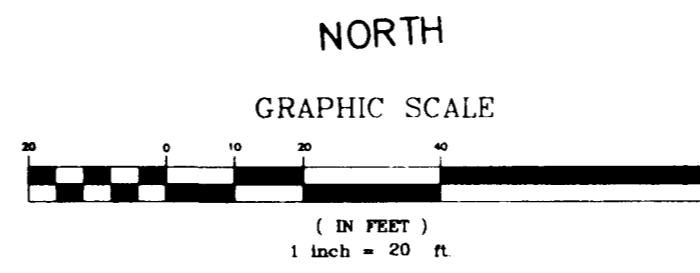


**NOTES**

- All easements shown hereon are per the Title Commitment provided by Commonwealth Land Title Insurance Company, dated March 13, 2002, Commitment No. BT-20181. (Amended March 28, 2002).
- The following apply to subject property, but are not plottable:
  - Restrictions as shown on "Children's Hospital Urban Renewal Area, Plat A", of record in Plat Book 43, Page 17.
  - Land use requirements and building restrictions of record in Misc. Record V. 137, PG. 295, and V. 147, PG. 228.
  - Terms and conditions of record in Misc. Record V. 149, PG. 271.
  - Terms and conditions of record in O.R. 5403, PG. B16.
- The following **DO NOT** apply to subject property:
  - Terms and conditions of record in Mort. Record V. 3364, PG. 132.
  - Easement to the City of Columbus of record in O.R. 4154, PG. J14.
  - Utility easements reserved by the City of Columbus by Vacation Ordinance Nos. 2-61, 160-84, 1785-83, 1709-80, 1903-83 and 614-73, and by deed of record in O.R. 10846, PG. 802.
  - Restrictions of record in D.B. 570, PG. 216.
  - Easements to Columbus Southern Power Co. of record in Instrument Nos. 199902120037695, 200104050071068, and 199909230241180.

- Subject property is zoned "CPD", by zoning application Z01-099. Building height is 200' max., building and parking setbacks are 0 feet.
- Individual Tax Parcel Number for subject tract has not yet been created, but parent property Parcel Number is 010-082626.
- Property is located in Flood Zone "X" (Areas determined to be outside 500-year floodplain) per FIRM MAP #39049C0255 G, dated August 2, 1995.
- Locations of underground utilities are based on field investigation, record drawings provided by the utility owners, and field markings by OUPS, ticket No. 318-070-017.

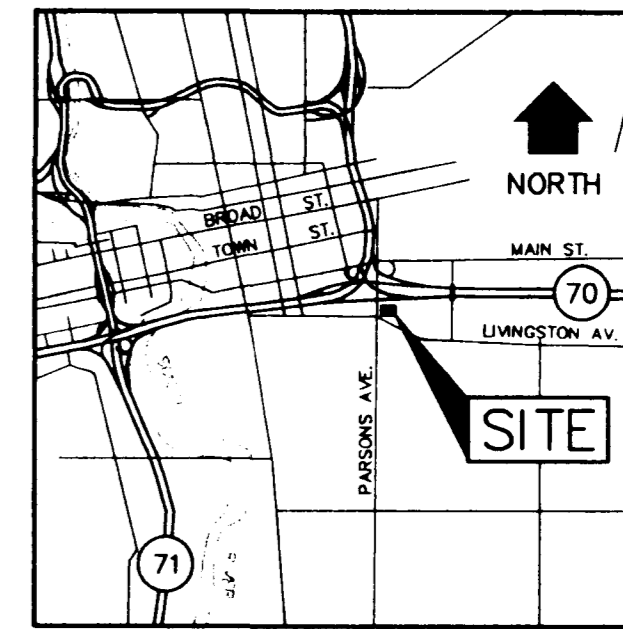


**BENCH MARKS**

**M-E SITE BM**  
N. Bolt on 2nd fire hydrant S of Mooberry St. on the W side of Children's Drive West.  
ELEV. = 784.14

**M-E SITE BM**  
Square cut on N edge of top of concrete parking lot island along N property line of subject tract, near W end.  
ELEV. = 783.38

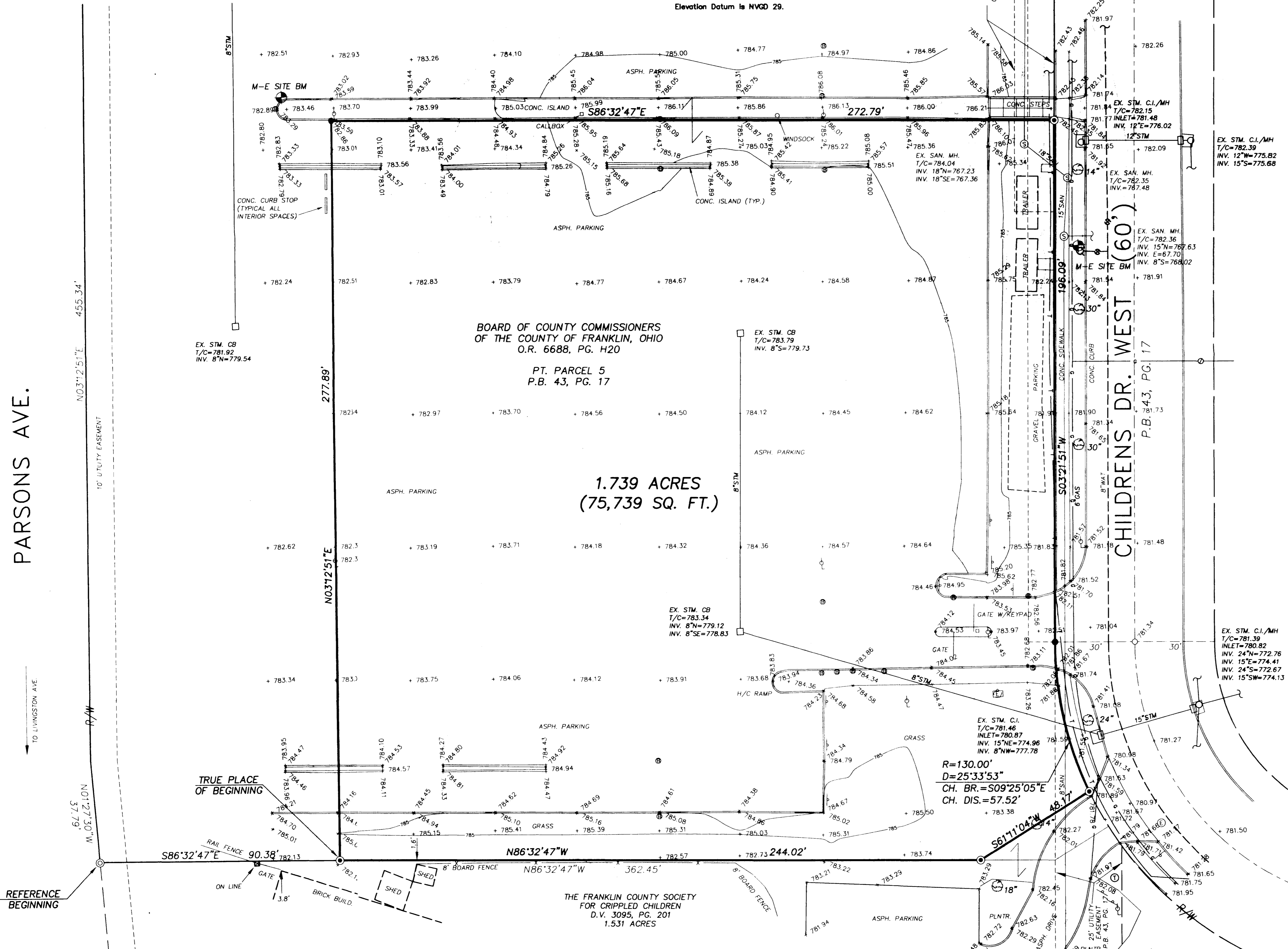
Elevation Datum is NAVD 29.



**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- PK NAIL FOUND
- PK NAIL SET
- BENCHMARK
- SANITARY CLEAN-OUT
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- TRAFFIC POLE
- TELEPHONE BOX
- GAS VALVE
- STORM MANHOLE
- STORM SEWER INLET
- ELECTRIC TRANSFORMER
- LIGHT POLE
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- W — WATERLINE
- G — GAS LINE
- OHL — OVERHEAD UTILITY
- 8" SAN — SANITARY SEWER
- 12" STM — STORM SEWER
- T — UNDERGROUND TELEPHONE
- F — FENCE



BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF FRANKLIN, OHIO  
O.R. 6688, PG. H20

PT. PARCEL 5  
P.B. 43, PG. 17

**1.739 ACRES**  
**(75,739 SQ. FT.)**

THE FRANKLIN COUNTY SOCIETY  
FOR CRIPPLED CHILDREN  
D.V. 3095, PG. 201  
1.531 ACRES

EX. STM. C.I./MH  
T/C=782.39  
INV. 12"W=775.82  
INV. 15"S=775.68

EX. SAN. MH.  
T/C=782.35  
INV. E=77.48  
INV. 8"S=768.02

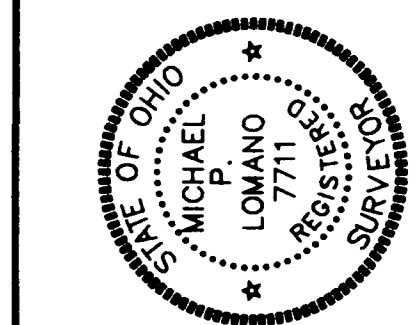
EX. SAN. MH.  
T/C=782.36  
INV. 15"N=767.63  
INV. E=67.70  
INV. 8"S=768.02

EX. STM. C.I./MH  
T/C=781.39  
INLET=780.82  
INV. 24"N=772.76  
INV. 15"E=774.41  
INV. 24"S=772.67  
INV. 15"SW=774.13

R=130.00'  
D=25°33'53"  
CH. BR.=S09°25'05"E  
CH. DIS.=57.52'

**REVISIONS**

DATE	BY	DESCRIPTION
4/02/02	MPL	CERTIFICATION, COMMITMENT ENDORSEMENT
4/16/02	MPL	CERTIFICATION LANGUAGE CONCERNING UTILITIES
6/20/02	MPL	TO 1.739 ACRES, SOUTH PROPERTY LINE



Surveyor/Client  
635 Brookside Boulevard  
Westerville, OH 43081  
Contact: Rocky Lomano  
914-810-1100 Fax: 818-4920

**ME COMPANIES**  
TAX ID No. 311424149

**ALTA/ACSM LAND TITLE SURVEY**  
**RONALD McDONALD HOUSE**  
CHILDRENS DRIVE WEST  
FRANKLIN COUNTY, COLUMBUS, OHIO

FIELD	PM	DRAW
EM	MPL	MPL
F.B. 165	PG. 34	
JOB NO.:	02-136-1-1-36	
DATE:	MARCH, 2002	
SCALE:	1" = 20'	
PRINT DATE:	JUN 26 2002	
PRINTED		
SHEET NO.:	1/1	

**DESCRIPTION**

Situated in the State of Ohio, County of Franklin, City of Columbus, being 1.739 acres out of Parcel 5 of Children's Hospital Urban Renewal Area, Plat A, a subdivision of record in Plat Book 43, Page 17, all recording references herein being to the records of the Franklin County Recorder's Office, Columbus, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at an iron pin found at the southwest corner of said Parcel 5, the northwest corner of Parcel 5A of said subdivision, in the easterly right-of-way line of Parsons Avenue (width varies); thence South 86° 32' 47" East, along the common line between said Parcels 5 and 5A, a distance of 90.38 feet to an iron pin set at the TRUE PLACE OF BEGINNING;

Thence through said Parcel 5 with a new division line the following courses:

- North 03° 12' 51" East, a distance of 277.89 feet to a PK nail set;
- South 86° 32' 47" East, a distance of 272.79 feet to an iron pin set in the easterly line of said Parcel 5, in the westerly right-of-way line of Children's Drive West (60 feet in width);

Thence along said easterly line and said right-of-way line the following courses:

- South 03° 21' 51" West, a distance of 196.09 feet to a PK nail set;
- With the arc of a tangent curve to the left, having a radius of 130.00 feet, a central angle of 25° 33' 53", and a chord bearing South 09°25' 05" East, a chord distance of 57.52 feet to an iron pin set at a northeast corner of that 1.531 acre tract of land as described in a deed to The Franklin County Society For Crippled Children, of record in Deed Volume 3095, Page 201;

Thence along the northerly line of said 1.531 acre tract the following courses:

- South 61° 11' 04" West, a distance of 48.17 feet to an iron pin set;
- North 86° 32' 47" West, a distance of 244.02 feet to the TRUE PLACE OF BEGINNING, containing 1.739 acres (75,739 square feet) of land.

Bearings herein are based on South 03° 21' 51" West for the westerly line of Children's Drive West, as indicated in Plat Book 43, Page 17.

This description was prepared by M-E Companies, Inc. based on an actual field survey of the premises in March, 2002.

**SURVEY CERTIFICATION**

The undersigned hereby certifies to Ronald McDonald House Charities of Central Ohio, Inc., Children's Hospital, Commonwealth Land Title Insurance Company, and Benchmark Title Agency, Inc., 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; 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 other than those shown hereon; to the best of my knowledge and belief there are no existing utilities in vacated Hose Alley or Will Alley, and the property does not lie within any flood hazard area shown on F.E.M.A. Map Panel No. 39049C0255 G, dated August 2, 1995. This survey was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 1999 and meets the accuracy requirements defined therein.