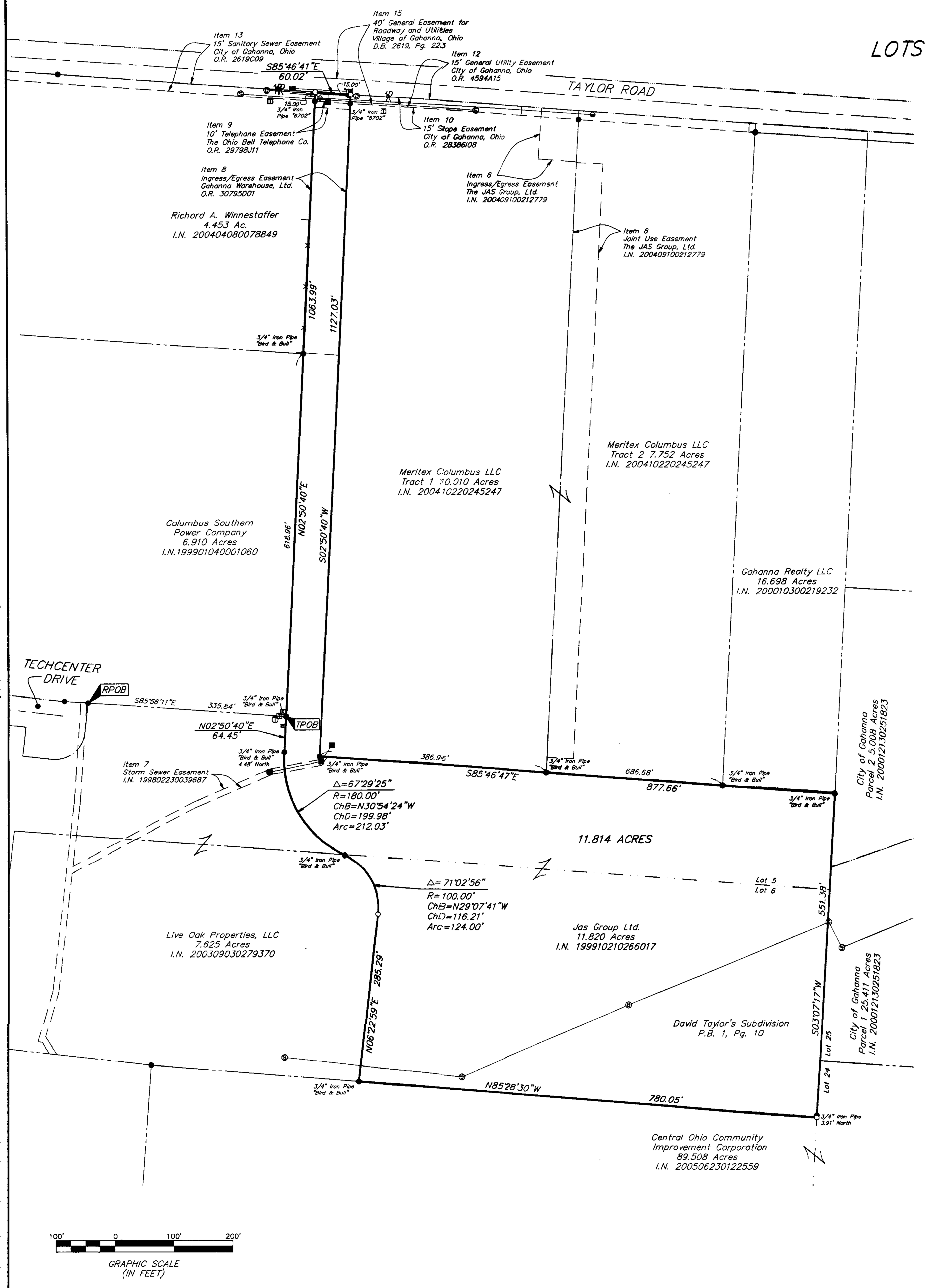
ALTA / ACSM LAND TITLE SURVEY

LOTS 5 & 6, QUARTER TOWNSHIP 3, TOWNSHIP 1 NORTH, RANGE 16 WEST
UNITED STATES MILITARY LANDS
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO



11.814 Acres

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 3, Township 1, Range 16, United States Military Lands, being part of Lot Numbers 5 and 6 of David Taylor's Subdivision, of record in Plat Book 1, Page 10 (said plat having been destroyed by fire and not restored) and being all of the 11.820 acre tract conveyed to The J.A.S. Group, Ltd., an Ohio limited liability company, by deed of record in Instrument Number 199910210266017 (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 3/4 inch iron pipe found capped "Bird & Bull" in the northerly right-of-way line of Techcenter Drive at a northwesterly corner of the 7.625 acre tract conveyed to Live Oak Properties, LLC by deed of record in Instrument Number 200309030279370 and in the southerly line of the 6.910 acre tract conveyed to Columbus Southern Power Company by deed of record in Instrument Number 199901040001060;

Thence South 85° 56' 11" East, a distance of 335.84 feet, with the line common to said 7.625 and 6.910 acre tracts, to a 3/4 inch iron pin found capped "Bird & Bull" in a westerly line of said 11.820 acre tract, the TRUE POINT OF BEGINNING;

Thence North 02° 50' 40" East, a distance of 1063.99 feet (passing at 618.96 feet a 3/4 inch iron pipe found capped "Bird & Bull"), with the line common to said 11.820 and 6.910 acre tracts, and the 4.453 acre tract conveyed to Richard A. Winnestaffer by deed of record in Instrument Number 200404080078849, to an iron pin set in the southerly right-of-way line of Taylor Road;

Thence South 85° 46' 41" East, a distance of 60.02 feet, with the southerly right-of-way line of said Taylor Road and a northerly line of said 11.820 acre tract, to an iron pin set at the northwesterly corner of the 10.010 acre tract conveyed as Tract 1 to Meritex Columbus LLC by deed of record in Instrument Number 200410220245247;

Thence South 02° 50' 40" West, a distance of 1127.03 feet, with a line common to said 11.820 and 10.010 acre tracts, to a 3/4 inch iron pipe found capped "Bird & Bull";

Thence South 85° 46' 47" East, a distance of 877.66 feet (passing at 386.96 feet and 686.68 feet 3/4 inch iron pipes capped "Bird & Bull"), with a line common to said 11.820 and 10.010 acre tracts, the 7.752 acre tract conveyed as Tract 2 to Meritex Columbus LLC by deed of record in Instrument Number 20410220245247, and the 16.698 acre tract conveyed to Gahanna Realty LLC by deed of record in Instrument Number 200010300219232, to a 3/4 inch iron pipe found capped "Bird & Bull" in the westerly line of the 5.008 acre tract conveyed as Parcel 2 to City of Gahanna, Ohio by deed of record in 200012130251823;

Thence South 03° 07' 17" West, a distance of 551.38 feet (passing at 547.47 feet a 3/4 inch iron pipe found with cap marked "Bird & Bull"), with the line common to said 11.820 and 5.008 acre tracts, the 20.403 acre tract conveyed as Parcel 1 to City of Gahanna, Ohio by deed of record in Instrument Number 200012130251823 and the 89.508 acre tract conveyed to Central Ohio Community Improvement Corporation by deed of record in Instrument Number 200506230122559, to an iron pin set at an angle point in the northerly line of said 89.508 acre tract;

Thence North 85° 28' 30" West, a distance of 780.05 feet, with the line common to said 11.820 and 89.508 acre tracts, to a 3/4 inch iron pipe found capped "Bird & Bull" at the southeasterly corner of said 7.625 acre tract;

Thence with the lines common to said 11.820 and 7.625 acre tracts, the following courses and distances:

North 06° 22' 59" East, a distance of 285.29 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of 71° 02' 56", a radius of 100.00 feet, an arc length of 124.00 feet, and a chord bearing North 29° 07' 41" West, a chord distance of 116.21 feet, to a 3/4 inch iron pipe found capped "Bird & Bull" at a point of reverse curvature;

With said curve to the right, having a central angle of 67° 29' 25", a radius of 180.00 feet, an arc length of 212.03 feet, and a chord bearing North 30° 54' 24" West, a chord distance of 199.98 feet, to a point of tangency;

Thence North 02° 50' 40" East, a distance of 64.45 feet (passing at 4.48 feet a 3/4 inch iron pipe found capped "Bird & Bull"), to the TRUE POINT OF BEGINNING, containing 11.814 acres, more or less.

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.

Schedule B Items from Title Commitment No. 2005-127 issued by Chicago Title Insurance Company with an effective date of June 15, 2005 at 6:00 A.M.

Item 6 Ingress/Egress Easement, Joint Use Easement and Utility Easement to The JAS Group, Ltd. by deed of record in Instrument Number 200409100212779 is NOT located on the subject tract.

Item 7 Parcel is located in the area described in Storm Sewer Easement Agreement of record in Instrument Number 199710300130818, re-recorded in Instrument Number 199711140144520, and amended in First Amendment to Storm Sewer Easement Agreement of record in Instrument Number 199802230039687. The easement granted therein is shown hereon.

Item 8 60' Ingress/Egress Easement to Gahanna Warehouse, Ltd. by deed of record in Official Record 30795D01 is located on the subject tract as shown hereon.

Item 9 10' Telephone Easement to The Ohio Bell Telephone Company by deed of record in Official Record 29798J11 is located on the subject tract as shown hereon.

Item 10 15' Slope Easement to City of Gahanna, Ohio by deed of record in Official Record 28386I08 is located on the subject tract as shown hereon.

Item 11 10' Telephone Easement to The Ohio Bell Telephone Company by deed of record in Official Record 22413G12 is NOT located on the subject tract.

Item 12 15' General Utility Easement to City of Gahanna, Ohio by deed of record in Official Record 4594A15 is located on the subject tract as shown hereon.

Item 13 15' Sanitary Sewer Easement to City of Gahanna, Ohio by deed of record in Official Record 2619C09 is lcoated on the subject tract as shown hereon.

Item 14 Sanitary Sewer Easement to City of Gahanna, Ohio by deed of record in Official Record 2619C03 is NOT located on the subject tract.

Item 15 40' General Easement for Roadway and Utilities to City of Gahanna, Ohio by deed of record in Deed Book 2619, Page 223 is located on the subject tract as shown hereon.

BASIS OF BEARINGS: Bearings shown hereon are based on are based on the Ohio State Plane Coordinate System as per NAD 83 (1986 Adjustment). Control for bearings was from coordinates of monuments 1164 RESET and 5517 RESET, with a bearing of South 85° 46' 41 West for the centerline of Taylor Road, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

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 Nos. 39049C0188G & 39049C0276G.

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.

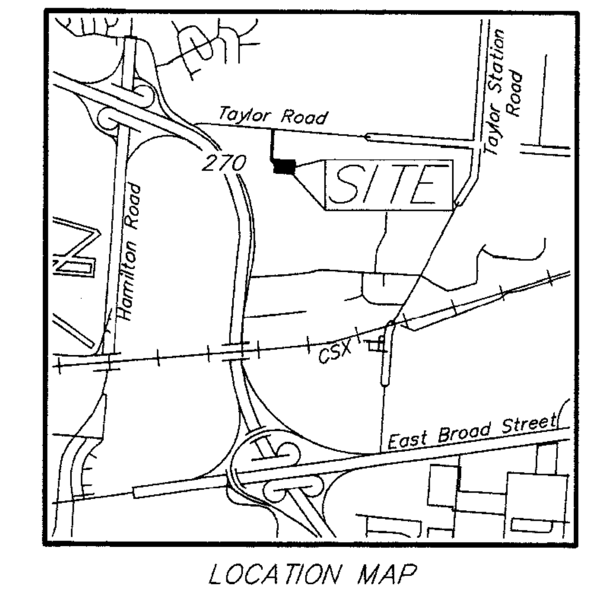
CERTIFICATION: Commitment No. 2005-127

To: The J.A.S. Group, Ltd., Performance Land Development, LLC, and Chicago Title Insurance 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, 7(a), 8, 9, 10, 11(a), 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.

STATE OF OHIO
JAMES M. PEARSALL
7840
REGISTERED
PROFESSIONAL SURVEYOR

By: James M Pearsall 8/3/05
Professional Surveyor No. 7840



LOCATION MAP

UTILITY LEGEND

= Guy Pole	= Cable TV Pole
= Flag Pole	= Cable TV Marker Post
= Utility Pole	= Cable TV Pedestal
= Power Pole	= Telephone Pole
= Yard Light	= Telephone Marker Post
= Parking Meters	= Telephone Pedestal
= Parking Meter	= Telephone Booth/or Drive-Up
= Air Condition Unit	= Metal Traffic Signal Pole
= Guy Wire w/Anchor	= Wood Traffic Signal Pole
= Light Pole	= Traffic Lighting Control Box
= Light Pedestal	= Traffic Lighting Pull Box
= Electric Marker Post	= Sign
= Electric Meter	= Bollard
= Electric Transformer	= Mail Box
= Electric Pedestal	= Curb Inlet
= Electric Tower	= Catch Basin
= Electric Outlet	= Cleanout
= Electric Pull Box	= Sanitary Manhole
= Electric Manhole	= Storm Manhole
= Gas Valve	= Telephone Manhole
= Gas Service	= Fence
= Gas Marker Post	= Flowarrow
= Gas Meter	—W— = Water Line
= Gasoline Tank	—G— = Gas Line
= Propane Tank	—STM— = Storm Line
= Fire Hydrant	—SAN— = Sanitary Line
= Water Valve	—UGE— = Underground Electric
= Water Service	—OHE— = Overhead Electric
= Water Well	—UGT— = Underground Telephone
= Water Meter	—T— = Overhead Telephone
= Cistern	—CATV— = Cable TV.
= Sprinkler	= Centerline
= Sprinkler Control Box	—R/W— = Right of Way Line
= Monitoring Well	—S/L— = Street Lighting
	—S/W— = Signal Wiring

= 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

RECEIVED
AUG 0 3 2005
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

EMH&T INC.
ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS
EVANS, MECHWART, HAMBLETON & TILTON, INC.
170 MILL STREET
GAHANNA, OHIO 43230
TELEPHONE (614) 471-5150
FACSIMILE (614) 471-9286

Date:	August 1, 2005
Scale:	1" = 100'
Job No:	2005-1493
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

\\CMHDATA1\SURVEY\PROJECT\20051493\DWG\51493AS2.DWG<24X36 LANDSCAPE> - 4 XREFS: 86857275, 87107275, 86857250, 87107250 - LAST SAVED BY HKING [8/3/2005 10:57:53 AM] - PLOTTED BY HKING [8/3/2005 10:57:53 AM]