

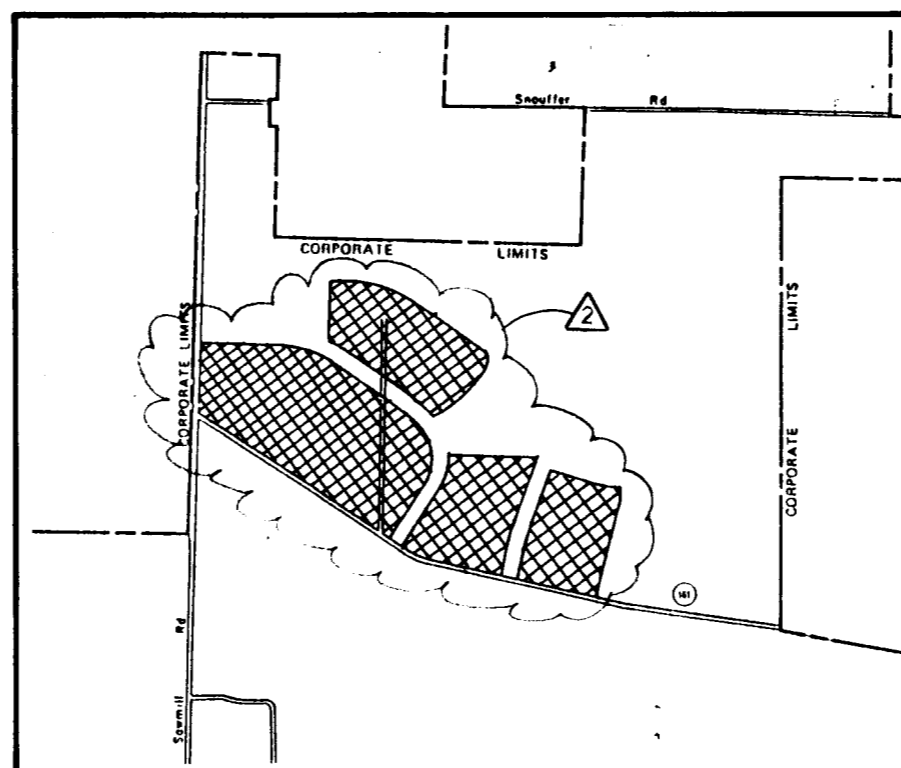
Re: FLOOD HAZARD AREA

I am a land surveyor registered in the State of Ohio, and am familiar with the property described herein.

I hereby certify that none of the Property is located in a Special Flood Hazard Area, as defined by the Federal Insurance Administration.

A copy of the applicable portion of the Flood Hazard Boundary Map is shown hereon below. The property has been cross-hatched on the map.

I understand that Wells Fargo Realty Advisors Funding, Inc. will rely upon this Certificate in making a substantial loan to the Owner of the Property.



FLOOD HAZARD MAP CITY OF COLUMBUS FEMA 91070 0101

Bearings hereon conform to those of the referenced plat DEDICATION OF FEDERATED BOULEVARD, of record in Plat Book 64, Pages 19 and 20, Recorder's Office, Franklin County, Ohio.

10.540 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 19, United States Military Lands, being 10.540 acres out of that original 165.495 acre tract of land as described in a deed to JMB/Federated Realty Associates, Ltd., of record in Official Records Volume 5550, Page G-08 (all references herein being to the records located in the Recorder's Office, Franklin County, Ohio), said 10.540 acres being more particularly described as follows:

Beginning, FOR REFERENCE, at the centerline intersection of Dublin-Granville Road (S.R. 161) and Federated Boulevard, as shown and delineated upon the plat "Dedication of Federated Boulevard," of record in Plat Book 64, Pages 19 and 20; Thence North 14°40'40" East, along the centerline of said Federated Boulevard, a distance of 110.00 feet to a point; Thence South 75°19'20" East, a distance of 50.00 feet to the TRUE POINT OF BEGINNING in the easterly right-of-way line of said Federated Boulevard;

Thence along said right-of-way line, the following 3 courses:

- 1. North 14°40'40" East, a distance of 140.00 feet to a point of curvature;
2. With the arc of a curve to the right, having a radius of 2,211.97 feet, a central angle of 10°49'30", the chord of which bears North 20°05'25" East, a chord distance of 417.29 feet to the point of tangency;
3. North 25°30'10" East, a distance of 303.80 feet to a point;

Thence South 64°29'50" East, passing a southeasterly corner of that 41.332 acre tract of land as described in a deed to Guaranty Service Corporation, of record in Official Records Volume 5625, Page B-11, at 10.00 feet, a total distance of 127.75 feet to a point of curvature;

Thence continuing along the perimeter of said 41.332 acre tract, the following 3 courses:

- 1. With the arc of a curve to the left, having a radius of 750.00 feet, a central angle of 24°42'55", the chord of which bears North 76°51'18" East, a chord distance of 321.02 feet to a point;
2. South 0°47'15" West, a distance of 30.00 feet to a point;

3. South 14°40'40" West, a distance of 859.29 feet to a point in the northerly right-of-way line of Dublin-Granville Road (S.R. 161);

Thence North 75°19'20" West, along said right-of-way line, a distance of 500.00 feet to a point of curvature;

Thence with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 90°00'00", the chord of which bears North 30°19'20" West, a chord distance of 70.71 feet to the TRUE POINT OF BEGINNING and containing 10.540 acres of land.

61.130 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 19, United States Military Lands, being 61.130 acres out of that original 165.495 acre tract of land as described in a deed to JMB/Federated Realty Associates, Ltd., of record in Official Records Volume 5550, Page G-08 (all references herein being to the records located in the Recorder's Office, Franklin County, Ohio), said 61.130 acres being more particularly described as follows:

Beginning at a point in the easterly right-of-way line of Federated Boulevard (as defined in the plat "Dedication of Federated Boulevard," of record in Plat Book 64, Pages 19 and 20), said point also being at the point of curvature of the southerly right-of-way return of Sawmill Place Boulevard, as delineated upon the plat "Dedication of Sawmill Place Boulevard and Bent Tree Boulevard," of record in Plat Book 64, Page 62;

Thence with the arc of a curve to the right, having a radius of 1,125.27 feet, a central angle of 87°05'01", the chord of which bears North 46°47'17" East, a chord distance of 68.89 feet to the point of tangency in the southerly right-of-way line of said Sawmill Place Boulevard;

Thence along said right-of-way line, the following 9 courses:

- 1. South 89°40'12" East, a distance of 97.11 feet to a point;
2. South 86°55'19" East, a distance of 420.04 feet to a point of curvature;
3. With the arc of a curve to the right, having a radius of 1,125.27 feet, a central angle of 87°05'01", the chord of which bears South 81°42'47" East, a chord distance of 204.32 feet to the point of tangency;
4. South 76°30'15" East, a distance of 425.72 feet to a point of curvature;

5. With the arc of a curve to the right, having a radius of 469.00 feet, a central angle of 27°15'24", the chord of which bears South 60°52'33" East, a chord distance of 221.01 feet to the point of tangency;

6. South 49°14'51" East, a distance of 421.52 feet to a point of curvature;

7. With the arc of a curve to the right, having a radius of 869.00 feet, a central angle of 85°52'54", the chord of which bears North 78°22'01" West, a chord distance of 67.73 feet to a point of tangency;

8. South 36°38'03" West, a distance of 395.61 feet to a point of curvature;

9. With the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 90°00'00", the chord of which bears South 81°38'03" West, a chord distance of 95.00 feet to the point of tangency in the northerly right-of-way line of Dublin-Granville Road (S.R. 161);

Thence along said right-of-way line, the following 2 courses:

- 1. North 53°21'57" West, a distance of 816.70 feet to a point;
2. North 53°28'30" West, a distance of 1,083.60 feet to a point of curvature;

Thence with the arc of a curve to the right, having a radius of 100.00 feet, a central angle of 56°43'17", the chord of which bears North 25°06'22" West, a chord distance of 95.00 feet to the point of tangency in the easterly right-of-way line of Sawmill Road;

Thence North 3°14'47" East, along said right-of-way line, a distance of 768.22 feet to the place of beginning and containing 61.130 acres of land.

14.770 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 19, United States Military Lands, being 14.770 acres out of that original 165.495 acre tract of land as described in a deed to JMB/Federated Realty Associates, Ltd., of record in Official Records Volume 5550, Page G-08 (all references herein being to the records located in the Recorder's Office, Franklin County, Ohio), said 14.770 acres being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Federated Boulevard, 75.00 feet in width, as shown and delineated upon the plat "Dedication of Federated Boulevard," of record in Plat Book 64, Pages 19 and 20, and at the southeasterly corner of that 16.706 acre tract of land as described in a deed to the Andersons, of record in Official Records Volume 7762, Page E-02;

Thence along said westerly right-of-way line, the following 4 courses:

- 1. South 35°30'10" West, a distance of 656.70 feet to a point of curvature;
2. With the arc of a curve to the left, having a radius of 907.05 feet, a central angle of 10°49'30", the chord of which bears South 20°05'25" West, a chord distance of 171.12 feet to the point of tangency;
3. South 14°40'40" West, a distance of 140.00 feet to a point of curvature;

4. With the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 90°00'00", the chord of which bears South 59°40'40" West, a chord distance of 70.71 feet to the point of tangency in the northerly right-of-way line of Dublin-Granville Road (S.R. 161);

Thence along said right-of-way line, the following 2 courses:

- 1. North 75°19'20" West, a distance of 376.02 feet to a point of curvature;
2. With the arc of a curve to the right, having a radius of 940.00 feet, a central angle of 17°07'24", the chord of which bears North 66°45'38" West, a chord distance of 279.88 feet to a point of compound curvature;

Thence with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 94°49'59", the chord of which bears North 10°46'57" West, a chord distance of 73.63 feet to the point of tangency in the easterly right-of-way line of Sawmill Place Boulevard, as shown and delineated upon the plat "Dedication of Sawmill Place Boulevard and Bent Tree Boulevard," of record in Plat Book 64, Page 62;

Thence North 36°38'03" East, along said right-of-way line, a distance of 392.45 feet to a point of curvature;

Thence continuing along said right-of-way line with the arc of a curve to the left having a radius of 931.00 feet, a central angle of 31°05'45", the chord of which bears North 20°40'10" East, a chord distance of 512.13 feet to a point at the southeasterly corner of the aforementioned 16.706 acre tract;

Thence South 77°21'13" East, along the southerly line of said 16.706 acre tract, a distance of 674.13 feet to the place of beginning and containing 14.770 acres of land.

21.333 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 19, United States Military Lands, being 21.333 acres out of that original 165.495 acre tract of land as described in a deed to JMB/Federated Realty Associates, Ltd., of record in Official Records Volume 5550, Page G-08 (all references herein being to the records located in the Recorder's Office, Franklin County, Ohio), said 21.333 acres being more particularly described as follows:

Beginning, FOR REFERENCE, at the centerline intersection of Federated Boulevard (as defined in the plat "Dedication of Federated Boulevard," of record in Plat Book 64, Pages 19 and 20); Thence South 40°45'00" West, along the centerline of said Bent Tree Boulevard, a distance of 85.98 feet to a point; Thence North 49°14'51" West, a distance of 40.00 feet to a point in the northerly right-of-way line of said Bent Tree Boulevard, said point being the TRUE POINT OF BEGINNING;

Thence along the northerly right-of-way line of Bent Tree Boulevard, as shown and delineated upon the plat "Dedication of Sawmill Place Boulevard and Bent Tree Boulevard," of record in Plat Book 64, Page 62, the following 4 courses:

- 1. South 32°53'36" West, a distance of 65.82 feet to a point;
2. With the arc of a non-tangent curve to the right, having a radius of 1769.00 feet, a central angle of 13°30'54", the chord of which bears South 49°52'06" West, a chord distance of 560.53 feet to the point of tangency;
3. South 58°59'03" West, a distance of 66.44 feet to a point of curvature;

4. With the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 89°15'50", the chord of which bears North 78°22'01" West, a chord distance of 67.73 feet to a point of reverse curvature in the northerly right-of-way line of Sawmill Place Boulevard;

Thence along said right-of-way line, the following 3 courses:

- 1. With the arc of a curve to the left, having a radius of 931.00 feet, a central angle of 13°29'43", the chord of which bears North 42°30'00" West, a chord distance of 218.78 feet to the point of tangency;
2. North 49°14'51" West, a distance of 421.52 feet to a point of curvature;

3. With the arc of a curve to the left, having a radius of 531.00 feet, a central angle of 21°29'19", the chord of which bears North 59°59'30" West, a chord distance of 197.98 feet to a point;

Thence North 3°04'41" East, leaving said right-of-way line, a distance of 809.90 feet to a point in the southerly right-of-way line of the aforementioned Federated Boulevard;

Thence along said right-of-way line, the following 2 courses:

- 1. With the arc of a curve to the right, having a radius of 765.00 feet, a central angle of 14°40'32", the chord of which bears South 66°35'07" East, a chord distance of 455.95 feet to the point of tangency;
2. South 49°14'51" East, a distance of 1,002.81 feet to a point of curvature;

Thence with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 90°00'00", the chord of which bears South 49°14'51" East, a chord distance of 70.71 feet to a point in the aforementioned northwesterly right-of-way line of Bent Tree Boulevard;

Thence South 40°45'00" West, along said right-of-way line, a distance of 0.98 feet to the TRUE POINT OF BEGINNING and containing 21.333 acres of land.

REVISIONS table with columns for DATE, DESCRIPTION, and BY. Includes project name: M-E BUILDING CONSULTANTS, INC. CIVIL ENGINEERING DIVISION, 1015 EAST BROAD STREET, COLUMBUS, OHIO 43205. Also includes SAWMILL PLACE SURVEYS and LAND AT SAWMILL PLACE LIMITED PARTNERSHIP. DESIGNER: DMT. SCALE: HORIZ. 1" = 200' VERT. JOB: 86782C. DATE: OCTOBER, 1986. SHEET NO. M-E BUILDING CONSULTANTS, INC. DEC 16 1986. PRINTED.

DISPOSITION OF ORIGINAL 165.495 ACRE TRACT IS AS FOLLOWS:

Table with 2 columns: Description and Acres. Rows include: FEDERATED BOULEVARD PLAT (12.160 ACRES), SAWMILL PLACE BOULEVARD AND BENT TREE BOULEVARD PLAT (16.706 ACRES), ANDERSONS TRACT (16.706 ACRES), SE CORNER OF FEDERATED BOULEVARD AND SAWMILL ROAD (22.254 ACRES), PARCELS SHOWN HEREON (61.130 ACRES), 21.333 ACRES, 14.770 ACRES, 10.540 ACRES, TOTAL (165.495 ACRES).

The undersigned does hereby certify to Wells Fargo Realty Advisors Funding, Incorporated, Land at Sawmill Place Limited Partnership, Pircher, Nichols & Weeks, Latham & Watkins' common Land Title Agency, Inc. and Tioror Title Insurance Company that (a) this survey was actually made upon the ground of the property reflected hereon, (b) the descriptions contained hereon and the locations of all easements, setback lines, encroachments and improvements reflected hereon are correct, (c) the property has access to and from a publicly dedicated roadway as shown hereon, and (d) except as shown hereon, there are no easements, setback lines, encroachments, or improvements.

* The owner of the majority of property bounded by Sawmill Place Boulevard, Sawmill Road and Dublin-Granville Road will retain title to Reserve "A" through "F" as shown upon this plat (P.B. 64, Pg. 62) for a total of 0.817 acre of this 6.602 acres.

JMB / FEDERATED REALTY ASSOCIATES LTD 165.495 ACRES (ORIGINAL) D.R.V. 5550, PG. G-08 122.254 ACRES

FABULOUS TEN 127.299 ACRES (ORIGINAL) D.R.V. 5550, PG. G-12

THE ANDERSONS 16.706 ACRES D.R.V. 7762 PG. E-02

S.R. 161

NORTHWEST SQUARE SKYLINE ADDITION

SAWMILL ROAD

SAWMILL ROAD

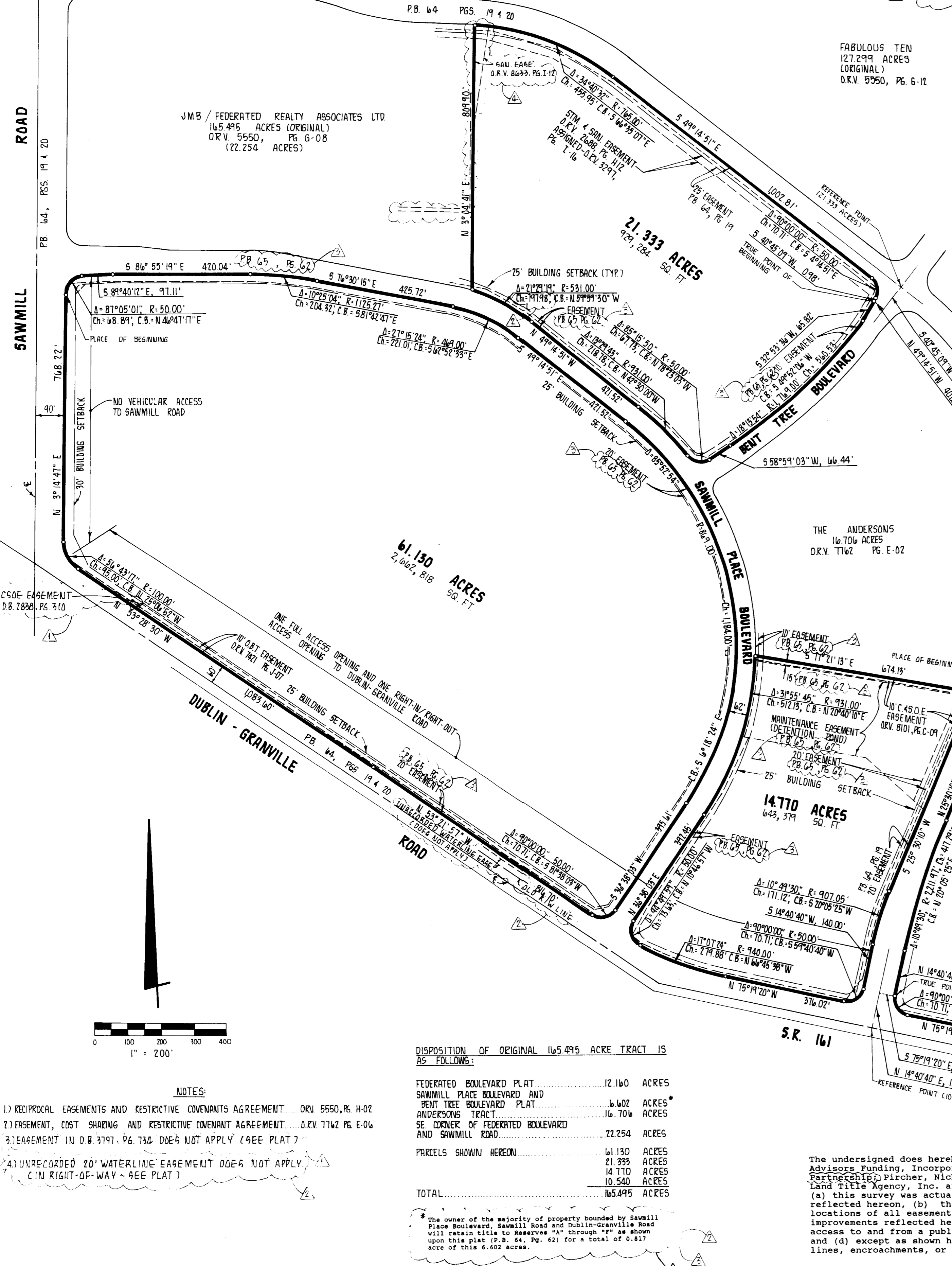
SAWMILL ROAD

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- NOTES: 1) RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS AGREEMENT... D.R.V. 5550, PG. H-02 2) EASEMENT, COST SHARING AND RESTRICTIVE COVENANT AGREEMENT... D.R.V. 7762 PG. E-06 3) EASEMENT IN D.R. 3797, PG. 73A DOES NOT APPLY (SEE PLAT) 4) UNRECORDED 20' WATERLINE EASEMENT DOES NOT APPLY (IN RIGHT-OF-WAY - SEE PLAT)

