

**SURVEY OF ACREAGE PARCEL
LOCATED IN HALF SECTION 29, TOWNSHIP 16, RANGE 20, REFUGEE LANDS
CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO**

LEGEND

- Iron Pin Found
- Iron Pin Set W / Cap
- ✕ Pk Nail Found
- ✕ Pk Nail Set
- ▲ Rr Spike Found
- ▲ Rr Spike Set
- Ⓜ Monument Box
- Ⓜ Monument
- ⊖ Concrete Post
- ⊖ Electric Manhole
- ⊖ Tacked Hub / Trav Pt
- ⊖ Electric Transformer
- ⊖ Post Sign / Lamp
- ⊖ Comm Manhole
- ⊖ Sign
- ⊖ Tel Pedestal
- ⊖ Billboard / OH Sign
- ⊖ Pole Elec
- ⊖ Deciduous Tree
- ⊖ Pole Elec Tel
- ⊖ Pine Tree
- ⊖ Pole Elec Tel Light
- ⊖ Shrub
- ⊖ Pole Tel
- ⊖ Sanitary Manhole
- ⊖ Pole Tel Light
- ⊖ Sanitary Cleanout
- ⊖ Pole Light
- ⊖ Storm Manhole
- ⊖ Pole Signal
- ⊖ Catch Basin
- ⊖ Traffic Box
- ⊖ Curb Inlet W / Grate
- ⊖ Guy Pole
- ⊖ Gas Valve
- ⊖ Guy Wire
- ⊖ Gas Meter
- ⊖ Fire Hydrant
- ⊖ Underground Line Marker
- ⊖ Water Valve
- ⊖ Sprinkler Valve Box
- ⊖ Mailbox
- ⊖ Monitoring Well

STATEMENT OF ENCROACHMENTS

None Visible

MISCELLANEOUS NOTES

Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

There is no observable evidence of this site being used as a solid waste dump, pump or any kind of sanitary land fill.

Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

The land described hereon is all of the land as described in Schedule A of the title commitment as issued by First American Title Insurance Company, Commitment No. 04-04-00259, effective date January 18, 2005 at 6:00 A.M.

ALTA / ACSM CERTIFICATION

To: Preferred Real Estate Investments II, LLC
First American Title Insurance Company
Multi-State Title Agency, Ltd.

The undersigned hereby certifies that as of November 5, 2004 that this survey was actually made upon the ground; that the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description classes by surveying calculation on the land area calculated is accurate. This survey correctly shows the location of all buildings, structures, drives and parking areas and other improvements on the property and all are within the boundary lines affecting the property; that all encroachments shown in First American Title Insurance Company Title Commitment No. 04-04-00259 dated April 9, 2004 that affect the subject property are shown thereon; that there is access to public ways; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure, or other improvement situated upon any adjoining premises, except as shown; and that a portion of the property lies within a flood hazard area as shown on a special flood hazard map published by the Federal Emergency Management Agency. This survey was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established by ALTA, ACSM and NSPS in 1990 which includes items 1-4, 8, 10, 11b, 13, 15 and 17 of Table A and meets the accuracy requirements of an "Urban" Survey, as defined therein.

ADVANCED CIVIL DESIGN, INC.

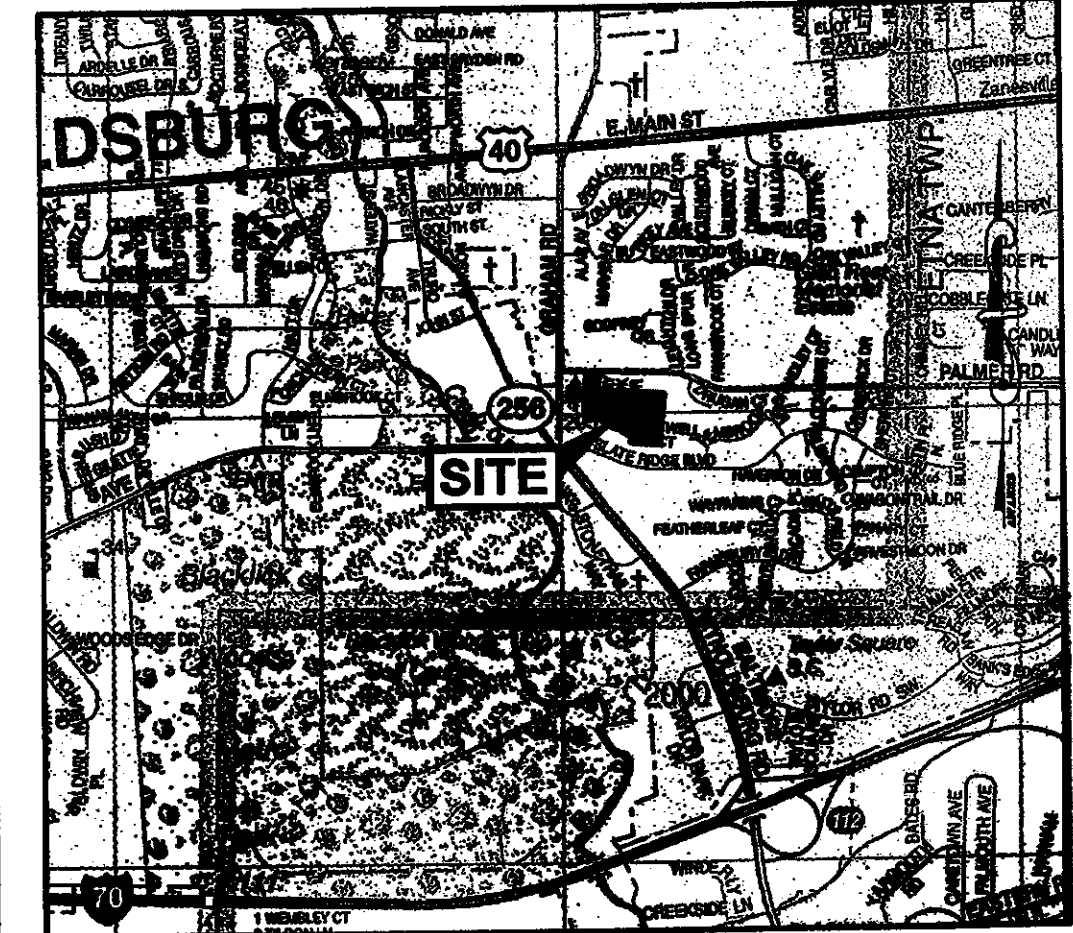
CLARK E. WHITE
PROFESSIONAL SURVEYOR NO. 7868



**ALTA/ACSM SURVEY
FOR
THE VILLAGE AT SLATE RIDGE
PREFERRED REAL ESTATE**

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
4605 Morse Road
Suite 101
Columbus, Ohio 43230
ph 614.428.7790
fax 614.428.7755

SCALE: 1" = 60'
DATE: 11/05/2004
SHEET 1 / 1



LOCATION MAP
NO SCALE

RECEIVED
JAN 20 2005
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

LEGAL DESCRIPTIONS

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, located in Half Section 29, Township 16, Range 20, Refugee Lands, and being all of that 14.012 acre tract as conveyed to C & T Slate Ridge, LLC by deed of record in Instrument Number 200108010178490, said 14.012 acre tract more particularly bounded and described as follows:

Beginning at a P.K. nail set in the centerline of Palmer Road at the northeasterly corner of that subdivision entitled "Cherry-Brook Subdivision" of record in Plat Book 23, Page 2, said P.K. nail set being N 86° 00' 39" W, a distance of 898.27 feet from Franklin County Geodetic Survey Monument No. 2243 in the centerline of said Palmer Road;

Thence S 03° 41' 07" W, with the westerly line of said "Cherry-Brook Subdivision", being the westerly right-of-way line of Cherry-Brook Drive, a distance of 220.00 feet to an iron pin set at the southwesterly corner of said subdivision, being the southerly terminus of said Cherry-Brook Drive;

Thence S 86° 06' 39" E, with the southerly line of said subdivision, (passing a 3/4" iron pin found at 50.28 feet, 252.42 feet and 474.43 feet) a distance of 898.27 feet to an iron pin set in the westerly line of that subdivision entitled "Slate Ridge Section 6" of record in Plat Book 85, Page 61, being the southeasterly corner of said "Cherry-Brook Subdivision";

Thence S 03° 41' 07" W, with the westerly line of said "Slate Ridge Section 6", (passing a 3/4" iron pin found (capped E.M.H. & T.) at 95.72 feet) a distance of 183.18 feet to a 3/4" iron pin found (capped E.M.H. & T.) at an angle point in said westerly line;

Thence S 03° 59' 42" W, continuing with the westerly line of said "Slate Ridge Section 6", and the westerly line of that subdivision entitled "Slate Ridge" of record in Plat Book 80, Page 57, (passing a 3/4" iron pin found (capped E.M.H. & T.) at 81.64 feet) a distance of 520.00 feet to an iron pin set at the northeasterly corner of that condominium entitled "Slate Ridge Office Park Condominium 2nd Amendment" of record in Instrument Number 200012280261603;

Thence with the northerly line of said "Slate Ridge Office Park Condominium 2nd Amendment", the following courses and distances:

N 86° 00' 18" W, a distance of 369.22 feet to an iron pin set;

N 26° 55' 11" E, a distance of 70.49 feet to an iron pin set; and

N 55° 59' 52" W, a distance of 200.05 feet to an iron pin set at the northeasterly corner of that condominium entitled "Slate Ridge Office Park Condominium 1st Amendment" of record in Official Record 11735001, being the northeasterly corner of said "Slate Ridge Office Park Condominium 2nd Amendment";

Thence with the northerly line of said "Slate Ridge Office Park Condominium 1st Amendment", the following courses and distances:

N 70° 02' 02" W, a distance of 168.56 feet to an iron pin set;

N 51° 15' 48" W, a distance of 263.95 feet to an iron pin set; and

S 83° 13' 40" W, a distance of 135.91 feet to an iron pin set at the southeasterly corner of that 3.811 acre tract as conveyed to the City of Reynoldsburg by deed of record in Official Record 15816F01;

Thence N 03° 45' 10" E, with the easterly line of said 3.811 acre tract, a distance of 54.88 feet to a P.K. nail set in the centerline of said Palmer Road, being the northeasterly corner of said 3.811 acre tract, said P.K. nail set being S 86° 06' 39" E, a distance of 272.00 feet from Franklin County Geodetic Survey Monument No. 2242 at the centerline intersection of said Palmer Road with Graham Road;

Thence S 86° 06' 39" E, with the centerline of said Palmer Road, (passing a railroad spike found at 148.22 feet) a distance of 148.50 feet to the Point of Beginning, and containing 14.012 acres of land, more or less, as calculated by the above courses. Subject, however, to all legal highways, easements, and restrictions of record. The above description was prepared by Clark E. White, P.S. #7868 on November 5, 2004.

All iron pins set are 3/4" diameter, 30" long with plastic cap inscribed "Advanced 7861".

All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio. The Basis of Bearings used in this description was transferred from a GPS survey of Franklin County Monuments "LIVINGSTON" and "REYNOLDSBURG" performed by the Franklin County Engineer's Office, and is based upon the NA83 Ohio State Plane Coordinate System, South Zone, and determines the bearing between said monuments as S 85° 28' 12" E.

NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF COMMITMENT No. 04-04-00259

- 1) Easement to Ohio-Midland Light and Power Company of record in Deed Book 2038, Page 3, Recorder's Office, Franklin County, Ohio. Easement is described as "electric line to be located as stated". Easement can not be located from the description provided and is not shown hereon.
- 2) Easement to Columbia Gas of Ohio, Inc. of record in Official Record 277408, Recorder's Office, Franklin County, Ohio. Easement is located on the subject parcel and is shown hereon (approximate location).
- 3) Easement to the City of Reynoldsburg of record in Official Record 14414812, Recorder's Office, Franklin County, Ohio. 15' Sanitary Sewer Easement is located on the subject parcel and is shown hereon.
- 4) Easement to the Ohio Bell Telephone Company of record in Deed Book 982, Page 131, Recorder's Office, Franklin County, Ohio. Line is described as "one foot north and on west property line, thence easterly parallel to south road line to east property line". Line is located on the subject parcel and is shown hereon. (No width given).
- 5) Easement to the Ohio Bell Telephone Company of record in Official Record 15867086, Recorder's Office, Franklin County, Ohio. 10' Easement is located on the subject parcel and is shown hereon.

FLOOD NOTE

By graphic plotting only this property is located within Zone "AE" (Special flood hazard areas inundated by a 100-year flood) and Zone "X" (Areas determined to be outside of a 100-year flood plan) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 30049-0283 G, with an effective date of August 2, 1995, in Franklin County, Ohio. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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