

The following items from Title Commitment No. 9811031-CCT do not apply to said premises:

- D.B. 1509, Pg. 492
- D.B. 2608, Pg. 260
- D.B. 1861, Pg. 18
- D.B. 2897, Pg. 558
- D.B. 2890, Pg. 357
- D.B. 2890, Pg. 358
- D.B. 2890, Pg. 360
- D.B. 2890, Pg. 361
- D.B. 2890, Pg. 362
- D.B. 2890, Pg. 365

Assignment of Ohio Fuel and Gas to Columbia Gas of Ohio, Inc.
D.B. 2548, Pg. 90

Said property is subject to the following:

Ohio Fuel Gas Company
Blanket Gas Line Easement
D.B. 1210, Pg. 313

Columbus Railway Power & Light Company
Electric transmission line easement along westerly roadway of Stelzer Road
D.B. 922, Pg. 204

Ohio Fuel Gas Company
Gas pipeline easement along westerly roadside
D.B. 1963, Pg. 575

The following items, within said premises, are vacated under the plat entitled "Vacation of Portions of Somerset No. 3, Somerset No. 4 and Somerset No. 6", of record in P.B. 90, Pg. 49.

Columbus & Southern Ohio Electric Company
Six (6) foot wide electric transmission line easement within the easement lines upon the recorded plats of:

Somerset No. 4, P.B. 37, Pg. 98-101
Somerset No. 6, P.B. 37, Pg. 103

Recorded under D.B. 2648, Pg. 234

All building setback lines & utility easements as shown upon the recorded plats of:

Somerset No. 4, P.B. 37, Pg. 98-101
Somerset No. 6, P.B. 37, Pg. 103

SURVEYED & PREPARED BY

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

Scale 1" = 100' December 1, 1998

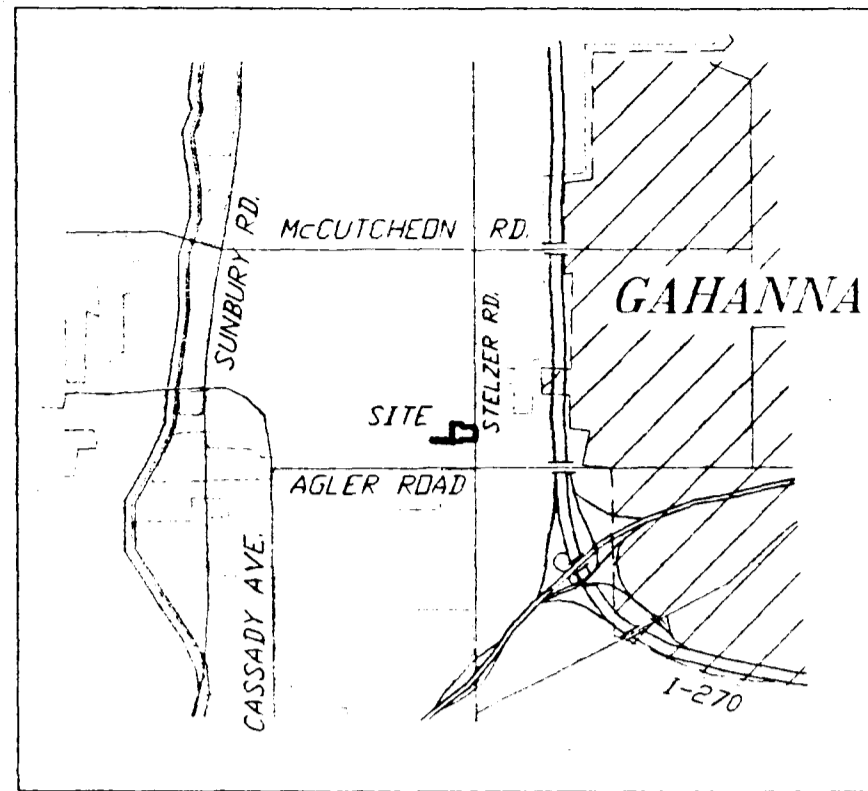
CERTIFICATION: (Commitment No. 9811031-CCT)

To: Central City Title Agency, Ltd., Stewart Title Guaranty Company, Residences at Towne Center Associates, Ltd. & KeyBank National Association

This is to certify that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA, ACSM and NSPS in 1997", and includes items 1-4, and 11 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

By Clark E. White
Professional Surveyor No. 7868

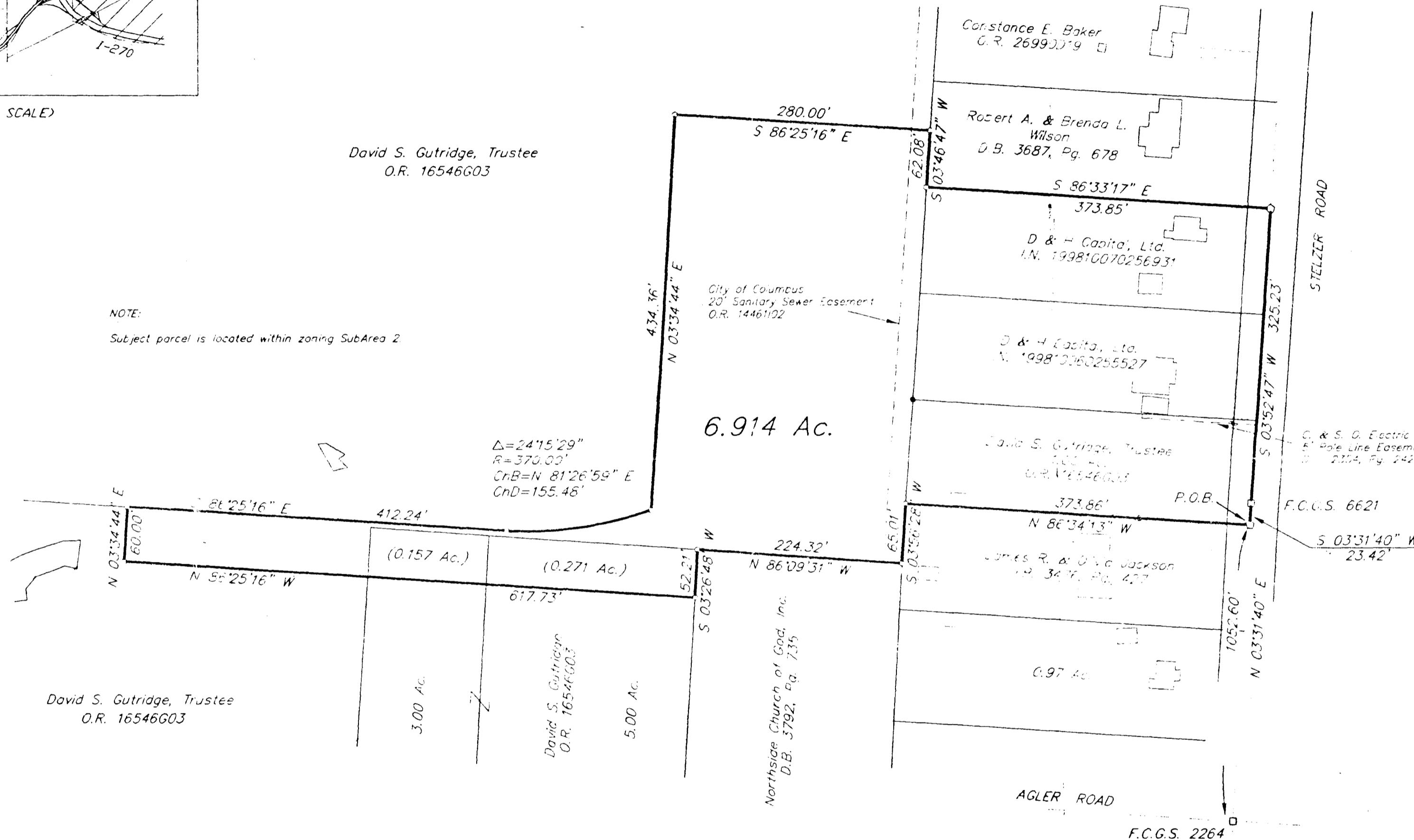
ALTA SURVEY
LOCATED IN
QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



(NOT TO SCALE)

- LEGEND**
- ⊕ Power Pole
 - ⊕ Utility Pole
 - Tel. Ped
 - ⊙ San. Sewer M.H.
 - Guy Wire
 - Catch Basin
 - ⬡ Exist. Retention

NOTE:
Subject parcel is located within zoning SubArea 2



David S. Gutridge, Trustee
O.R. 16546603

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$\Delta = 2415'29''$
 $R = 370.00'$
 $CnB = N 81'26'59'' E$
 $CnD = 155.48'$

Pursuant to the Vacation of Portions of Somerset No. 3, Somerset No. 4 and Somerset No. 6 of record in Plat Book 90, Page 49, all of the lots and road right-of-ways in Somerset, formerly included within the 6.914 acre parcel has now been vacated.

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 (Area outside 500-year floodplain); Community Panel 39049C0170 G

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments 6621 & 8858, having a bearing of North 352°47' East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

- P.K. Nail Set
 - ▲ R.R. Spk. Fnd.
 - △ R.R. Spk. Set
 - I.P. Fnd.
 - I.P. Set
- I.P. set are 3/4" O.D. Iron Pin
30" long w/cap inscribed EMH&T.



GRAPHIC SCALE
(IN FEET)

