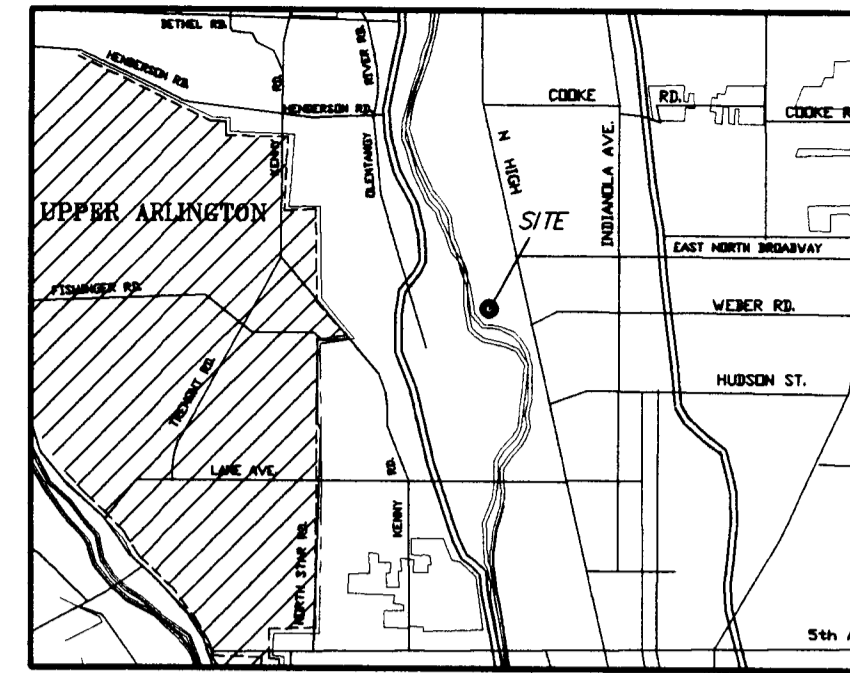


ALTA SURVEY

QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



VICINITY MAP
(NOT TO SCALE)

13.492 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 18, United States Military Lands and being 0.099 acre out of that 24.244 acre tract of land as conveyed to Olentangy Village Associates II LTD. of record in Official Record 31186G15 and 13.393 acres all out of that 26.872 acre tract as conveyed to Olentangy Village Associates III LTD. of record in Official Record 31186G18 (all deed references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at an iron pin set at the intersection of Vacated Dorris Avenue (Vac. Ord. 119463) with the southerly right-of-way line of a 10 foot wide alley as the same is shown on that plat entitled MANHATTAN PARK of record in Plat Book 16, Page 13;

thence South 74° 09' 30" East with said southerly right-of-way line, a distance of 237.09 feet to an iron pin set;

thence South 17° 01' 27" West with a new division line across said 24.244 acre tract, a distance of 113.67 feet to an iron pin set at a point on a curve in the northerly line of said 26.872 acre tract;

thence with said northerly line with a curve to the left having a central angle of 59° 01' 00", a radius of 580.00 feet, whose chord bears South 50° 58' 44" East, a chord distance of 571.36 feet to an iron pin set;

thence South 43° 23' 20" West with a new division line across said 26.872 acre tract, a distance of 248.11 feet to a point in the centerline of the Olentangy River;

thence with said centerline the following courses:

North 62° 00' 00" West, a distance of 300.48 feet to a point;

North 56° 30' 00" West, a distance of 420.00 feet to a point;

North 43° 00' 00" West, a distance of 525.00 feet to a point;

North 59° 30' 00" West, a distance of 125.00 feet to a point;

North 50° 15' 00" West, a distance of 280.00 feet to a point;

North 19° 43' 20" West, a distance of 267.83 feet to the southwest corner of that tract as conveyed to the City of Columbus of record in Deed Book 2252, Page 482;

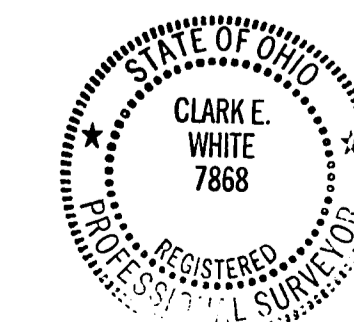
thence South 74° 02' 36" East with said southerly line and the southerly line of that tract as conveyed to Margetis Partners of record in Official Record 20430F03 (passing an iron pin set at a distance of 220.00 feet), a total distance of 963.91 feet to an iron pin set in the centerline of said Vacated Dorris Avenue;

thence South 1° 41' 45" West with said centerline, a distance of 273.13 feet to the point of beginning and containing 13.492 acres of land, more or less.

Zone AE = Flood hazard area inundated by 100-year flood
Zone X = Area determined to be inside 500-year flood

The undersigned hereby certifies, to the best of his knowledge and belief, to Wheeling National Bank and Title First Agency

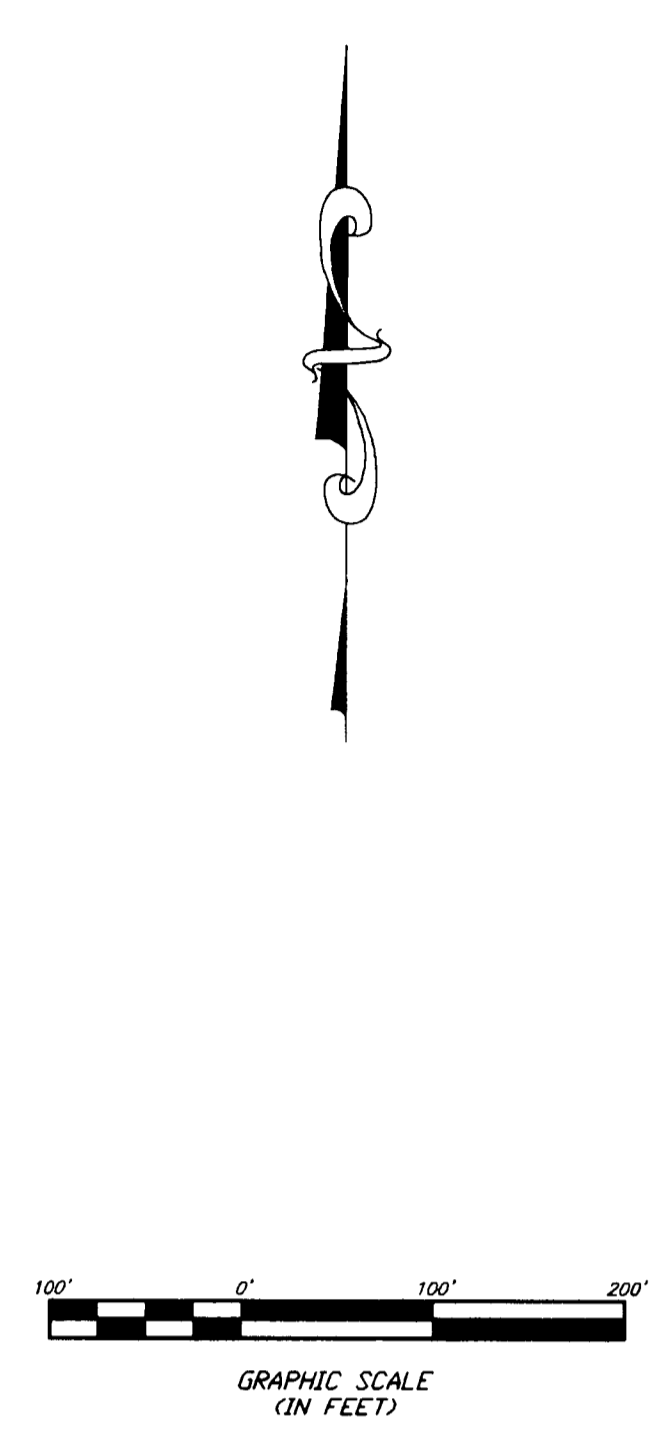
The undersigned hereby certifies to Olentangy Cove Associates Ltd., Wheeling National Bank and Title First Agency as of December 8, 1998, that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all visible buildings, structures and other improvements on the property and, all are within the boundary lines and applicable set-back lines (whether established by subdivision plat or recorded restrictions) affecting the property, except as shown; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, except as shown; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; to the best of his knowledge and belief, that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any visible building, structure or other improvement situated upon any adjoining premises, except as shown; and that, except as shown on the survey, the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency, such map information being shown below. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1998 and meets the accuracy requirements of an Urban Class Survey, as defined therein, and includes the following items of Table A thereof: 1, 2, 3, 6, 7, 8, 9, 10, 11 and 13.



EM.H&T. INC.

By *Clark E. White*
Professional Surveyor No. 7868

Scale 1" = 100' March 18, 1999



The following items from title commitment number 75190010 do not apply to the subject parcel:

- D.B. 858, PG. 624
- D.B. 1087, PG. 370
- D.B. 2802, PG. 90 (Partial release by O.R. 34652A19)
- D.B. 3049, PG. 166
- D.B. 3218, PG. 191
- D.B. 3274, PG. 638
- D.B. 3478, PG. 860
- O.R. 4950J12
- O.R. 8202H05
- O.R. 10614D06
- O.R. 11508J14
- O.R. 10935J12 (Partial release by O.R. 11583J19)
- O.R. 10983E09
- O.R. 11276C14
- O.R. 11504B02 (Rerecorded by 11565011)
- O.R. 11632B16
- O.R. 11930G03
- O.R. 15668E08
- O.R. 19688H17
- I.N. 199707220052320
- O.R. 34355616

LEGEND			
	Flag Pole		Fence
	Utility Pole		Flowarrow
	Power Pole		Sign
	Telephone Pole		Mail Box
	Electric Tower		Water Line
	Guy Wire		Gas Line
	Light pole		Storm Line
	Water Valve		Storm Manhole
	Gas Meter		Sanitary Manhole
	Gas Valve		Sanitary Line
	Electric Pedestal		Underground Electric
	Telephone Pedestal		Overhead Electric
	Sprinkler		Underground Telephone
	Fire Hydrant		Overhead Telephone
	Sanitary Chamber		Cable TV
	Box Culvert		Centerline
	Curb Inlet		Right of Way Line

The following items from title commitment number 75190010 apply to subject parcel:

10' communication easement within subject parcel, O.R. 8283114 (exact location unknown)

Operation & Easement Agreement of record in O.R. 31195H16

Easement Agreement of record in I.N. 199804060080617

The basis of bearings for this drawing is S 74° 09' 30" E for the southerly right-of-way line of the 10' wide alley shown hereon of record in O.R. 31186G15.

I.P. set are 3/4" O.D. Iron Pin 30" long w/cap inscribed EMH&T.

PROJECT: S066601.DWG - 0. YREES - PLOTTED BY: MACLEAV - March 04, 1999 - 2:12 PM