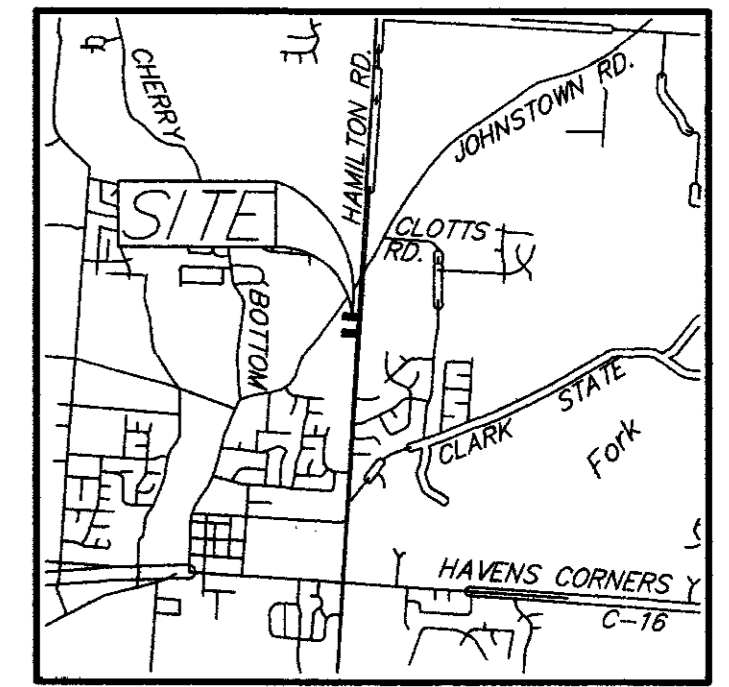
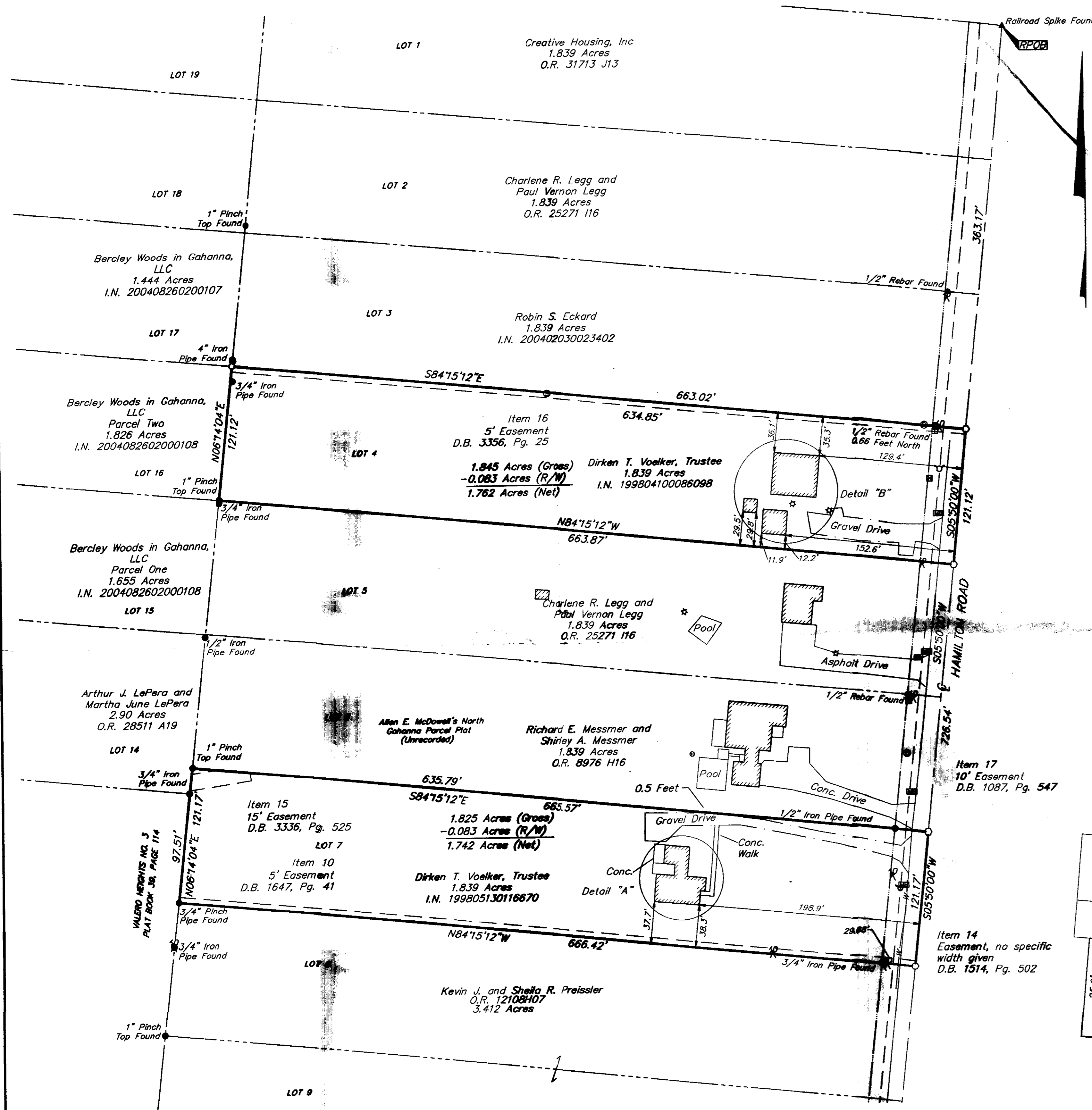


ALTA/ACSM LAND TITLE SURVEY  
SECTION 1, TOWNSHIP 1, RANGE 17  
UNITED STATES MILITARY LANDS  
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO



LOCATION MAP  
NOT TO SCALE

- Schedule B Items from Title Commitment No. 916742 issued by First American Title Insurance Company with an effective date of August 10, 2004 at 7:29 A.M.
- Item 10 5' Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1647, Page 41 is located on the subject tract as shown hereon.
  - Item 11 Parcel is located in the area described in the Restrictions by the deed of record in Deed Book 1514, Page 502.
  - Item 14 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1349, Page 493 is located within the right-of-way of Hamilton Road.
  - Item 15 Easement to City of Gahanna by deed of record in Deed Book 3336, Page 525 is located on the subject tract as shown hereon.
  - Item 16 5' Easement to City of Gahanna by deed of record in Deed Book 3336, Page 25 is located on the subject tract as shown hereon.
  - Item 17 10' Easement to The County of Franklin by deed of record in Deed Book 1087, Page 547 is located on the subject tract as shown hereon.
  - Item 18 Parcel is located in the area described in the Restrictions by the deed of record in Deed Book 1283, Page 333.



1.825 Acres

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of Section 1, Township 1, Range 17, United States Military Lands, being part of a 98.33 acre tract conveyed to Isaac Monroe Grover in Deed Book 541, Page 363 and all of Lot 7 of Allen E. McDowell's North Gahanna Parcel Plat (unrecorded) also being known as the 1.839 acre tract conveyed to Dirken T. Voelker, Trustee by deed of record in Instrument: 199806130116670 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference, at a railroad spike found in the centerline of Hamilton Road (formerly known as Beecham Road) at the northeasterly corner of said 98.33 acre tract and the 1.839 acre tract conveyed to Creative Housing, Inc by deed of record in Official Record 31713J13, also being the northeasterly corner of Lot 1 of said Allen E. McDowell's North Gahanna Parcel Plat;

Thence South 05°50'00" West, a distance of 726.54 feet, with the centerline of said Hamilton Road, to a magnetic nail set at the southeasterly corner of a 1.839 acre tract conveyed to Richard E. Messmer and Shirley A. Messmer by deed of record in Official Record 8976H16, said magnetic nail also being the TRUE POINT OF BEGINNING;

Thence South 05°50'00" West, a distance of 121.17 feet, continuing with the centerline of said Hamilton Road, to a magnetic nail set at the northeasterly corner of a 3.412 acre tract conveyed to Kevin J. Preissler and Sheila R. Preissler by deed of record in Official Record 12108H07;

Thence North 84°15'12" West, a total distance of 666.42 feet (passing a 3/4-inch iron pipe found at a distance of 29.88 feet), with the easterly line of said Valero Heights No. 3, a subdivision of record in Plot Book 39, Page 114;

Thence North 06°14'04" East, a total distance of 121.17 feet (passing a 3/4-inch iron pipe found at a distance of 97.51 feet), with the easterly line of said Valero Heights No. 3 and a 2.90 acre tract conveyed to Arthur J. LePera and Martha June LePera by deed of record in Official Record 28511A19, to a 1-inch pinch top pipe found at the southeasterly corner of said 1.839 acre Messmer tract;

Thence South 84°15'12" East, a total distance of 665.57 feet (passing a 1/2-inch rebar found at a distance of 635.79 feet), with the southerly line of said 1.839 acre Messmer tract to the TRUE POINT OF BEGINNING. Containing 1.825 acres of land, more or less, of which 0.083 acres lies within the right-of-way of said Hamilton Road.

1.845 Acres

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of Section 1, Township 1, Range 17, United States Military Lands, being part of a 98.33 acre tract conveyed to Isaac Monroe Grover in Deed Book 541, Page 363 and all of Lot 4 of Allen E. McDowell's North Gahanna Parcel Plat (unrecorded) also being known as the 1.839 acre tract conveyed to Dirken T. Voelker, Trustee by deed of record in Instrument: 19980410008098 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference, at a railroad spike found in the centerline of Hamilton Road (formerly known as Beecham Road) at the northeasterly corner of said 98.33 acre tract and the 1.839 acre tract conveyed to Creative Housing, Inc by deed of record in Official Record 31713J13, also being the northeasterly corner of Lot 1 of said Allen E. McDowell's North Gahanna Parcel Plat;

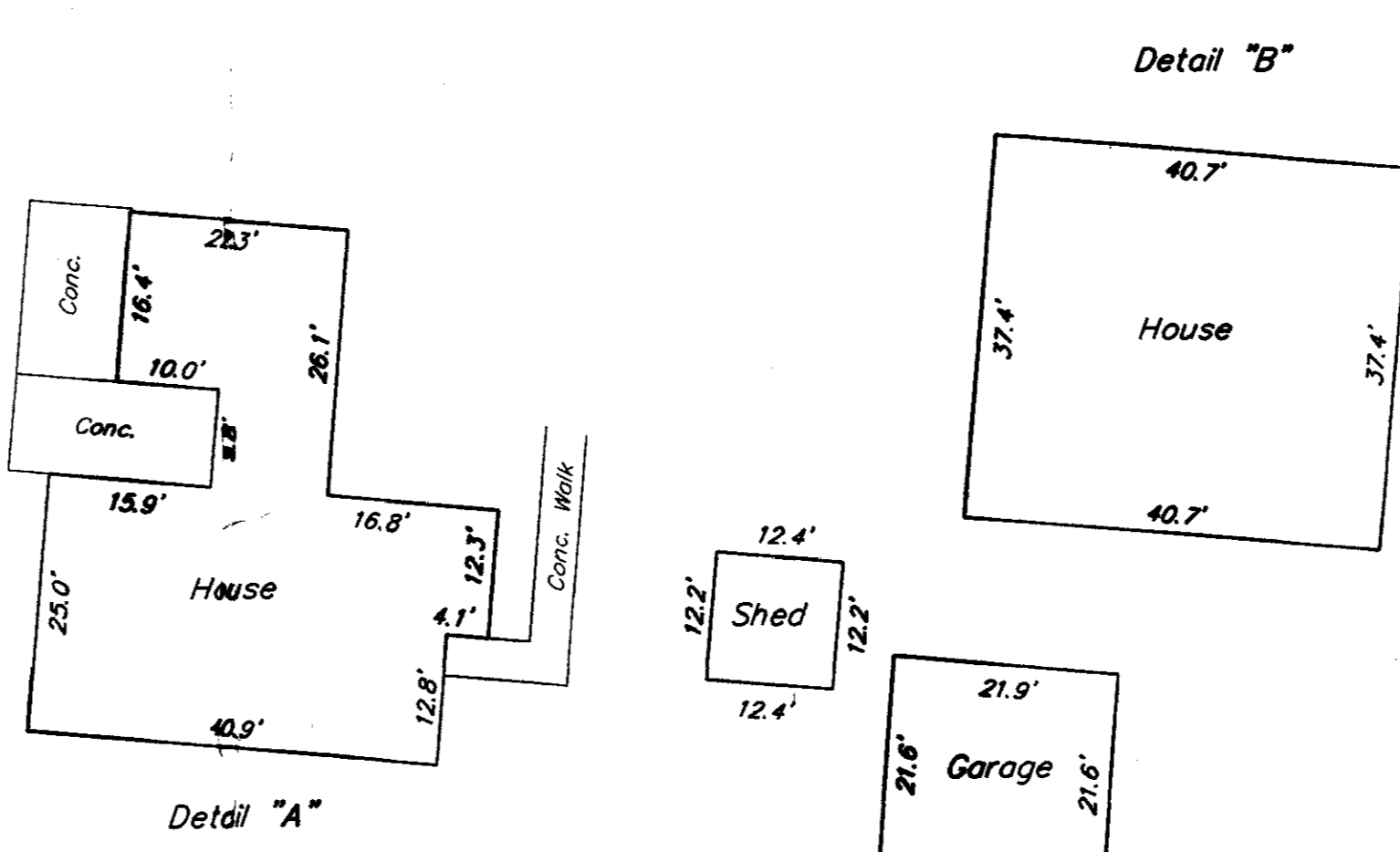
Thence South 05°50'00" West, a distance of 363.17 feet, with the centerline of said Hamilton Road, to a magnetic nail set at the southeasterly corner of a 1.839 acre tract conveyed to Robin S. Eckard by deed of record in Instrument: 200402030023402, said magnetic nail also being the TRUE POINT OF BEGINNING;

Thence South 05°50'00" West, a distance of 121.12 feet, continuing with the centerline of said Hamilton Road, to a magnetic nail set at the northeasterly corner of a 1.839 acre tract conveyed to Charlene R. Legg and Paul Vernon Legg by deed of record in Official Record 25271I16;

Thence North 84°15'12" West, a total distance of 663.87 feet, with the northerly line of said 1.839 acre Legg tract, to a 1-inch pinch top iron pipe found in the easterly line of a 1.826 acre tract (Parcel Two) conveyed to Berkeley Woods in Gahanna, LLC, an Ohio Limited Liability Company by deed or record in Instrument: 200408260200108, at the northwesterly corner of said 1.839 acre Legg tract;

Thence North 06°14'04" East, a total distance of 121.12 feet, with the easterly line of said 1.826 acre tract (Parcel Two), to an iron pin set at the southwesterly corner of said 1.839 acre Eckard tract;

Thence South 84°15'12" East, a total distance of 663.02 feet (passing a 1/2-inch rebar found 0.66 feet north at a distance of 634.85 feet), with the southerly line of said 1.839 acre Eckard tract, to the TRUE POINT OF BEGINNING. Containing 1.845 acres of land, more or less, of which 0.083 acres lies within the right-of-way of said Hamilton Road.



UTILITY LEGEND

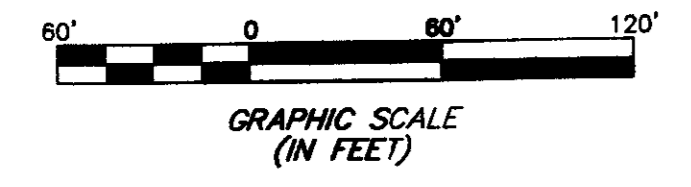
⊕ = Utility Pole	⊙ = Electric Outlet
⊕ = Fire Hydrant	⊕ = Mail Box
⊕ = Water Service	⊕ = Catch Basin
⊕ = Light Pole	⊕ = Storm Manhole
⊕ = Power Pole	⊕ = Centerline
⊕ = Telephone Pedestal	⊕ = Right of Way Line
⊕ = Sanitary Manhole	⊕ = Water Line

- = 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

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.

BASIS OF BEARINGS: Bearings are based on the centerline of Hamilton Road being South 05°50'00" West as found in Deed Book 2582, Page 463.



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.

- 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.

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. 39049C0188 G.

CERTIFICATION: Commitment No. 916742  
To: The Epcor Group Inc., Dirken T. Voelker, Trustee, First American Title Insurance Group and The Talon Group Title Settlement Services

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.

By: Robert L. Clay, October 19, 2004  
Professional Surveyor No. 8121



EMHT ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS

EVANS, MECHWART, HAMILTON & TILTON, INC.  
170 MILL STREET  
GAHANNA, OHIO 43020  
TELEPHONE (614) 471-3150  
FACSIMILE (614) 471-9286

Date: October 13, 2004  
Scale: 1" = 60'  
Job No: 2004-1671  
Sheet: 1 of 1

MARK	DATE	DESCRIPTION