIFICATION:

I hereby certify that this survey has been made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted in 1998 by the American Land Title Association and the American Congress on Surveying and Mapping, meeting the accuracy requirements of an urban survey, and is true and correct to the best of my knowledge and belief.

R. D. Zande & Associates, Inc.

Chl. Y. Zahem P.S. 3-17-99

Registered Surveyor No. 7385

Prepared By:

R. D. Zande & Associates, Inc.

1237 Dublin Road

Columbus, Ohio 43215