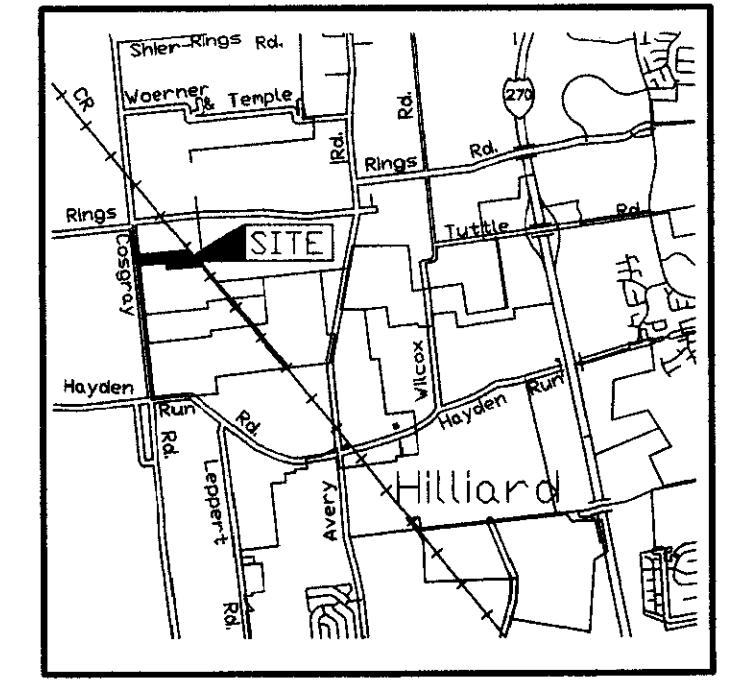


ALTA/ACSM LAND TITLE SURVEY
 VIRGINIA MILITARY SURVEY NO. 6953
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO



LOCATION MAP
NOT TO SCALE

24.439 Acres

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey Number 6953 and being all of the remainder of an original 34.4708 acre tract conveyed to Cosgray Road, LLC by deed of record in Instrument Number 199805220124911 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 8853, at the intersection of the centerline of Cosgray Road and the centerline of Rings Road (West);

thence South 05° 51' 31" East, a distance of 921.66 feet, to a magnetic nail set at the TRUE POINT OF BEGINNING, being the southwesterly corner of a 20.240 acre tract conveyed to James A. Griffin by deed of record in Official Record 29264113;

thence North 84° 14' 54" East, a total distance of 1781.21 feet (passing a 5/8 inch rebar found at a distance of 30.21 feet) with the southerly line of said 20.240 acre tract, to an iron pin set in the westerly right-of-way line of that tract of land conveyed to New York Central Lines, LLC by deed of record in Instrument Number 200212180325201;

thence South 39° 15' 59" East, a distance of 885.13 feet, with the westerly right-of-way line of said New York Central Lines, LLC tract, to an iron pin set at the northeasterly corner of that 64.12 acre tract conveyed as Parcel 1 to Floyd Miller and Mary Miller by deed of record in Deed Book 3679, Page 838;

thence South 84° 05' 57" West, a distance of 1177.33 feet, with the northerly line of said 64.12 acre tract to a 5/8 inch rebar found (with a cap stamped "Dennis P. Hagan 6917") at the southeasterly corner of a 5.010 acre tract conveyed to Bryan P. Monesi by deed of record Official Record 30801H03;

thence North 05° 52' 47" West, a total distance of 400.00 feet (passing a 5/8 inch rebar found at a distance of 199.98 feet) with the easterly line of 5.010 acre tract (Monesi) and a 5.010 acre tract conveyed to Jeffrey R. Fisher by deed of record in Official Record 30801H05, to a 5/8 inch rebar, at the northeasterly corner of said 5.010 acre tract (Fisher);

thence South 84° 05' 57" West, a total distance of 1091.09 feet (passing a 5/8 inch rebar, with a cap stamped "Dennis P. Hagan 6917", found at a distance of 1061.01 feet, 0.27 feet south, with the northerly line of said 5.010 acre tract (Fisher) to a magnetic nail set at the northwesterly corner of said 5.010 acre tract (Fisher);

thence North 05° 51' 31" West, a distance of 343.88 feet, with the westerly line of the remainder of said original 34.4708 acre tract to the TRUE POINT OF BEGINNING, containing 24.439 acres of land, more or less of which 0.237 acres lies within the current right-of-way of said Cosgray Road.

LEGEND

- ⊕ = Power Pole
- = Gas Marker Post
- ⊙ = Utility Pole
- = Catch Basin
- ⓧ = Telephone Pole
- Ⓜ = Telephone Pedestal
- ⊕ = Telephone Marker Post

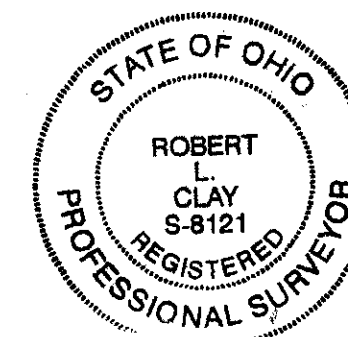
- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.
- I.P. Set are 1 3/16" I.D. iron pipe with cap inscribed EMHT INC

CERTIFICATION: Commitment No. 220041024

To: M/J Schottenstein Homes, Inc., Cosgray Road, L.L.C. and Stewart Title Guaranty

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 and NSPS in 1999", and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a), 12, 13, 14, 15 & 16 of Table A "Optional Survey Responsibilities & Specification" thereof, and pursuant to the Accuracy Standards as adopted by ALTA, ACSM & NSPS in effect on the date of this certification.

By: *Robert L. Clay* November 2, 2004
 Professional Surveyor No. 8121



RECEIVED

NOV 03 2004

Franklin County Engineer
 Dean C. Ringle, PE, PS.

Schedule B Items from Title Commitment No. 220041024 issued by Stewart Title Guaranty with an effective date of March 5, 2004 at 7:00 A.M.

- Item 11 Parcel is located in the area conveyed to The Hilliard Light and Power Company, of record in Deed Book 1087, Page 356.
- Item 12 Parcel is located in the area conveyed to Inland Corporation of record in Deed Book 2567, Page 486, modified in a Partial Release of pipeline right-of-way in Instrument Number 199804200093369.
- Item 13 Electric Line Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 3491, Page 370, is located on the subject tract as shown hereon.

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

James A. Griffin,
 Bishop of Columbus
 20.240 Acres
 O.R. 29264 113

24.439 Acres (Gross)
 - 0.237 Acres (R/W)
 24.202 Acres (Net)

Cosgray Road LLC
 Remainder of the Original
 Original 34.4708 Acres
 I.N. 199805220124911

Jeffrey R. Fisher
 5.010 Ac.
 O.R. 30801 H05

Bryan P. Monesi
 5.010 Ac.
 O.R. 30801 H03

Floyd Miller &
 Mary Miller
 64.12 Ac.
 D.B. 3679, Pg. 838

Parcel 1

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.

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 North 88°53'20" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



Note:

Zoning - R (Rural District) as of date of this survey.

According to the Federal Emergency Management Agency's Flood Insurance Rate 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 Nos. 39049C010B C.

Note:

1. There was no visible evidence of current earth moving or building construction at the time of survey.
2. There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
3. There was no visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.

