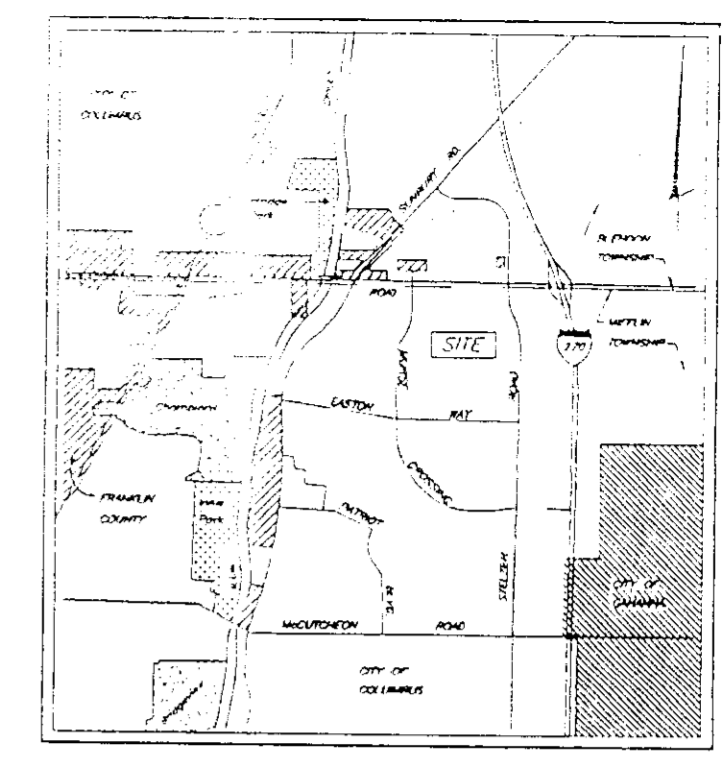


Splet

# A.L.T.A./A.C.S.M. LAND TITLE SURVEY

SEC 2 TWP 1 RNG 17 USML  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



Vicinity Map

According to Title Commitment No. 9913047-CCT.

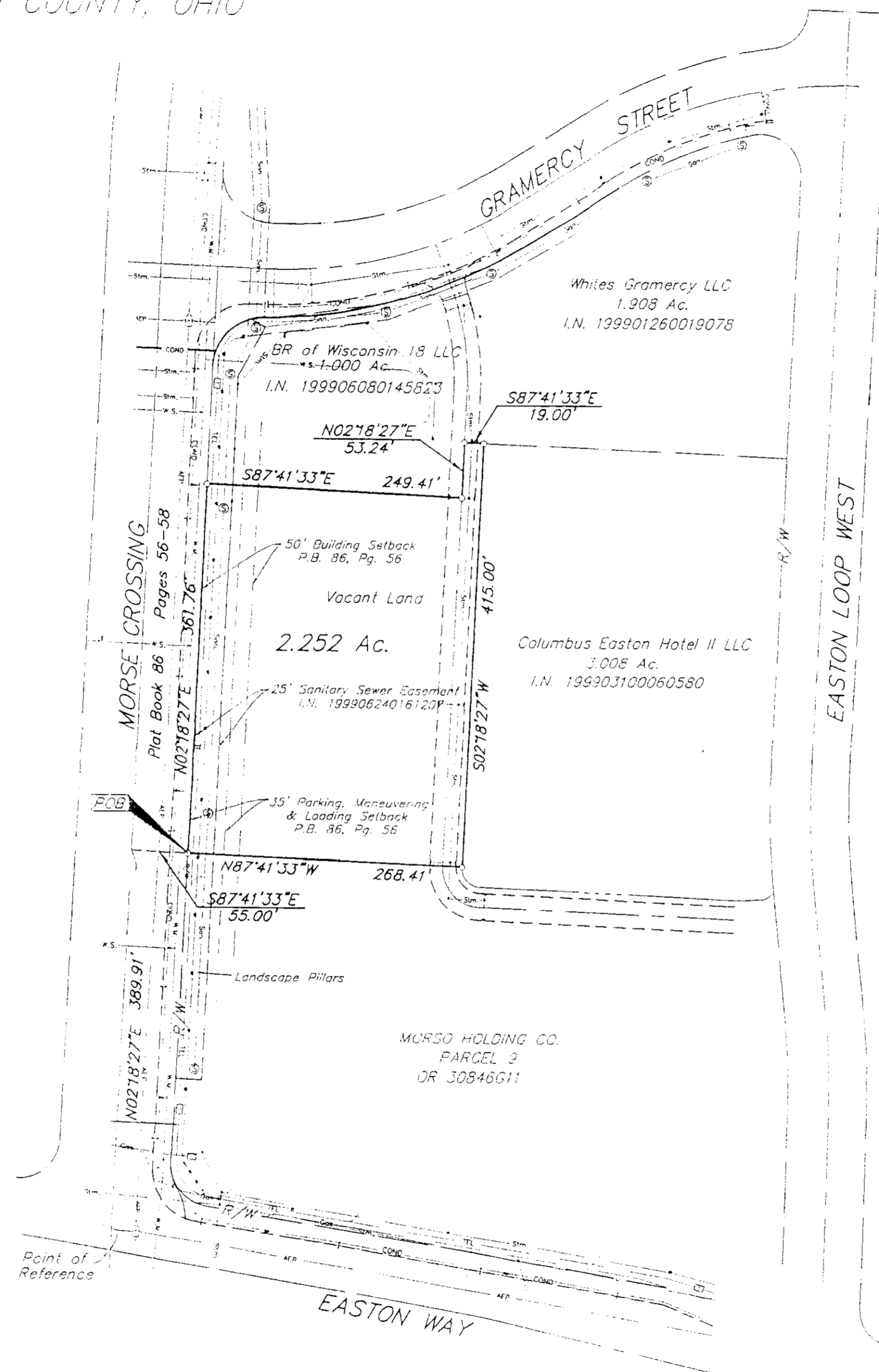
The following items are NOT located on the subject parcel:

- IN 199801300022025
- IN 199809290247417
- IN 199904210099510
- MR 2, PG 489
- MR 47, PG 216
- MR 47, PG 217
- DB 2548, PG 90

The subject parcel is located within those areas described by the following:

- OR 32534C08 (Declaration of Covenants, Conditions & Restrictions for Easton)
- OR 34316C06 (First Amendment to Declaration of Covenants, Conditions & Restrictions for Easton)
- IN 199804240098650 (Second Amendment to Declaration of Covenants, Conditions & Restrictions for Easton)
- OR 32898B20 (Declaration of Restrictions)
- OR 34933F01 (Restrictive Covenant Agreement)
- IN 199710030110838 (Declaration of Use Restrictions)
- IN 199812080316665 (Consent to Use)
- IN 199903100060595 (Consent to Use)
- IN 199906020139348 (Limited Waiver of Use Restriction)
- IN 199906080145833 (Consent to Use)
- IN 199906150152588 (Declaration of Use Restrictions)
- IN 199906080145826 (Development & Reciprocal Easement Operating Agreement)
- IN 199901260019081 (Development & Reciprocal Easement Operating Agreement)
- IN 199912020298615 (Development & Reciprocal Easement Operating Agreement)

The Basis of Bearing for this drawing is North 2°18'27" East for the centerline of Morse Crossing as shown of record in Plat 56 Pages 56-58, Recorder's Office, Franklin County, Ohio



2.252 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 2, Township 1, Range 17, United States Military Lands and being all out of that tract of land known as Parcel 9 as conveyed to Morsor Holding Co. of record in Official Record 30846G11 (all deed references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at the centerline intersection of Morse Crossing with Easton Way as shown of record in Plat Book 86, Pages 56 through 58;

thence North 02° 18' 27" East, with the centerline of said Morse Crossing, a distance of 389.91 feet to a point;

thence South 87° 41' 33" East, leaving said centerline at a right angle, a distance of 55.00 feet to an iron pin set in the easterly right-of-way line of said Morse Crossing, being the true point of beginning for this description;

thence North 02° 18' 27" East, with said easterly right-of-way line, a distance of 361.76 feet to an iron pin set at the southwesterly corner of that 1.00 acre tract as conveyed to BR of Wisconsin 18 LLC of record in Instrument Number 199906080145823;

thence with the southerly and easterly lines of said 1.00 acre tract, the following courses:

South 87° 41' 33" East, a distance of 249.41 feet to an iron pin set at the southeasterly corner thereof;

North 02° 18' 27" East, a distance of 53.24 feet to an iron pin set at the southwesterly corner of a 1.908 acre tract as conveyed to Whites Gramercy LLC of record in Instrument Number 199901260019078;

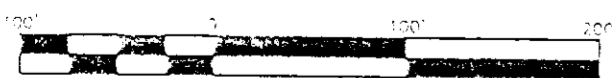
thence South 87° 41' 33" East, with the southerly line of said 1.908 acre tract, a distance of 19.00 feet to an iron pin set at the northwesterly corner of a 3.008 acre tract as conveyed to Columbus Easton Hotel II LLC of record in Instrument Number 199903100060580;

thence South 02° 18' 27" West, with the westerly line of said 3.008 acre tract, a distance of 415.00 feet to an iron pin set;

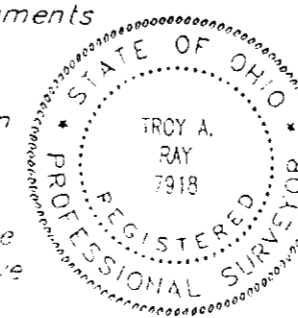
thence North 87° 41' 33" West, with a new division line across said Parcel 9, a distance of 268.41 feet to the true point of beginning and containing 2.252 acres of land, more or less.

I hereby certify to Dime High III, LLC, MORSO Holding Co., Wheeling National Bank, Central City Title Agency, Ltd. and Chicago Title Insurance Company that to the best of my knowledge the survey prepared by me entitled "ALTA/ACSM Land Title Survey" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the subject parcel is vacant land; that there are no easements, from Title Commitment No. 9913047-CCT, visible encroachments or uses affecting this property appearing from a careful physical inspection of the same. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, and meets the accuracy requirements of an "Urban Class" survey, as defined therein, and includes the following of Table A thereof: 1, 2, 3, 4, 6, 11, and 13.

Property is in Zone X (areas determined to be outside the 500-year floodplain) on Flood Insurance Rate Map, Panel 205 of 3887, Franklin County, Ohio and incorporated areas, Map No. 3204900225 G (Effective Date: August 2, 1995).



GRAPHIC SCALE (IN FEET)



Troy A. Ray 2/29/00  
Professional Surveyor No. 7918

Surveyed & Prepared By  
EVANS, MECHWART, HAMBLETON & TILTON INC.  
CONSULTING ENGINEERS & SURVEYORS  
170 MILL STREET  
GAHANNA, OHIO 43230  
614/471-5150

SCALE: 1" = 100'  
REVISED

FEBRUARY 22, 2000  
FEBRUARY 29, 2000