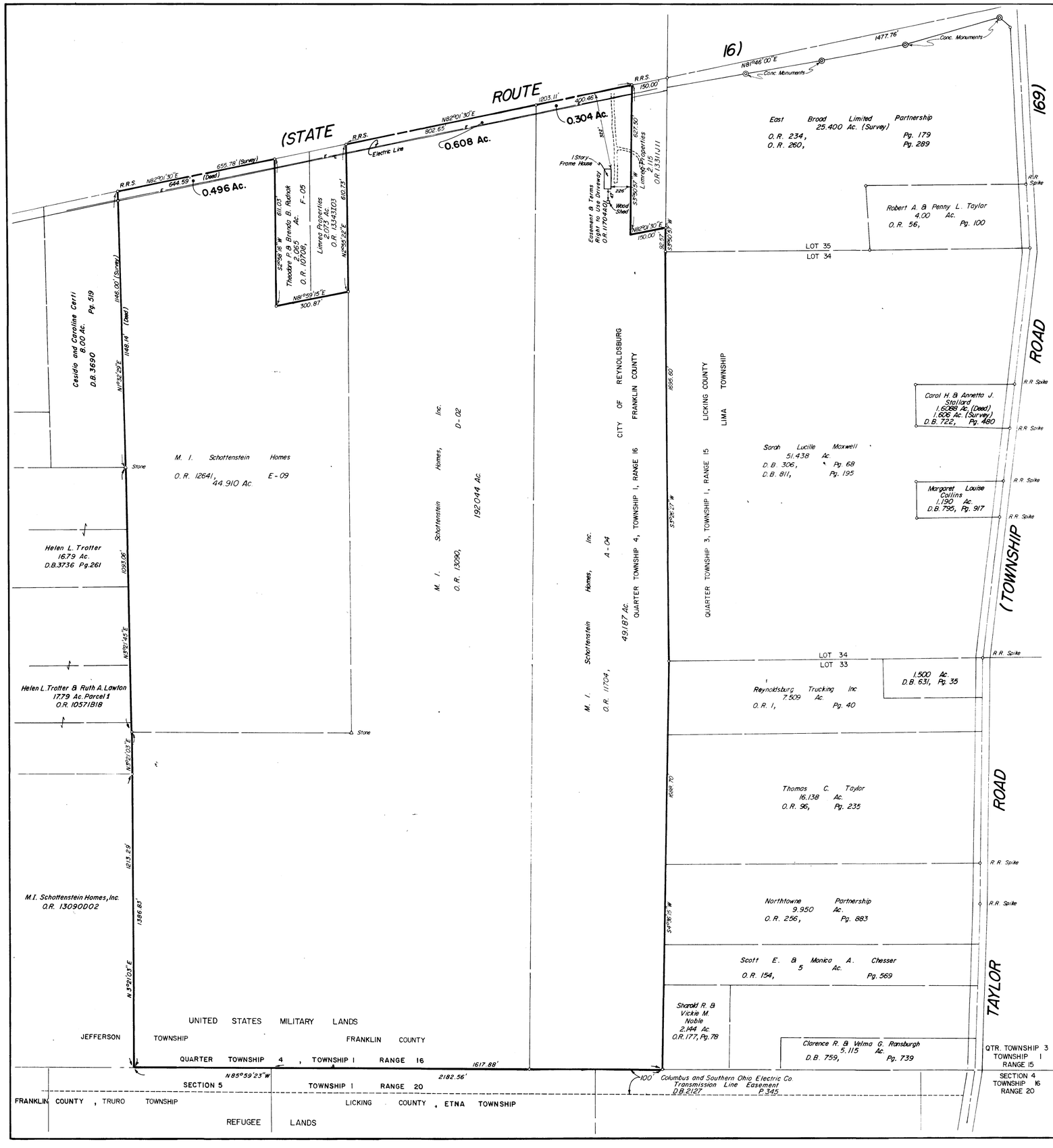

SURVEY OF 190.695 ACRE TRACT

LOCATED IN

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

190.695	Ac.	Gross	
0.496	Ac.	P.R.O.	44.910 Ac. Tract
0.304	Ac.	P.R.O.	49.187 Ac. Tract
0.608	Ac.	P.R.O.	192.044 Ac. Tract
189.287	Ac.	Net	

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, being located in Quarter Township 4, Township 1, Range 16, United States Military Lands and being all of the 49.187 and 44.910 acre tracts as conveyed to M/I Schottenstein Homes, Inc., by deeds of record in Official Record 11704A04 and 12641E09, also being part of that 192.044 acre tract as conveyed to M/I Schottenstein Homes, Inc., by deed of record in Official Record 13090D02, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows: Beginning at a railroad spike found in the centerline of State Route 16 (East Broad Street) at the northwesterly corner of the 2.115 acre tract as conveyed to Limrea Properties, by deed of record in Official Record 13311J11, said point being located South 82° 01' 30" West, 150.00 feet from the Franklin County - Licking County line; thence South 3° 50' 57" West, with the westerly line of said 2.115 acre tract, a distance of 627.50 feet to an iron pin found at the southwesterly corner of said 2.115 acre tract; thence North 82° 01' 30" East, with the southerly line of said 2.115 acre tract, a distance of 150.00 feet to an iron pin found in the Franklin County - Licking County line; thence with the Franklin County - Licking County line, the following courses and distances: South 3° 50' 57" West, a distance of 92.57 feet to a found corner stone; South 3° 26' 27" West, a distance of 1695.60 feet to an iron pin found; and, South 4° 36' 15" West, a distance of 1688.70 feet to a found cornerstone at the southeasterly corner of Quarter Township 4, Township 1, Range 16, also being a northwesterly corner of Franklin County - Licking County line; thence North 85° 59' 23" West, with the Franklin County - Licking County line (passing a northwesterly corner of the Franklin County - Licking County line at 1617.88 feet), a distance of 2182.56 feet to a point; thence North 3° 21' 03" East (passing an iron pin found at 1213.29 feet and being at the southeasterly corner of a tract of land as conveyed to Helen L. Trotter and Ruth A. Lawton, by deed of record in Official Record 10571B18), a distance of 1386.83 feet to an iron pin found; thence North 3° 21' 45" East, with the easterly line of said Helen L. Trotter and Ruth A. Lawton tract and the easterly line of a tract of land as conveyed to William L. and Helen L. Trotter, by deed of record in Deed Book 3736, Page 261, a distance of 1093.06 feet to a cornerstone found at the southeasterly corner of the 8.00 acre tract as conveyed to Cesidio and Caroline Cerri, by deed of record in Deed Book 3690, Page 519; thence North 1° 32' 29" East, with the easterly line of said 8.00 acre tract, a distance of 1146.00 feet to a found railroad spike in the centerline of State Route 16 (East Broad Street); thence North 82° 01' 30" East, with the centerline of said State Route 16, a distance of 655.78 feet to a found railroad spike at the northwesterly corner of the 2.065 acre tract as conveyed to Theodore P. and Brenda B. Rudnak, by deed of record in Official Record 10708F05; thence South 2° 58' 16" West, with the westerly line of said 2.065 acre tract, a distance of 611.03 feet to an iron pin found; thence North 81° 59' 15" East, with the southerly line of said 2.065 acre tract and the southerly line of the 2.073 acre tract as conveyed to Limrea Properties, by deed of record in Official Record 13343I03, a distance of 300.87 feet to an iron pin found at the southeasterly corner of said 2.073 acre tract; thence North 2° 55' 22" East, with the easterly line of said 2.073 acre tract, a distance of 610.73 feet to a found railroad spike in the centerline of State 16 at the northeasterly corner of said 2.073 acre tract; thence North 82° 01' 30" East, with the centerline of said State Route 16, a distance of 1203.11 feet to the place of beginning, containing 190.695 acres, more or less of which 1.407 acres lies within the right-of-way of State Route 16, leaving a net acreage of 189.287 acres.

Easement to Ohio Fuel Gas Company
Deed Book 1969, Page 264. Does not apply.

Easement to Ohio Fuel Gas Company D.B. 2372, P.593. Assigned in D.B. 2548, P.90. Pertains to gas line along Waggoner Road. Does not apply.

Ohio Fuel Gas Company lines along south side State Route 16
No Deed References. Insufficient evidence for plotting.

Columbus and Southern Ohio Electric Company along south side State Route 16. No Deed References.

Survey Prepared for:

LIMREA PROPERTIES
AND
COMMONWEALTH LAND TITLE INSURANCE CO.

BASIS OF BEARINGS:

The bearings are based on the meridian in a bearing system in which the centerline of State Route 16 has a bearing of NORTH 82°01'30" EAST.

200 100 0 100 200 300 400
150 250 350

I hereby certify to Commonwealth Land Title Insurance Company, Beachmark Title Agency, Inc. and Limrea Properties that the survey prepared by me entitled "SURVEY OF 190.695 ACRE TRACT" 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 size, location and type of buildings and improvements are as shown and all are within the boundary lines and applicable set-back lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are no easements or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that there are no encroachments affecting this property; that all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance systems is shown on the survey; and that the parcel(s) described thereon do not lie within Flood Hazard Areas in accordance with any maps entitled: "Flood Insurance Rate Map", "Flood Hazard Floodway Boundary Map", "Flood Hazard Boundary Map" or "Flood Boundary and Floodway Map" published by the Federal Emergency Management Agency or a Flood Hazard Boundary Map published by the United States Department of Housing and Urban Development.

This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by American Land Title Association and American Congress on Surveying and Mapping.

PREPARED
BY

EVANS, MECHWART, HAMBLETON & TILTON, INC.

CONSULTING ENGINEERS & SURVEYORS

170 MILL STREET, GAHANNA, OHIO 43230

SCALE: 1" = 200'

MAY 30, 1989
REVISED JUNE 8, 1989
REVISED JUNE 15, 1989

STATE OF OHIO JAMES R. HILL 6919 REGISTERED PROFESSIONAL SURVEYOR

By James R. Hill
Professional Surveyor No. 6919