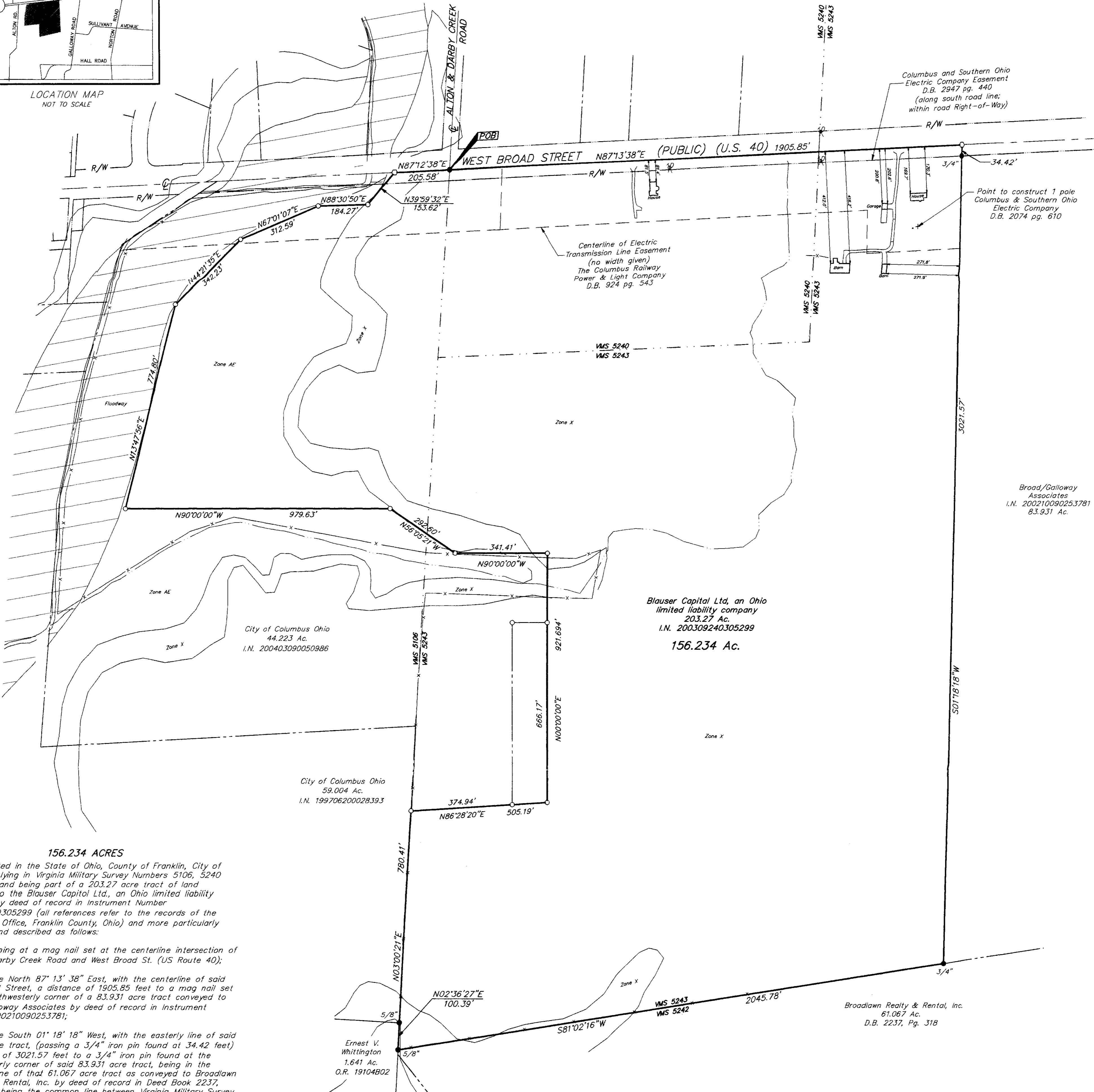
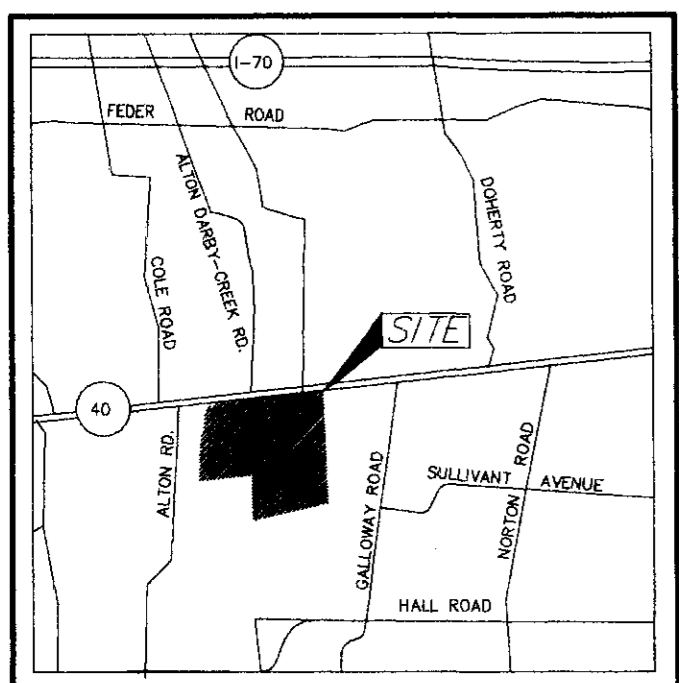


ALTA/ACSM LAND TITLE SURVEY

VIRGINIA MILITARY SURVEY NOS. 5106, 5240 & 5243

TOWNSHIP OF PRAIRIE, FRANKLIN COUNTY, OHIO

LEGEND	
	= Utility Pole
	= Fence
	= Electric Manhole
	= Centerline
	= Right of Way Line



156.234 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Numbers 5106, 5240 and 5243 and being part of a 203.27 acre tract of land conveyed to the Blausser Capitol Ltd., an Ohio limited liability company by deed of record in Instrument Number 200309240305299 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning at a mag nail set at the centerline intersection of Alton & Darby Creek Road and West Broad St. (US Route 40);

thence North 87° 13' 38" East, with the centerline of said West Broad Street, a distance of 1905.85 feet to a mag nail set at the northwesterly corner of a 83.931 acre tract conveyed to Broad/Galloway Associates by deed of record in Instrument Number 200210090253781;

thence South 01° 18' 18" West, with the easterly line of said 83.931 acre tract, (passing a 3/4" iron pin found at 34.42 feet) a distance of 3021.57 feet to a 3/4" iron pin found at the southwesterly corner of said 83.931 acre tract, being in the northerly line of that 61.067 acre tract as conveyed to Broadlawn Realty and Rental, Inc. by deed of record in Deed Book 2237, Page 318, being the common line between Virginia Military Survey Numbers 5242 and 5243;

thence South 81° 02' 16" West, with the northerly line of said 61.067 acre tract, being said Virginia Military Survey line, a distance of 2045.78 feet to a 5/8" iron pin found at the northwesterly corner of said 61.067 acre tract, being in the easterly line of that 1.641 acre tract as conveyed to Ernest V. Whittington by deed of record in Official Record 19104802, and also being in the common line between Virginia Military Survey Numbers 5106 and 5243;

thence North 02° 36' 27" East, with the easterly line of said 1.641 acre tract, being said common Virginia Military Survey line, a distance of 100.39 feet to a 5/8" iron pin found at the northeasterly corner of said 1.641 acre tract, being the southeasterly corner of that 59.004 acre tract as conveyed to the City of Columbus Ohio by deed of record in Instrument Number: 199706200028393;

thence North 03° 00' 21" East, with a portion of the easterly line of said 59.004 acre tract, being said common Virginia Military Survey line, a distance of 780.41 feet to an iron pin set at a southwesterly corner of that 44.233 acre tract as conveyed to the City of Columbus Ohio by deed of record in Instrument Number 200403090050986;

thence crossing said Blausser tract, the following courses and distances:

North 86° 28' 20" East, a distance of 505.19 feet to an iron pin set;

North 00° 00' 00" East, a distance of 921.69 feet to an iron pin set at a northwesterly corner of said 44.233 acre tract;

thence with the easterly line of said 44.233 acre tract, the following courses and distances:

North 90° 00' 00" West, a distance of 341.41 feet to an iron pin set;

North 56° 05' 21" West, a distance of 292.60 feet to an iron pin set;

North 90° 00' 00" West, a distance of 979.63 feet to an iron pin set;

North 13° 47' 56" East, a distance of 774.80 feet to an iron pin set;

North 44° 21' 35" East, a distance of 342.23 feet to an iron pin set;

North 67° 01' 07" East, a distance of 312.59 feet to an iron pin set;

North 88° 30' 50" East, a distance of 184.27 feet to an iron pin set; and

North 39° 59' 32" East, a distance of 153.62 feet to a mag nail set in the centerline of West Broad Street;

thence North 87° 12' 38" East, with said centerline, a distance of 205.58 feet to the Point of Beginning, and containing 156.234 acres of land, more or less, of which 1.955 acres lies within the present right-of-way of said West Broad Street.

According to the Federal Emergency Management Agency's Flood Insurance Rate map (dated January 21, 1999), the subject parcels shown hereon lies within Zone AE (areas inundated by 100-year flood), Zone X (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood) and Zone XG (areas outside 500-year flood plain), Community Panel No. 39049C0210G.

UTILITY STATEMENT:

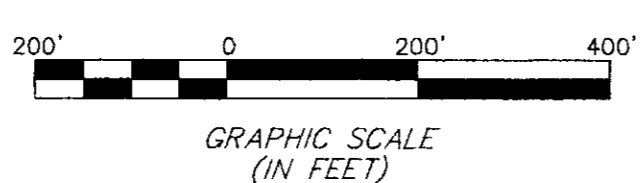
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of FRANK 39 and FRANK 139 monuments as established by the Franklin County Engineering Department.

CERTIFICATION: Commitment No. FRA 00110045 D

To: Blausser Capital Ltd., an Ohio limited liability company, Dominion Homes, Inc., Metropolitan Title Company Central Ohio, and Old Republic National Title Insurance Company

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included Items 1, 2, 3, 4, 10, 11(a), 13, 14, 15, & 16 of Table A "Optional Survey Responsibilities & Specifications" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.



- = STONE FND.
 - = MON. FND.
 - = I.P. FND.
 - = I.P. SET
 - = MAC. NAIL FND.
 - = MAG. NAIL SET
 - ▲ = R.R. SPK. FND.
 - ▲ = R.R. SPK. SET
 - △ = P.K. NAIL FND.
 - △ = P.K. NAIL SET
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



By: *James M. Pearsall* 3/25/04
Professional Surveyor No. 7840

Blausser Capital Ltd, an Ohio limited liability company
203.27 Ac.
I.N. 200309240305299
156.234 Ac.

City of Columbus Ohio
59.004 Ac.
I.N. 199706200028393

City of Columbus Ohio
44.233 Ac.
I.N. 200403090050986

Broad/Galloway Associates
I.N. 200210090253781
83.931 Ac.

Columbus and Southern Ohio Electric Company Easement
D.B. 2947 pg. 440
(along south road line; within road Right-of-Way)

Point to construct 1 pole
Columbus & Southern Ohio Electric Company
D.B. 2074 pg. 610

Centerline of Electric Transmission Line Easement
(no width given)
The Columbus Railway Power & Light Company
D.B. 924 pg. 543

RECEIVED

MAR 25 2004

Franklin County engineer
Dean C. Ringler, PE, FS.

Note:
Zoning information was not made available to the undersigned as of the date of this survey.

Note:
This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

Note:

- There was no evidence of current earth moving or building construction at the time of survey.
- There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
- There was no evidence of subject tract being a solid waste dump, sump or sanitary landfill.

Schedule B Items from Title Commitment No. FRA 00110045D issued by Metropolitan Title Company Central Ohio with an effective date of February 19, 2004 at 7:00 A.M.

Item 7 Electric Transmission Line Easement to The Columbus Railway, Power & Light Company by deed of record in Deed Book 924, Page 543 is located on or adjacent to the subject tract as shown hereon.

Item 8 Pole Easement to the Columbus & Southern Ohio Electric Company by deed of record in Deed Book 2074, Page 610 is located on or adjacent to the subject tract as shown hereon.

Item 9 Electric Line Easement to the Columbus & Southern Ohio Electric Company by deed of record in Deed Book 2947, Page 440 is located on or adjacent to the subject tract as shown hereon.

 EVANS, MECHWART, HAMBLETON & TILTON, INC. 170 MILL STREET GAHANNA, OHIO 43230 TELEPHONE (614) 471-5150 FACSIMILE (614) 471-0288		Date: March 25, 2004
		Scale: 1" = 200'
		Job No: 2004-0431
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION