

LOCATION MAP
NOT TO SCALE

DESCRIPTION OF 13.249 ACRES LAND
SOUTH OF WILLIAMS ROAD
EAST OF ALUM CREEK DRIVE

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 18, Township 11, Range 21, Congress Lands, being a 13.249 acre tract of land comprised of 9.178 acres out of that 24.032 acre tract as described in Parcel I, and 4.071 acres out of that 20.994 acre tract as described in Parcel II, in a deed to Millstone Lake Development Company, of record in Official Record Volume 13496 D15, (all references to records being on file in the Recorder's Office, Franklin County, Ohio), said 13.249 acre tract being more particularly described as follows:

Beginning at a point in the easterly line of the subdivision "MADISON MILLS, SECTION 6", at the northeasterly corner of Wagon Road, at the southeasterly corner of Lot 286, as delineated on said plat "MADISON MILLS, SECTION 6", of record in Plat Book 57, Page 2, also being a southwesterly corner of that 7.853 acre tract as described in a deed to ARV Partners 6 - Columbus L.P., of record in Official Record Volume 23263 E18;

Thence South 62°00'00" East, along a southerly line of said 7.853 acre tract, a distance of 111.22 feet to a point;

Thence South 19°30'00" West, along a westerly line of said 7.853 acre tract, a distance of 128.85 feet to a point;

Thence South 50°11'05" East, along the southerly line of said 7.853 acre tract, into that 20.994 acre tract as described in Parcel II, in said deed to Millstone Lake Development Company, a distance of 675.32 feet to a point;

Thence South 32°49'40" West, a distance of 769.13 feet to a point;

Thence North 67°41'15" West, a distance of 460.30 feet to a point in the easterly line of the subdivision "MADISON MILLS, SECTION 6", at the southeasterly corner of Lot 257, as delineated on said plat "MADISON MILLS, SECTION 6", of record in Plat Book 57, Page 2;

Thence North 4°00'00" East, along the easterly line of said subdivision "MADISON MILLS, SECTION 6", a distance of 397.65 feet to a point;

Thence North 19°30'00" East, continuing along the easterly line of said subdivision "MADISON MILLS, SECTION 6", a distance of 722.39 feet to the place of beginning and containing 13.249 acres of land.

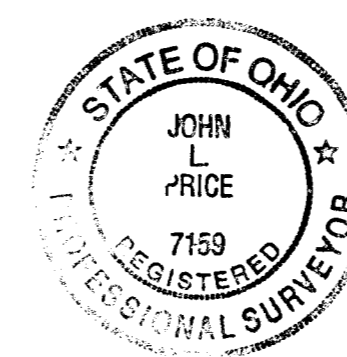
For the purpose of this description a bearing of North 19°30'00" East, was used on an easterly line said subdivision "MADISON MILLS, SECTION 6", and all bearing calculated from this meridian.

NOTES PERTAINING TO EASEMENTS IN SCHEDULE B - SECTION 2, FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, APPLICATION NUMBER F 95110003 A, EFFECTIVE DATE: MARCH 18, 1996.

- ITEM 7. EASEMENT GRANTED TO THE CITY OF COLUMBUS OF RECORD IN DEED BOOK VOLUME 3458, PAGE 118, (EASEMENT IS PLOTTED HEREON).
- ITEM 8. EASEMENT GRANTED TO THE CITY OF COLUMBUS, OHIO OF RECORD IN DEED BOOK VOLUME 3469, PAGE 982 (EASEMENT IS NOT LOCATED ON THE PREMISES).
- ITEM 9. EASEMENT GRANTED TO THE CITY OF COLUMBUS, OHIO OF RECORD IN DEED BOOK VOLUME 3468, PAGE 683 (EASEMENT IS NOT LOCATED ON THE PREMISES).
- ITEM 10. EASEMENT GRANTED TO THE CITY OF COLUMBUS, OHIO OF RECORD IN DEED BOOK VOLUME 3536, PAGE 644 (EASEMENT IS NOT LOCATED ON THE PREMISES).
- ITEM 11. EASEMENT GRANTED TO THE CITY OF COLUMBUS, OHIO OF RECORD IN DEED BOOK VOLUME 3321, PAGE 31 (EASEMENT IS NOT LOCATED ON THE PREMISES).
- ITEM 12. THERE IS A 20 FOOT SANITARY SEWER EASEMENT OF RECORD IN OFFICIAL RECORD VOLUME 21106, PAGE F18 (THE EASEMENT AS SHOWN IN THE EXHIBIT IS THE SAME EASEMENT AS DESCRIBED IN ITEM 7 THAT IS SHOWN HEREFON).

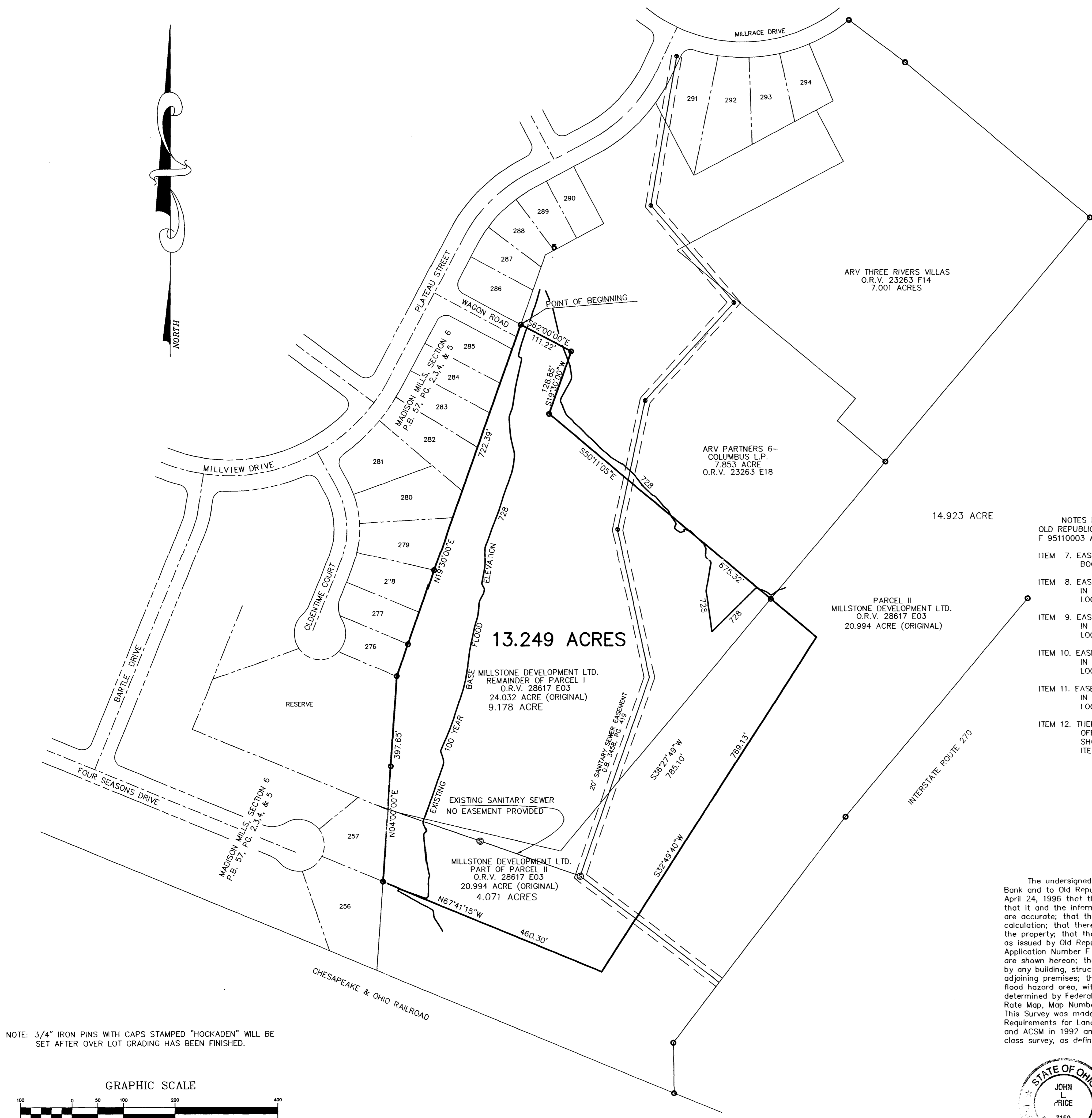
SURVEYOR'S CERTIFICATE

The undersigned hereby certifies that The Huntington National Bank and to Old Republic National Title Insurance Company, as of April 24, 1996 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the property description "closes" by engineering calculation; that there are no existing buildings or structures on the property; that those easements as disclosed in the title report as issued by Old Republic National Title Insurance Company, Application Number F 95110003 A, Effective Date: March 18, 1996, are shown hereon; that there are no encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; that the property lies in Zone AE (100 year flood hazard area, with base flood elevations determined) as determined by Federal Emergency Management Agency, Flood Insurance Rate Map, Map Number 39049C0270 G, Effective Date: August 2, 1995. This Survey was made in accordance with "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of a suburban class survey, as defined therein.



HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers

John L. Price 4/27/96
John L. Price
Professional Surveyor No. 7159



13.249 ACRES

ARV THREE RIVERS VILLAS
O.R.V. 23263 F14
7.001 ACRES

ARV PARTNERS 6-
COLUMBUS L.P.
7.853 ACRE
O.R.V. 23263 E18

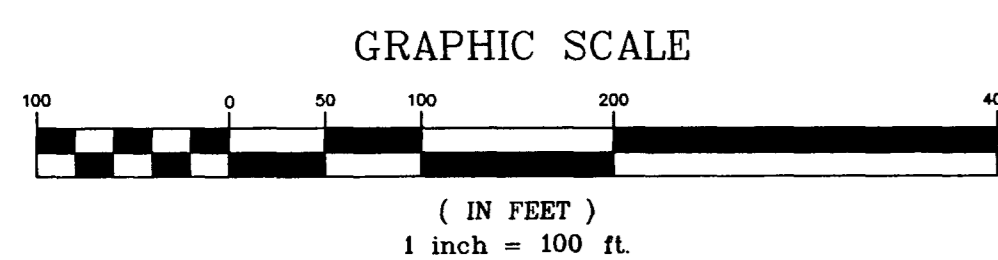
14.923 ACRE

PARCEL II
MILLSTONE DEVELOPMENT LTD.
O.R.V. 28617 E03
20.994 ACRE (ORIGINAL)

MILLSTONE DEVELOPMENT LTD.
REMAINDER OF PARCEL I
O.R.V. 28617 E03
24.032 ACRE (ORIGINAL)
9.178 ACRE

MILLSTONE DEVELOPMENT LTD.
PART OF PARCEL II
O.R.V. 28617 E03
20.994 ACRE (ORIGINAL)
4.071 ACRES

NOTE: 3/4" IRON PINS WITH CAPS STAMPED "HOCKADEN" WILL BE SET AFTER OVER LOT GRADING HAS BEEN FINISHED.



DESCRIPTION	MORTGAGE SURVEY			
LOCATION	MILLSTONE APARTMENTS SOUTH OF WILLIAMS ROAD EAST OF ALUM CREEK DRIVE			
CLIENT	MILLSTONE DEVELOPMENT LTD.			
PREPARED BY	HOCKADEN AND ASSOCIATES, INC. CONSULTING ENGINEERS 883 N. CASSADY AVENUE COLUMBUS, OHIO 43219 (614) 252-0993 FAX 252-0444			
DRAWN BY: JLP	CHECKED BY: JLP	ORDER No.	AREA No.	SHEET
SCALE: 1"=100'	DATE: 4-24-96	P-817	45-13	1 OF 1