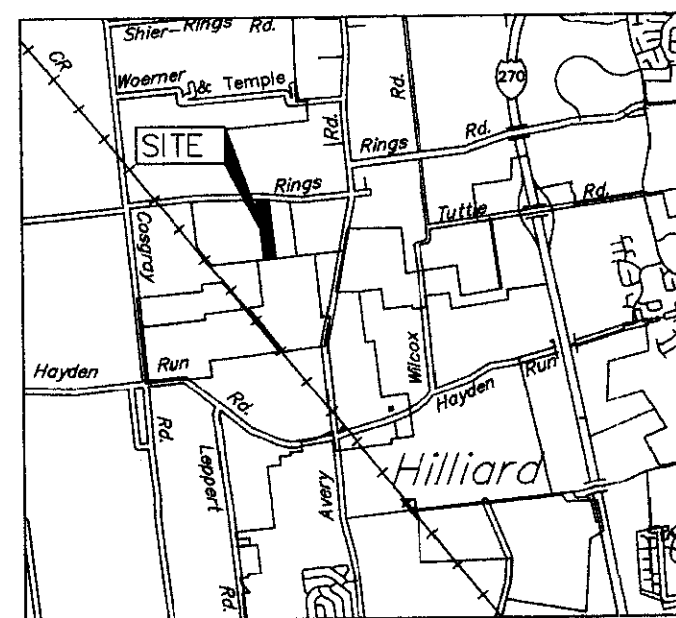


ALTA/ACSM LAND TITLE SURVEY

VIRGINIA MILITARY SURVEY NO. 3453

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO



Vicinity Map
(not to scale)

16.461 Acres

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey Number 3453, being all of a 16.460 acre tract conveyed to Paul Fender and Celeste Fender by deed of record in Official Record 00146C17 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

Beginning at Franklin County Geodetic Survey Monument Number 1532 at an angle point in the centerline of Rings Road (County Road 33);

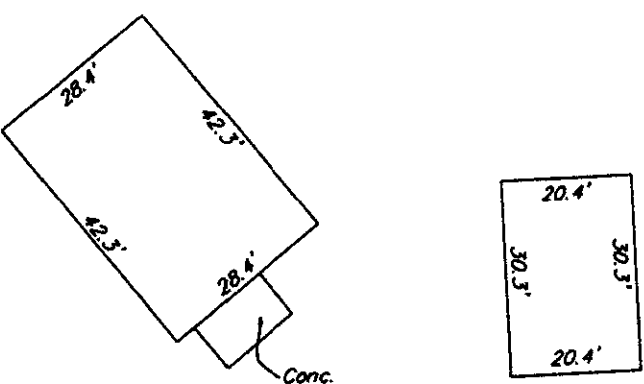
thence South 84° 53' 48" East, a distance of 283.59 feet, to a magnetic nail set at a common corner of said 16.460 acre tract and the 27.901 acre tract conveyed to James A. Dvorak (1/3 interest), Diane Dvorak Kemme (1/3 interest) and Michael T. Dvorak (1/3 interest) by deed of record in Instrument Number 200211220300288;

thence South 06° 20' 11" East, a total distance of 2077.10 feet, (passing an iron pipe found at 30.56 feet, being 0.53 feet west) with the westerly line of said 27.901 acre tract to a 3/4-inch iron pipe found in the northerly line of the 137.274 acre tract (Parcel Number 1) conveyed to Homewood Corporation by deed of record in Official Record 23250A17, said iron pipe being the southwest corner of said 27.901 acre tract;

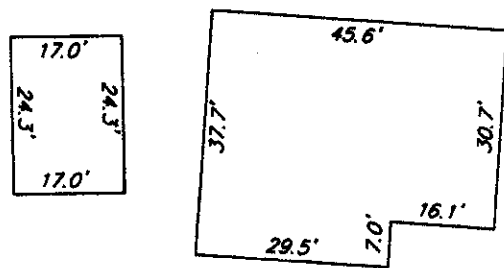
thence South 84° 15' 41" West, a distance of 340.00 feet, with the northerly line of said 137.274 acre tract (Parcel Number 1), to an iron pin set at a common corner of said 16.460 acre tract and the 39.68 acre tract conveyed to David W. Patch Jr. by deed of record in Instrument Number 199904300108982;

thence North 06° 20' 11" West, a total distance of 2134.52 feet (passing an iron rebar found at a distance of 2104.90 feet) with the easterly line of said 39.68 acre tract to a rail road spike found in the centerline of said Rings Road, at the northeasterly corner of said 39.68 acre tract;

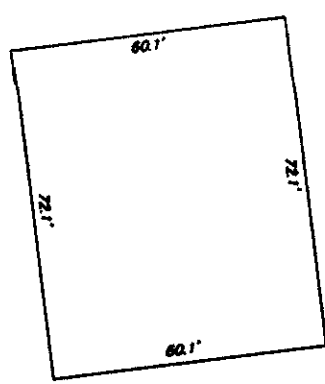
thence North 88° 00' 40" East, a distance of 62.21 feet with the centerline of said Rings Road to the TRUE POINT OF BEGINNING, containing 16.461 acres of land, more or less, of which 0.238 acre lies within the existing right-of-way of Rings Road;



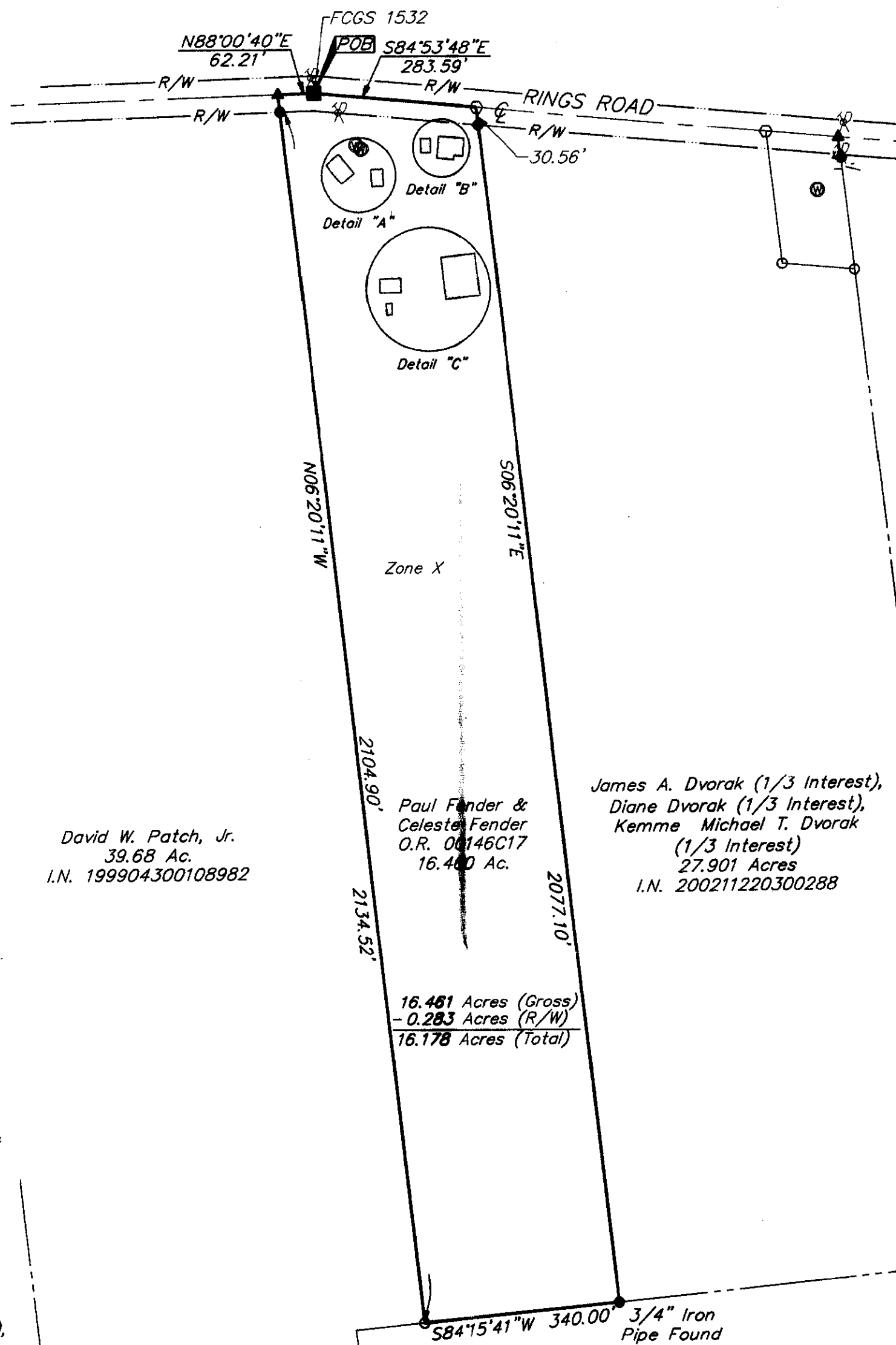
Detail "A"
Not to Scale



Detail "B"
Not to Scale



Detail "C"
Not to Scale



16.461 Acres (Gross)
- 0.283 Acres (R/W)
16.178 Acres (Total)

James A. Dvorak (1/3 Interest),
Diane Dvorak (1/3 Interest),
Kemme Michael T. Dvorak
(1/3 Interest)
27.901 Acres
I.N. 200211220300288

Paul Fender &
Celeste Fender
O.R. 00146C17
16.460 Ac.

David W. Patch, Jr.
39.68 Ac.
I.N. 199904300108982

Homewood Corporation
Parcel Number 1
137.274 Ac.
O.R. 23250A17

RECORDED

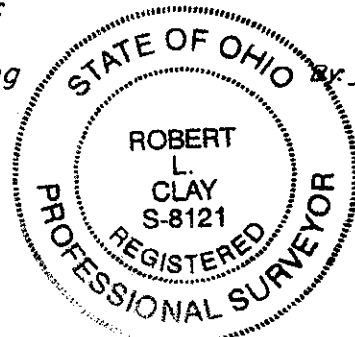
OCT 29 2004

Franklin County Engineer
Dean C. Ringle, RE.P.S.

CERTIFICATION: Commitment No. 220041029

To: Paul Fender and Celeste Fender, M/I Homes of Central Ohio, LLC, an Ohio limited liability company, STMI Title Agency, LLC and Stewart Title Guaranty 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, 6, 7(a), 8, 9, 10, 11(a), 12, 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.



Robert L. Clay October 29, 2004
Professional Surveyor No. 8121

Schedule B Items from Title Commitment No. 220041029 issued by Stewart Title Guaranty Company with an effective date of May 3, 2004 at 7:00 A.M.

Item 13 30' Easement to The Ohio Telephone and Telegraph Company by deed of record in Deed Book 3122, Page 667 is NOT located on the subject tract.

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.

According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0108G.

Note:
Current zoning classification for the subject parcel is Residential (R).

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

- Note:
- There was no visible 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 visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System - South Zone as per NAD83. Control for bearings was from coordinates of monuments FCGS 8876 & FCGS 2221, having a bearing of North 88°53'20" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



GRAPHIC SCALE
(IN FEET)

UTILITY LEGEND	
⊗	= Utility Pole
⊙	= Water Well

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

 ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS EVANS, MECHWART, HAMBLETON & TILTON, INC. 170 MILL STREET GAHANNA, OHIO 43230 TELEPHONE (614) 471-5150 FACSIMILE (614) 471-9286	Date: MAY 10, 2004	
	Scale: 1" = 200'	
	Job No: 2004-0751	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

I:\CH\DATA\1\SURVEY\PROJECT\2004\1458\DWG\41458AS.DWG-18X24 PLOTTRAIT - NO XREFS - PLOTTED BY: JPOWELL - THURSDAY, OCT 28 2004 - 2:42:13 PM