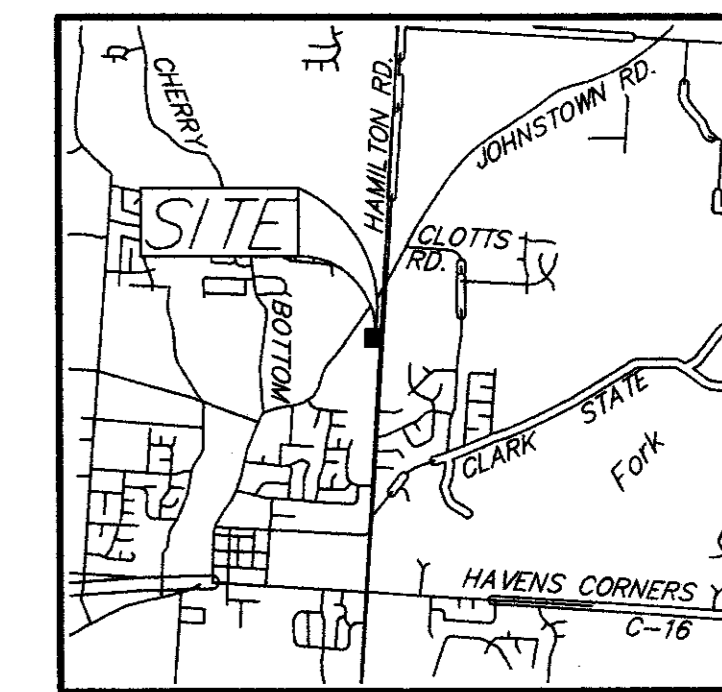
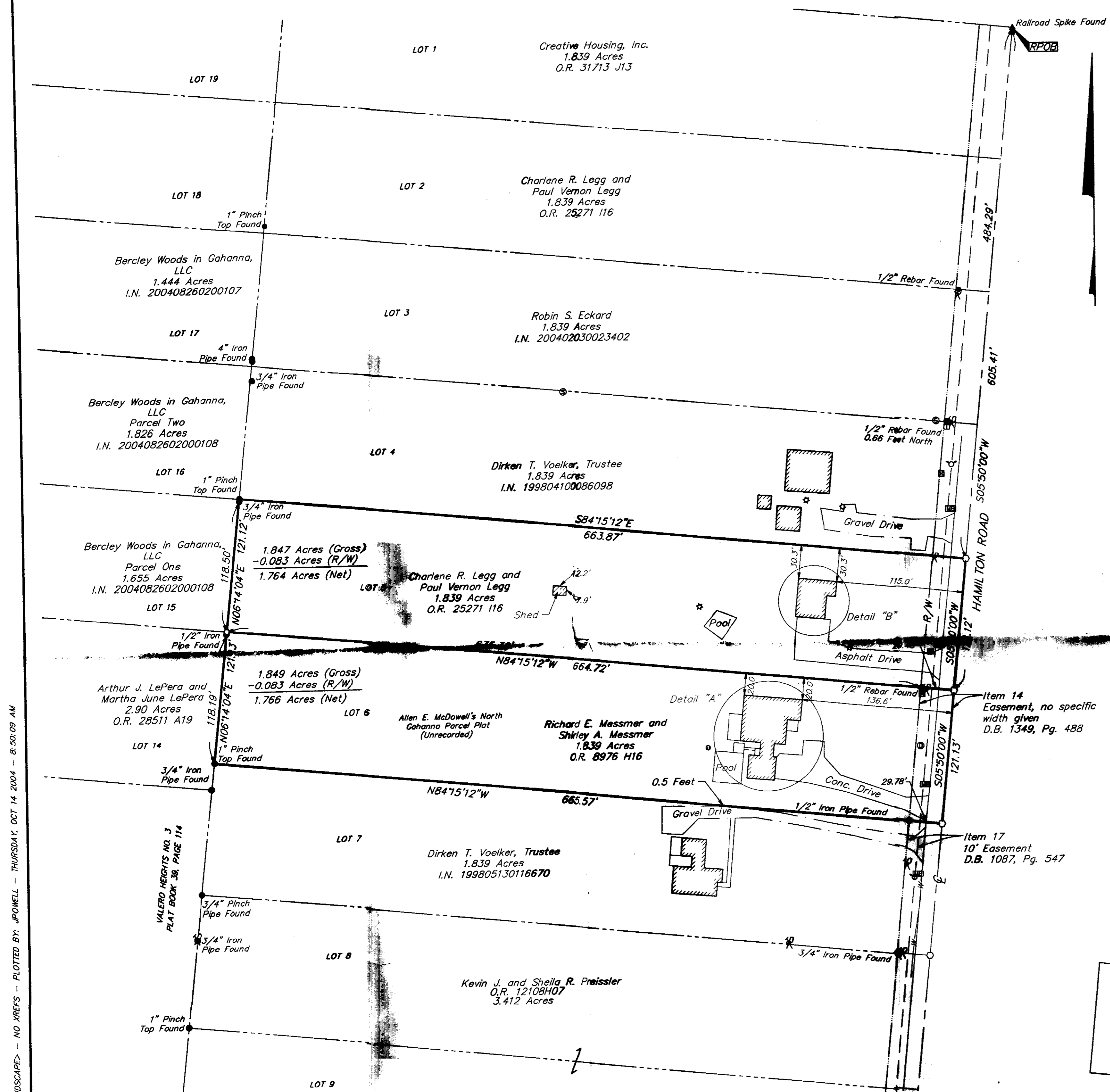


ALTA/ACSM LAND TITLE SURVEY
SECTION 1, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO



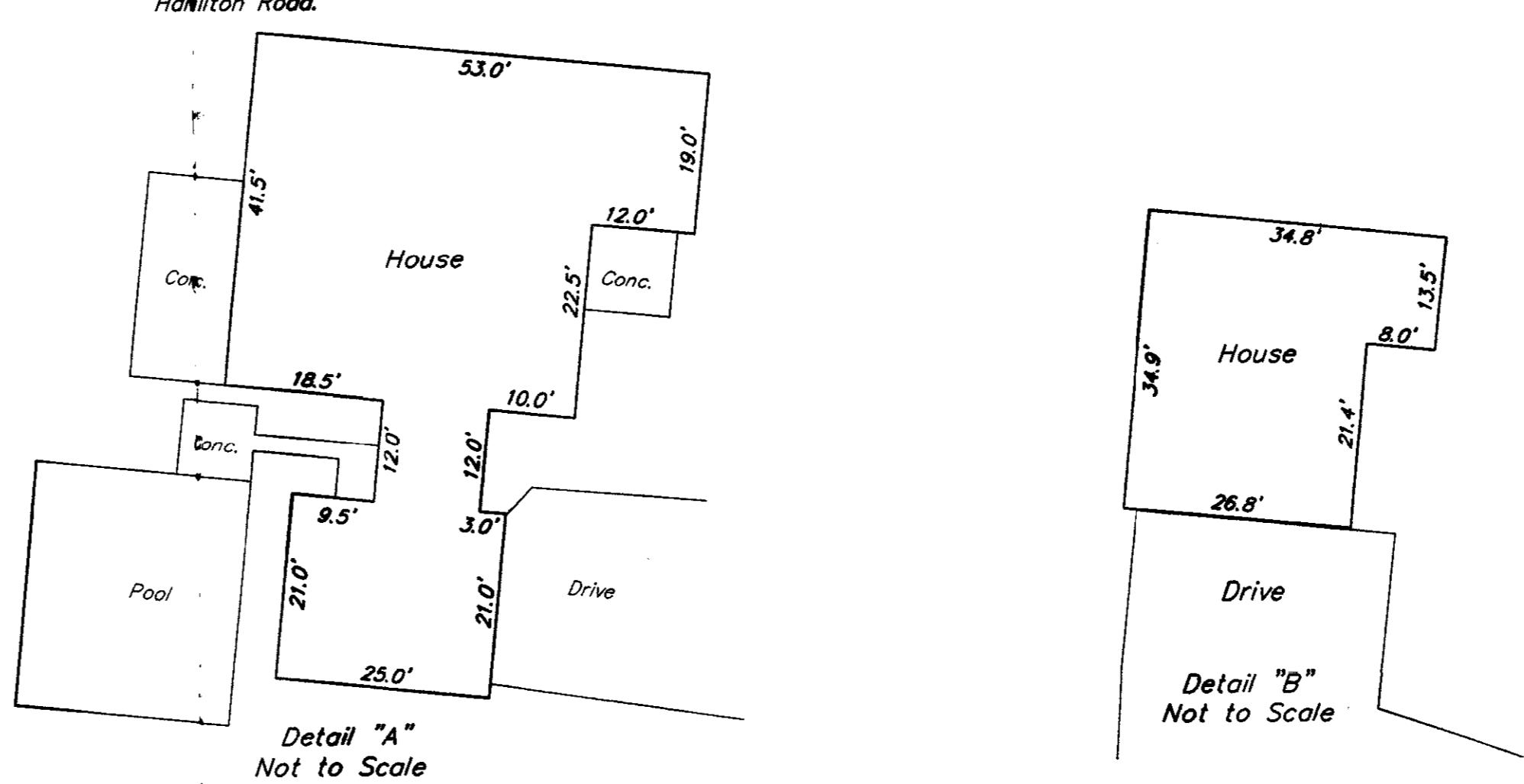
LOCATION MAP
NOT TO SCALE



1.847 Acres
Sited 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 5 of Allen E. McDowell's North Gahanna Parcel Plat (unrecorded) also being known as the 1.839 acre tract conveyed to Charlene R. Legg and Paul Vernon Legg by deed of record in Official Record 25271116 (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 31713113, 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 484.29 feet, with the centerline of said Hamilton Road, to a magnetic nail set at the southeasterly corner of said 1.839 acre tract and the 1.839 acre tract conveyed to Creative Housing, Inc. by deed of record in Official Record 199804100086098, 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 Richard E. Messmer and Shirley A. Messmer by deed of record in Official Record 8976H16;
Thence North 84°15'12" West, a total distance of 664.72 feet, (passing a 1/2" rebar found at a distance of 29.40 feet), with the northerly line of said 1.839 acre Messmer tract, to an iron pin set in the easterly line of 1.655 acre tract (Parcel One) conveyed to Berclay Woods in Gahanna, LLC, an Ohio Limited Liability Company by deed of record in Instrument: 200408260200108, said iron pin also being the northwesterly corner of said 1.839 acre Messmer tract;
Thence North 06°14'04" East, a total distance of 121.12 feet (passing a 1/2" rebar found at a distance of 118.19 feet), with the easterly line of said 1.655 acre tract (Parcel One) and a 1.826 acre tract (Parcel Two) conveyed to Berclay Woods in Gahanna, LLC, an Ohio Limited Liability Company by deed of record in Instrument: 200408260200108, to a 1-inch pinch top iron pipe found at the southwesterly corner of said 1.839 acre Voelker tract;
Thence South 84°15'12" East, a distance of 663.87 feet, with the southerly line of said 1.839 acre Voelker tract, to the TRUE POINT OF BEGINNING, Containing 1.847 acres of land, more or less, with 0.083 acres lies within the right-of-way of said Hamilton Road.

1.849 Acres
Sited 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 6 of Allen E. McDowell's North Gahanna Parcel Plat (unrecorded) also being known as the 1.839 acre tract conveyed to Richard E. Messmer and Shirley A. Messmer, by deed of record in Official Record 8976H16 (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 31713113, 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 605.41 feet, with the centerline of said Hamilton Road, to a magnetic nail set at the southeasterly corner of said 1.839 acre tract conveyed to Charlene R. Legg and Paul Vernon Legg by deed of record in Official Record 25271116, said magnetic nail also being the TRUE POINT OF BEGINNING;
Thence South 05°50'00" West, a distance of 121.13 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 Dirken T. Voelker, Trustee by deed of record in Instrument: 199806130116670;
Thence North 84°15'12" West, a total distance of 665.57 feet (passing a 1/2" rebar found at a distance of 29.78 feet), with the northerly line of said 1.839 acre Voelker tract to a 1-inch pinch top iron pipe in the easterly line of a 2.90 acre tract conveyed to Arthur J. LePera and Martha June LePera;
Thence North 06°14'04" East, a total distance of 121.13 feet (passing a 1/2" rebar found at a distance of 118.19 feet), with the easterly line of said 2.90 acre tract and 1.655 acre tract (Parcel One) conveyed to Berclay Woods in Gahanna, LLC, an Ohio Limited Liability Company by deed of record in Instrument: 200408260200108, to a 1-inch pinch top iron pipe found at the southwesterly corner of said 1.839 acre Legg tract;
Thence South 84°15'12" East, a total distance of 664.72 feet (passing a 1/2" rebar found at a distance of 635.36 feet), with the southerly line of said 1.839 acre Legg tract, to the TRUE POINT OF BEGINNING, Containing 1.849 acres of land, more or less, with 0.083 acres lies within the right-of-way of said Hamilton Road.

- Schedule B Items from Title Commitment No. 916730 issued by First American Title Insurance Company with an effective date of August 10, 2004 at 7:29 A.M.
- Item 14 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1394, Page 488 no specific width given, is located within the right-of-way of Hamilton Road.
 - Item 15 Parcel is located in the area described in the Restrictions by the deed of record in Deed Book 1348, Page 82.
 - Item 15 Parcel is located in the area described in the Restrictions by the deed of record in Deed Book 1376, Page 345.
- 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 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.



UTILITY LEGEND

⊗ = Utility Pole	○ = Electric Outlet
⊕ = Fire Hydrant	⊞ = Mail Box
⊞ = Water Service	⊞ = Catch Basin
⊕ = Light Pole	⊞ = Storm Manhole
⊕ = Power Pole	— = Centerline
⊞ = Telephone Pedestal	—R/W— = Right of Way Line
⊞ = Sanitary Manhole	—W— = Water Line

RECEIVED
OCT 20 2004
Franklin County Engineer
Dean C. Shingler, P.E., S.S.

● = 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

EMHT ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS		Date: October 13, 2004
EVANS, MECHWART, HAMBLETON & TILTON, INC. 170 MILL STREET GAHANNA, OHIO 43230 TELEPHONE (614) 471-5190 FACSIMILE (614) 471-9288		Scale: 1" = 60'
Job No: 2004-1671		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

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.

GRAPHIC SCALE
(IN FEET)

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.

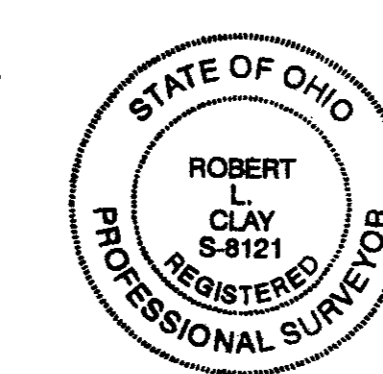
According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0188 G.

CERTIFICATION: Commitment No. 916730

To: The Epcos Group Inc., Richard E. Messmer and Shirley A. Messmer, as to parcel 1, Charlene R. Legg and Paul Vernon Legg, as to parcel 2, First American Title Insurance Group and The Taton 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.

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



LAND DATA SURVEY PROJECT, DRAWING, 11/16/18/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230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