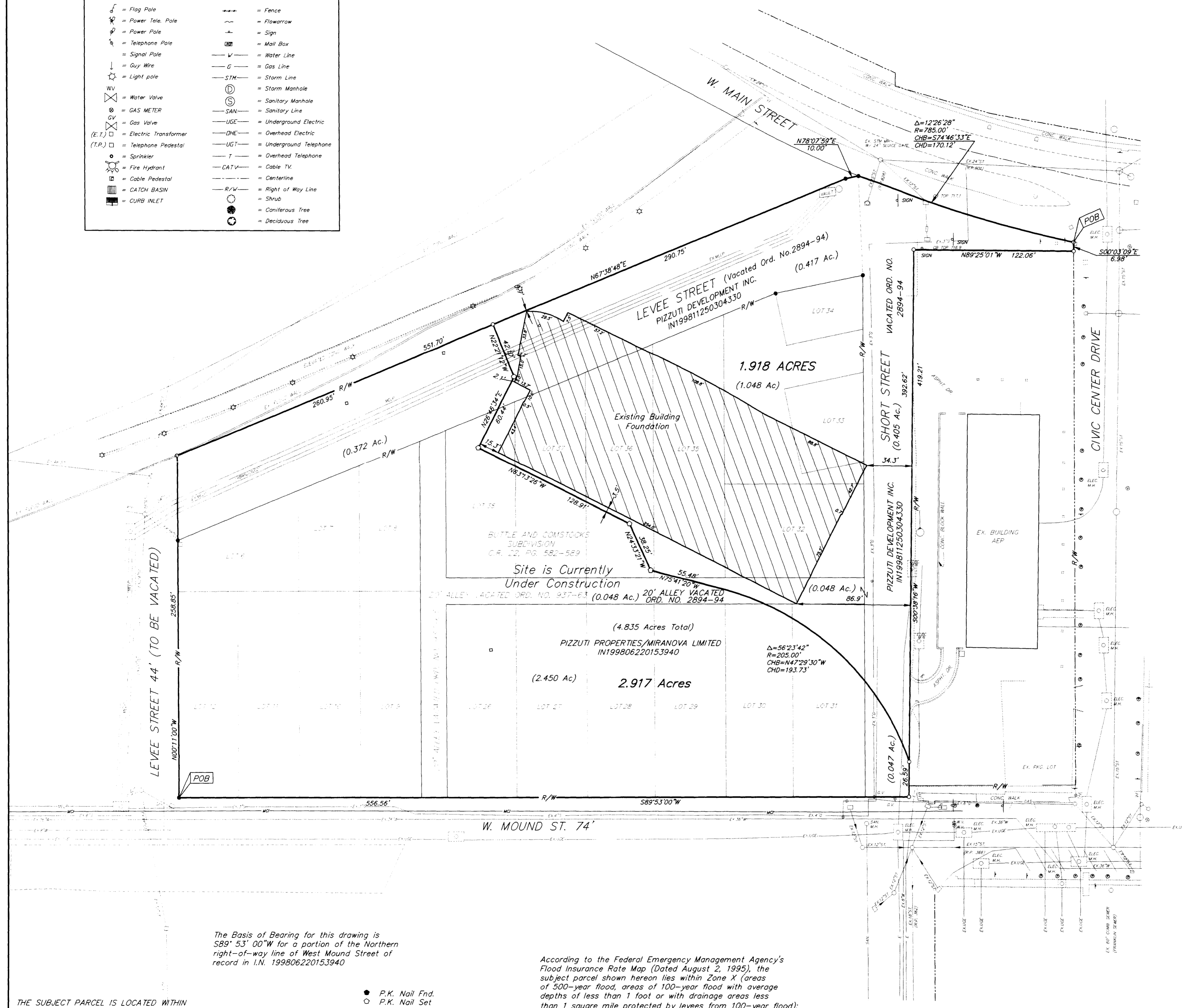


FOUNDATION SURVEY
HALF SECTION 26, TWP 5, RNG 22, REFUGEE LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

LEGEND	
	= Flag Pole
	= Power Tele. Pole
	= Power Pole
	= Telephone Pole
	= Signal Pole
	= Guy Wire
	= Light pole
	= Water Valve
	= GAS METER
	= Gas Valve
	= Electric Transformer (E.T.)
	= Telephone Pedestal (T.P.)
	= Sprinkler
	= Fire Hydrant
	= Cable Pedestal
	= CATCH BASIN
	= CURB INLET
	= Fence
	= Flowerrow
	= Sign
	= Mail Box
	= Water Line
	= Gas Line
	= Storm Line
	= Storm Manhole
	= Sanitary Manhole
	= Sanitary Line
	= Underground Electric
	= Overhead Electric
	= Underground Telephone
	= Overhead Telephone
	= Cable TV
	= Centerline
	= Right of Way Line
	= Shrub
	= Coniferous Tree
	= Deciduous Tree



1.918 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 26, Township 5, Range 22, Refugee Lands and being 1.096 acres out of that tract as conveyed to Pizzuti Properties/Miranova Limited of record in Instrument Number 199806220153940, and 0.870 acre of those tracts of land as conveyed to Pizzuti Development Inc. of record in Instrument Number 19971250304330, (all 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 the southerly right-of-way line of West Main Street with the westerly right-of-way line of Civic Center Drive;

thence South 00° 03' 09" East, with said westerly right-of-way line, a distance of 6.98 feet to an iron pin set at the northeasterly corner of that tract as conveyed to American Electric Power, in the southerly right-of-way line of Vacated Levee Street (City of Columbus Ordinance No. 2894-94);

thence North 89° 25' 01" West, with the northerly line of said American Electric Power tract and said southerly right-of-way line, a distance of 122.06 feet to an iron pin set at the intersection of said southerly right-of-way line with the easterly right-of-way line of said Vacated Short Street (City of Columbus Ordinance No. 2894-94);

thence South 00° 38' 16" West, with the easterly right-of-way line of said Vacated Short Street, a distance of 392.62 feet to an iron pin set;

thence across said Pizzuti Properties/Miranova Limited tract, and said Pizzuti Development Inc. tract, the following courses:

With a curve to the left, having a central angle of 56° 23' 42" and a radius of 205.00 feet, a chord bearing and distance of North 47° 29' 30" West, 193.73 feet to a P.K. Nail set at a point of tangency;

North 75° 41' 20" West, a distance of 55.48 feet to a P.K. Nail set;

North 24° 33' 21" West, a distance of 38.25 feet to a P.K. Nail set;

North 63° 16' 26" West, a distance of 128.91 feet to a P.K. Nail set;

North 26° 46' 34" East, a distance of 60.44 feet to a P.K. Nail set;

North 22° 21' 12" West, a distance of 42.10 feet to an iron pin set in the northerly right-of-way line of said Vacated Levee Street;

thence North 67° 38' 48" East, with said northerly right-of-way line, a distance of 290.75 feet to an iron pin found;

thence North 78° 07' 59" East, continuing with said northerly right-of-way line, a distance of 10.00 feet to an iron pin found on a curve in said northerly right-of-way line of West Main Street;

thence with said northerly right-of-way line and said curve to the left, having a central angle of 12° 26' 28" and a radius of 785.00 feet, a chord bearing and distance of South 74° 46' 33" East, 170.12 feet to the point of beginning and containing 1.918 acres of land, more or less.

To: Pizzuti Properties/Miranova Limited,
 Lawyers Title Insurance Corporation,
 Huntington National Bank, Fifth Third Bank
 and First Star Bank

The undersigned hereby certifies to the best of my knowledge in formation and belief 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 the lines of actual possession are the same; that the property description "close" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines that there are no easements from title commitment No. CT 3572 or uses affecting the property appearing from a careful physical inspection of the same, other than those shown hereon; 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; that there are no visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or visible encroachments upon the property by any building, structure or other improvement situated on adjoining premises. The survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1997.

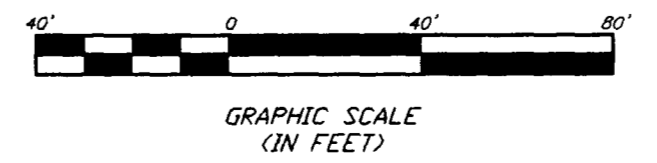
The Basis of Bearing for this drawing is S89° 53' 00" W for a portion of the Northern right-of-way line of West Mound Street of record in I.N. 199806220153940

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (Dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile protected by levees from 100-year flood); Community Panel No. 39049C0235G.

- P.K. Nail Fnd.
- P.K. Nail Set
- ▲ R.R. Spk. Fnd.
- △ R.R. Spk. Set
- I.P. Fnd.
- I.P. Set

THE SUBJECT PARCEL IS LOCATED WITHIN THE AREAS DESCRIBED AND OR DELINEATED BY THE FOLLOWING ITEMS FROM TITLE COMMITMENT NO. CT 3572:
 COMPLETE RECORD 22, PG. 582-589
 PB G, PG. 43
 PB 3, PG. 32

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



SURVEYED & PREPARED BY
EMH&T
 CONSULTING ENGINEERS & SURVEYORS
 170 MILL STREET
 GAHANNA, OHIO 43230
 (614) 471-5150

BY *Jeffrey A. White* 3-11-99
 PROFESSIONAL SURVEYOR NO. 7211
 SCALE: 1" = 40' MARCH 10, 1999
 MIRANOVA-PIZZUTI/S494E