

1.288 Acres

Situated in the State of Ohio, County of Franklin, Village of New Albany, Section 12, Quarter Township 1, Township 2, Range 16, United States Military Lands, being a part of the original 55.185 acre tract conveyed to New Albany Company, LLC by deeds of record in Official Record 12773 C05, Official Record 21256 E01, and Instrument Number 199811120289607, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail found at the centerline intersection of relocated Bevelhymer Road (80 feet wide), as recorded in Plat Book 96, Page 17, and Walton Parkway (variable width), as recorded in Plat Book 96, Page 17;

Thence along the arc of a curve to the right, having a central angle of 19° 11' 02", a radius of 700.00 feet, an arc length of 234.38 feet, and a chord bearing of South 64° 22' 30" East, a chord distance of 233.28 feet, along the centerline of said Walton Parkway, to a point;

Thence South 35° 13' 01" West, a distance of 44.00 feet, across said Walton Parkway, to an iron pin set in the southerly right-of-way line thereof, being the TRUE POINT OF BEGINNING;

The following courses and distances along said southerly right-of-way line:

Along the arc of a curve to the right, having a central angle of 19° 42' 29", a radius of 656.00 feet, an arc length of 225.64 feet, and a chord which bears South 44° 55' 45" East, a chord distance of 224.53 feet, to an iron pin set at a point of compound curvature;

Along the arc of a curve to the right, having a central angle of 92° 29' 27", a radius of 85.00 feet, an arc length of 137.21 feet, a chord which bears South 11° 10' 14" West, a chord distance of 122.79 feet, to an iron pin set at the intersection of said southerly right-of-way line with the northerly right-of-way line of Columbus-Millersburg Road (U.S. 62) (variable width), being in a northerly line of the 1.584 acre tract conveyed as Parcel 18-WD8 to the State of Ohio by deed of record in Official Record 25998 B11;

The following courses and distances along said northerly right-of-way line and the northerly lines of said 1.584 acre tract:

South 57° 24' 57" West, a distance of 27.42 feet, to an iron pin set;

South 66° 30' 22" West, a distance of 120.87 feet, to an iron pin set;

The following courses and distances across said original 55.185 acre tract:

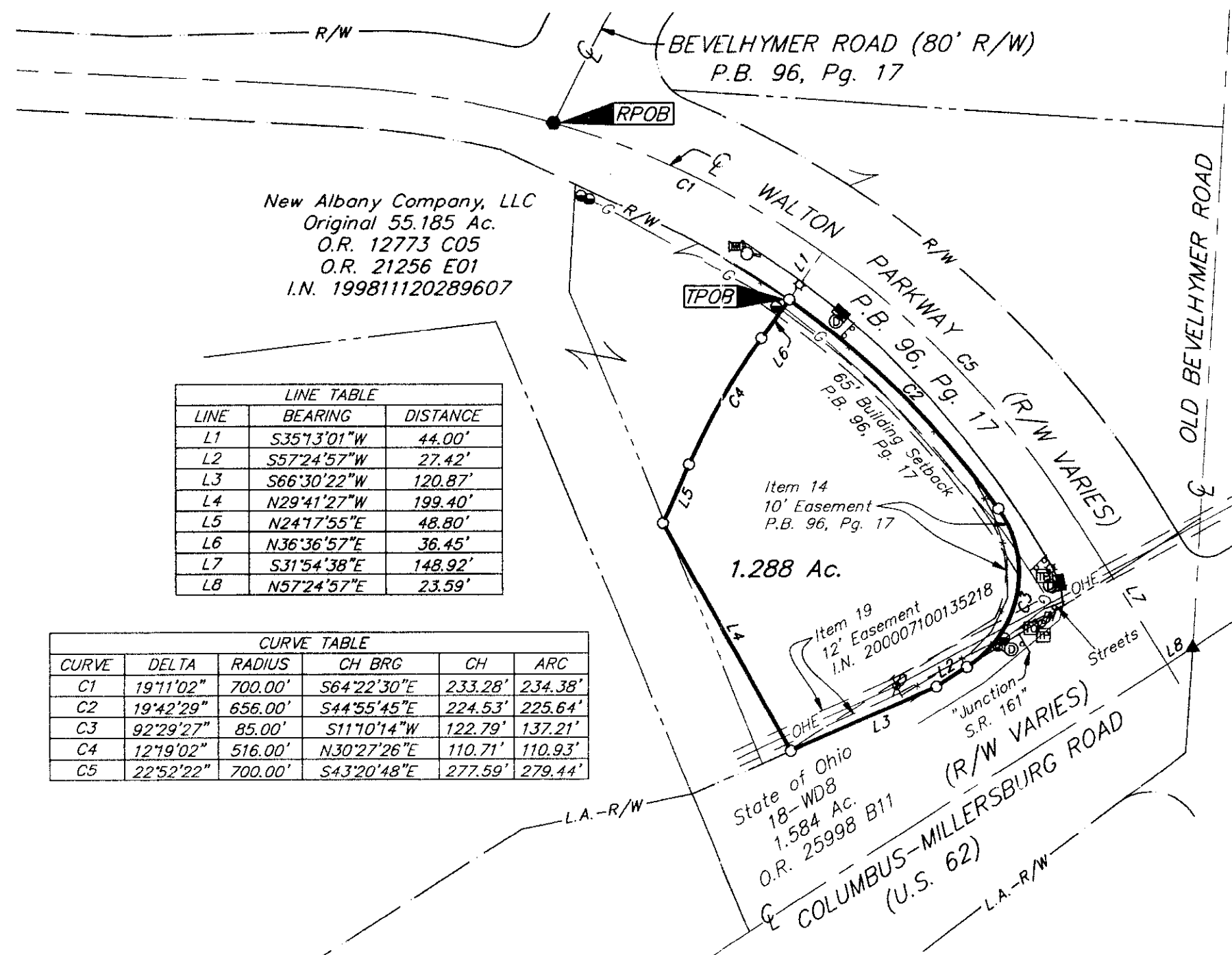
North 29° 41' 27" West, a distance of 199.40 feet, to an iron pin set;

North 24° 17' 55" East, a distance of 48.80 feet, to an iron pin set at a point of curvature;

Along the arc of a curve to the right, having a central angle of 12° 19' 02", a radius 516.00 feet, an arc length of 110.93 feet, and a chord which bears North 30° 27' 26" East, a chord distance of 110.71 feet, to an iron pin set at a point of tangency;

North 36° 36' 57" East, a distance of 36.45 feet, to the TRUE POINT OF BEGINNING, containing 1.288 acres of land, more or less.

ALTA/ACSM LAND TITLE SURVEY SECTION 12, QUARTER TOWNSHIP 1 TOWNSHIP 2, RANGE 16 UNITED STATES MILITARY LANDS VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO



New Albany Company, LLC
Original 55.185 Ac.
O.R. 12773 C05
O.R. 21256 E01
I.N. 199811120289607

LINE	BEARING	DISTANCE
L1	S35°13'01"W	44.00'
L2	S57°24'57"W	27.42'
L3	S66°30'22"W	120.87'
L4	N29°41'27"W	199.40'
L5	N24°17'55"E	48.80'
L6	N36°36'57"E	36.45'
L7	S31°54'38"E	148.92'
L8	N57°24'57"E	23.59'

CURVE	DELTA	RADIUS	CH BRG	CH	ARC
C1	19°11'02"	700.00'	S64°22'30"E	233.28'	234.38'
C2	19°42'29"	656.00'	S44°55'45"E	224.53'	225.64'
C3	92°29'27"	85.00'	S11°10'14"W	122.79'	137.21'
C4	12°19'02"	516.00'	N30°27'26"E	110.71'	110.93'
C5	22°52'22"	700.00'	S43°20'48"E	277.59'	279.44'

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.

Schedule B Items from Title Commitment No. 120051033 issued by Stewart Title Guaranty Company, with an effective date of May 18, 2005 at 7:00 A.M.

Item 14 Easements and setbacks of record in Plat Book 96, Page 17 DO lie on the subject tract as shown hereon. Easements and setbacks of record in Plat Book 96, Page 82 DO NOT lie on the subject tract.

Item 15 Easement of record in Official Record 6277 A15 DOES NOT lie on the subject tract.

Item 16 Easement of record in Official Record 6462 E19 DOES NOT lie on the subject tract.

Item 17 Easement of record in Official Record 10393 J16, and released in Instrument Number 200101240015273 DOES NOT lie on the subject tract.

Item 18 Rights-of-way of record in Official Record 10486 E19 and Official Record 10486 F01 DO NOT lie on the subject tract.

Item 19 Easement of record in Instrument Number 200007100135218 DOES lie on the subject tract, with the .

Item 20 The subject tract DOES lie within the area described in Instrument Number 200101240015276

Item 21 Easement of record in Instrument Number 200101240015280 DOES NOT lie on the subject tract.

Item 22 Easement of record in Instrument Number 200101240015282 DOES NOT lie on the subject tract.

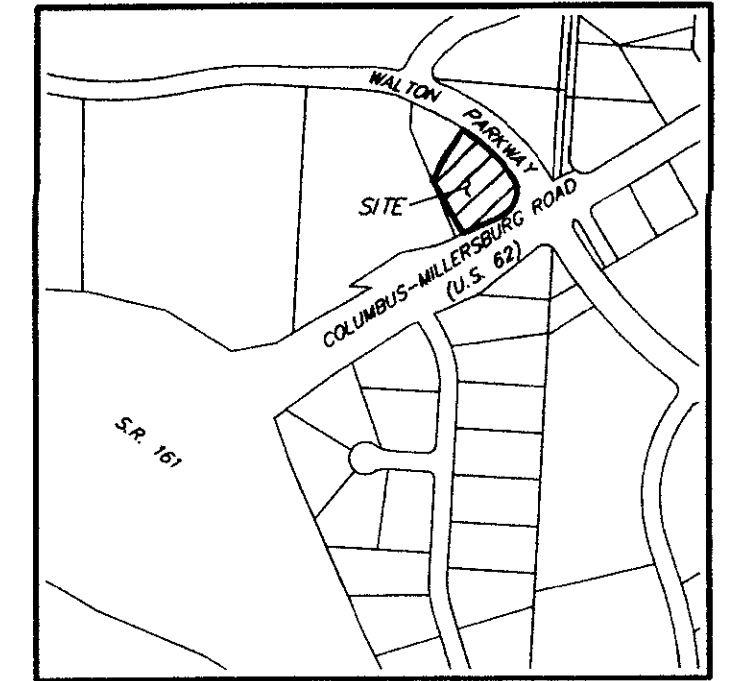
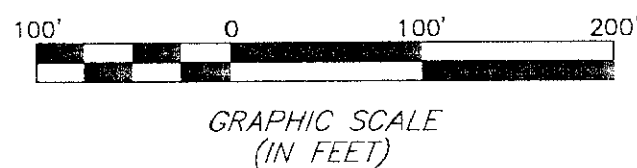
Item 23 Easement of record in Instrument Number 200101240015283 DOES NOT lie on the subject tract.

Item 24 Easement of record in Instrument Number 200101240015284 DOES NOT lie on the subject tract.

UTILITY LEGEND	
● = STONE FND.	⊙ = Metal Traffic Signal Pole
■ = MON. FND.	⊞ = Traffic Lighting Control Box
● = I.P. FND.	⊞ = Traffic Lighting Pull Box
○ = I.P. SET	— = Sign
● = MAG. NAIL FND.	⊞ = Curb Inlet
○ = MAG. NAIL SET	⊙ = Storm Manhole
▲ = R.R. SPK. FND.	— G — = Gas Line
△ = R.R. SPK. SET	— — — = Centerline
● = P.K. NAIL FND.	— R/W — = Right of Way Line
I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC	--- = Fence

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.



RECEIVED

JUN 03 2005

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

LOCATION MAP
NOT TO SCALE

Zoning Note:

The subject tract is classified as IPUD: Infill Planned Unit Development.

BASIS OF BEARINGS:

Bearings are based on S31°54'38"E for a portion of the centerline of Walton Parkway, as recorded in Plat Book 96, Page 18.

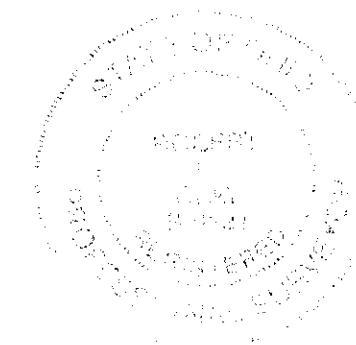
FEMA Note:

According to the Federal Emergency Management Agency's Flood Insurance Map, Community Panel No. 39049C0183 G (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain).

CERTIFICATION: Commitment No. 120051033

To: New Albany Company, LLC, KeyBank National Association, & 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, 8, 10, 11(a & b), 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.



By: Robert L. Clew, June 3, 2005
Professional Surveyor No. 8121

EMHT INC. ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS		Date: June 3, 2005
EVANS, MECHWART, HAMBLETON & TILTON, INC. 170 MILL STREET GAHANNA, OHIO 43230 TELEPHONE (614) 471-5150 FACSIMILE (614) 471-9286		Scale: 1" = 100'
		Job No: 2005-1001
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

I:\CADD\DATA1\SURVEY\PROJECT\20051001\DWG\51001AS.DWG-18X24 LANDSCAPE - NO ARETS - LAST SAVED BY TWEBB [6/3/2005 9:25:09 AM] - PLOTTED BY TWEBB [6/3/2005 9:25:10 AM]