

**ALTA/ACSM LAND TITLE SURVEY**  
**SECTION 15, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16**  
**UNITED STATES MILITARY LANDS**  
**CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

Schedule B Items from Title Commitment No. 0-9993-2000951, June 26, 2000, 0-9993-1939751, August 10, 2000, 120002039, September 19, 2005, 0-9993-2000850, June 26, 2000 issued by Stewart Title Guaranty Company.

0-9993-2000951  
PID 010-263116

- Item 2. Easement to Ohio Bell Telephone Company, of record in Deed Book 969, Page 236, is located on the subject property but can not be plotted due to insufficient legal description information.
- Item 3. Easement to Columbus and Southern Ohio Electric Company, of record in Deed Book 1127, Page 214, is NOT located on the subject property.
- Item 4. Easement to The Ohio Power Company, of record in Deed Book 1656, Page 11, is located on the subject property but can not be plotted, as modified in Deed Book 3659, Page 106, is NOT located on the subject property.
- Item 5. Easement to Columbus and Southern Ohio Electric Company, of record in Deed Book 1831, Page 566, is NOT located on the subject property.
- Item 6. Easement to Ohio Power Company, of record in Deed Book 1944, Page 145, is NOT located on the subject property.
- Item 7. Easement to Columbus and Southern Ohio Electric Company, of record in Deed Book 2028, Page 431, is NOT located on the subject property.
- Item 8. Easement to Columbus and Southern Ohio Electric Company, of record in Deed Book 2198, Page 651, is NOT located on the subject property.

0-9993-1939751  
P.I.D. 010-263116

- Item 4. Easement to The Ohio Bell Telephone Company of record in Deed Book 969, Page 236, is located on the subject property but can not be plotted due to insufficient legal description information.
- Item 5. Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1883, Page 126, is NOT located on the subject property.
- Item 6. Easement for Highway Purposes to the County of Franklin, Ohio of record in Deed Book 2907, Page 556, is NOT located on the subject property.

0-9993-2000850  
P.I.D. 010-263116

- Item 2. Easement to The Ohio Bell Telephone Company of record in Deed Book 969, Page 236, is located on the subject property but can not be plotted due to insufficient legal description information.
- Item 3. Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1883, Page 126, is NOT located on the subject property.
- Item 4. Easement for Highway Purpose to the County of Franklin, Ohio of record in Deed Book 2907, Page 556, is NOT located on the subject property.
- Item 5. Dedication Plat of Hamilton Road and Easements of record in Plat Book 100, Page 3, are located on the subject property.

0-9993-2000850  
P.I.D. 010-263117

- Item 3. Easement to The Ohio Bell Telephone Company of record in Deed Book 969, Page 236, is located on the subject property but can not be plotted due to insufficient legal description information.
- Item 4. Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1127, Page 214, Deed Book 2198, Page 651, Deed Book 1831, Page 566, and Deed Book 2028, page 431, is NOT located on the subject property.
- Item 5. Easement to Ohio Power Company of record in Deed Book 1656, page 11 as modified in Deed Book 3659, Page 106, and Deed Book 1944, Page 145, is NOT located on the subject property.

Note:  
The subject tract is currently zoned:  
CPD (Commercial Planned Development)  
H-35 (Building Height Maximum of 35 feet)

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 Ohio State Coordinate System, NAD83 (1986 adjustment). Control for bearings was derived, using Global Positioning System procedures and equipment, from coordinates for FCCS monuments 8824 & 8825, having a bearing of North 86° 29' 28" West, as established by the Franklin County Engineering Department.

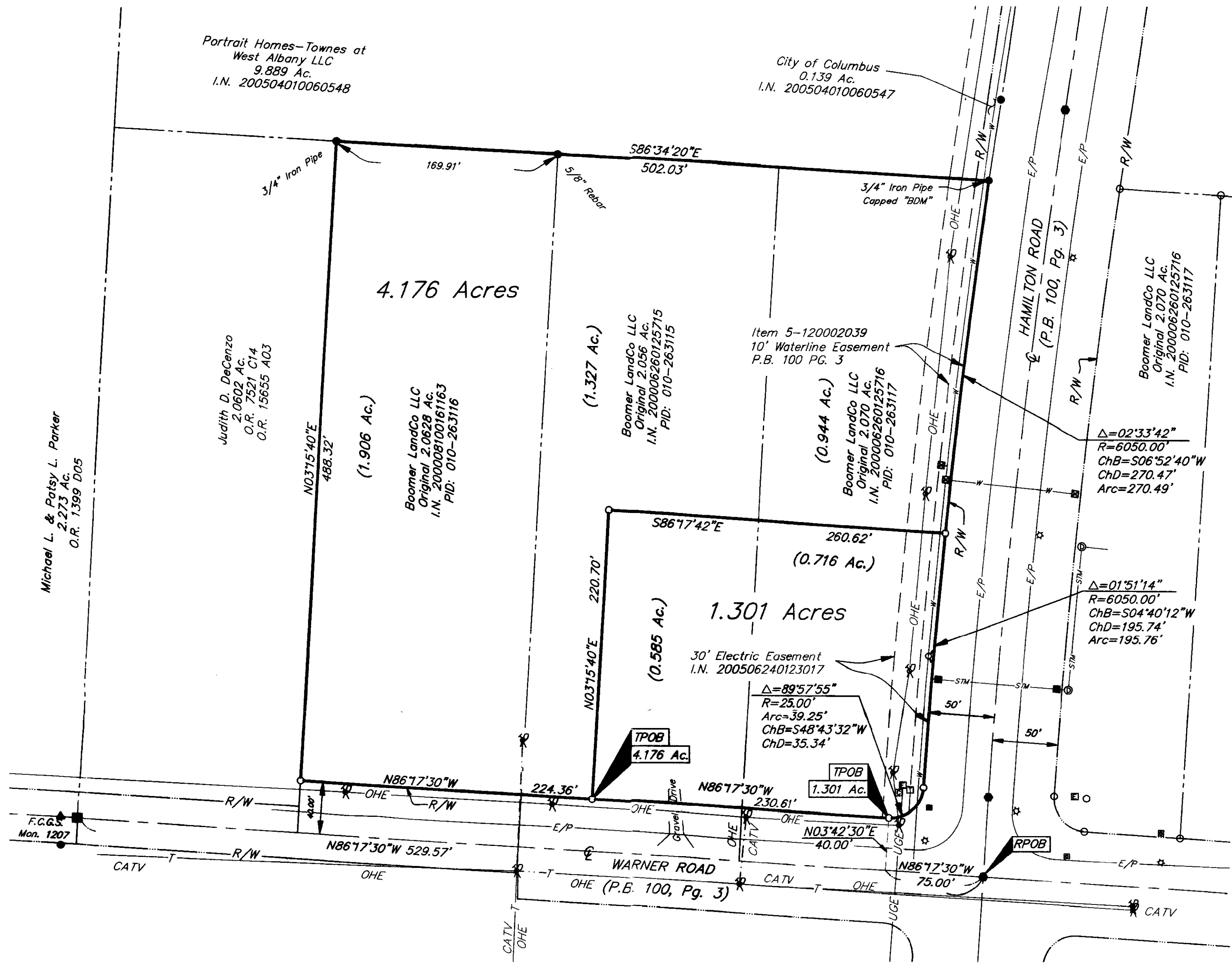
**UTILITY STATEMENT:**  
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

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. 39049C0180G.

- 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.

Portrait Homes-Townes at West Albany LLC  
9.889 Ac.  
I.N. 200504010060548

City of Columbus  
0.139 Ac.  
I.N. 200504010060547



**ACREAGE BREAK DOWN 1.301 ACRES**

0.585 AC. OUT OF ORIGINAL 2.056 AC. TRACT  
0.716 AC. OUT OF ORIGINAL 2.070 AC. TRACT

1.301 AC. TOTAL

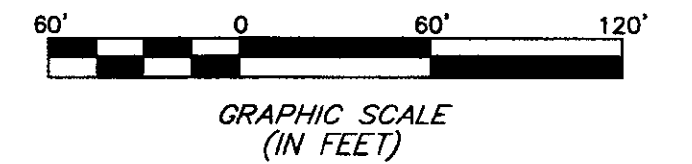
**ACREAGE BREAK DOWN 4.176 ACRES**

1.906 AC. OUT OF ORIGINAL 2.0628 AC. TRACT  
1.327 AC. OUT OF ORIGINAL 2.056 AC. TRACT  
0.944 AC. OUT OF ORIGINAL 2.070 AC. TRACT

4.176 AC. TOTAL

UTILITY LEGEND			
⊗	Utility Pole	— OHE —	Overhead Electric
⊙	Light Pole	— T —	Overhead Telephone
⊠	Electric Pull Box	— CATV —	Cable TV
⊡	Water Service	— W —	Water Line
⊢	Catch Basin	— C —	Centerline
⊣	Storm Manhole	— R/W —	Right of Way Line

- = STONE FND.
- = MGN. 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



By *James W. Peard* 10/6/05  
Professional Surveyor No. 7840

4.176 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 15, Quarter Township 2, Township 2, Range 16, United States Military Lands, being part of the remainder of the original 2.0628 acre tract conveyed to Boomer LandCo LLC by deed of record in Instrument Number 200006260125715, and part of the remainder of an original 2.056 acre tract conveyed to Boomer LandCo LLC by deed of record in Instrument Number 200006260125716, and part of the remainder of the original 2.070 acre tract conveyed to Boomer LandCo LLC by deed of record in Instrument Number 200006260125716, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference at a magnetic nail found at the intersection of Warner Road and Hamilton Road, both being of record in Plat Book 100, Page 3, and being located South 86° 17' 30" East, a distance of 529.57 feet from a Franklin County Geodetic Survey Monument Number 1207 found in the centerline of said Warner Road;

Thence North 86° 17' 30" West, a distance of 75.00 feet, with the centerline of said Warner Road, to a point;

Thence North 03° 42' 30" East, a distance of 40.00 feet, across said Warner Road, to a point in the northerly right-of-way line thereof;

Thence North 86° 17' 30" West, a distance of 230.61 feet, with said northerly right-of-way line, to an iron pin set, being the TRUE POINT OF BEGINNING;

Thence North 86° 17' 30" West, a distance of 224.36 feet, continuing with the said northerly right-of-way line, to an iron pin set at the southwesterly corner of said original 2.0628 acre tract, being in the easterly line of the 2.0602 acre tract conveyed to Judith D. DeCenzo by deed of record in Official Record 7521 C14;

Thence North 03° 15' 40" East, a distance of 488.32 feet, with the line common to the remainder of said original 2.0628 and original 2.0602 acre tracts, to a 3/4 inch iron pipe found at a common corner thereof, and in the southerly line of a 9.889 acre tract conveyed to Judith D. DeCenzo by deed of record in Instrument Number 200504010060548;

Thence South 86° 34' 20" East, a distance of 502.03 feet, with the northerly lines of the remainders of said original 2.0628, 2.056, and 2.070 acre tracts, and the southerly lines of said 9.889 acre tract, and the 0.139 acre tract conveyed to the City of Columbus by deed of record in Instrument Number 200504010060547, passing a 5/8 inch rebar found at a distance of 169.91 feet to a 3/4 inch iron pipe found on a curve in the westerly right-of-way line of said Hamilton Road, at the common corner of the remainder of said original 2.0628 acre tract and said 0.139 acre tract;

Thence with the arc of said curve to the left, having a central angle of 02° 33' 42", a radius of 6050.00 feet, an arc length of 270.49 feet, and a chord which bears South 06° 52' 40" West, a chord distance of 270.47 feet, to an iron pin set;

Thence across the remainders of said original 2.070 and 2.056 acre tracts, the following courses and distances:

North 86° 17' 42" West, a distance of 260.62 feet to an iron pin set;

South 03° 15' 40" West, a distance of 220.70 feet, to the TRUE POINT OF BEGINNING, containing 4.176 acres of land more or less, and being 1.906 acres out of said original 2.0628 acre tract, 1.327 acres out of said original 2.056 acre tract, and being 0.944 acres out of said 2.070 acre tract.

1.301 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 15, Quarter Township 2, Township 2, Range 16, United States Military Lands, being part of the remainder of the original 2.056 acre tract conveyed to Boomer LandCo LLC by deed of record in Instrument Number 200006260125715 and part of the remainder of the original 2.070 acre tract conveyed to Boomer LandCo LLC by deed of record in Instrument Number 200006260125716, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference at a magnetic nail found at the centerline intersection of Warner Road and Hamilton Road, both being of record in Plat Book 100, Page 3, and being located South 86° 17' 30" East, a distance of 529.57 feet from a found Franklin County Geodetic Survey Monument, Number 1207 found in the centerline of said Warner Road;

Thence North 86° 17' 30" West, a distance of 75.00 feet, with the centerline of said Warner Road, to a point;

Thence North 03° 42' 30" East, a distance of 40.00 feet, across said Warner Road, to an iron pin set in the northerly right-of-way line, being the TRUE POINT OF BEGINNING;

Thence North 86° 17' 30" West, a distance of 230.61 feet, with said northerly right-of-way line, to an iron pin set;

Thence across the remainder of said original 2.056 and the remainder of said original 2.070 acre tracts, the following courses and distances:

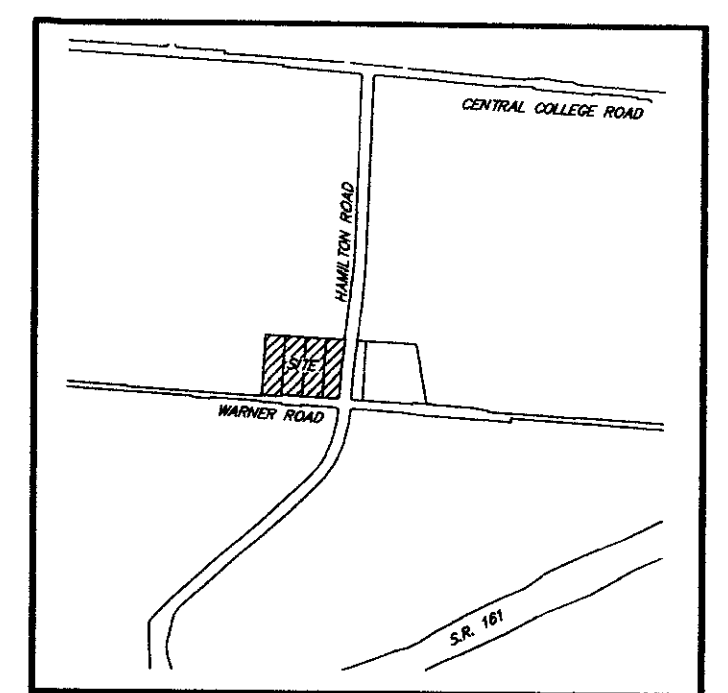
North 03° 15' 40" East, a distance of 220.70 feet, to an iron pin set;

South 86° 17' 42" East, a distance of 260.62 feet, to an iron pin set on a curve in the westerly right-of-way line of said Hamilton Road;

Thence with said westerly right-of-way line, the following courses and distances:

With the arc of said curve to the left, having a central angle of 01° 51' 14", a radius of 6050.00 feet, an arc length of 115.76 feet, a chord which bears South 04° 40' 12" West, and a chord distance of 195.74 feet, to an iron pin set at a point of reverse curvature;

With the arc of said curve to the right, having a central angle of 89° 57' 55", a radius of 25.00 feet, an arc length of 39.25 feet, a chord which bears South 48° 43' 32" West, and a chord distance of 35.34 feet, to the TRUE POINT OF BEGINNING, containing 1.301 acres of land more or less, being 0.95 acres out of said original 2.056 acre tract, and being 0.716 acres out of said original 2.070 acre tract.



LOCATION MAP  
NOT TO SCALE

RECEIVED  
OCT 11 2005  
Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

<b>EMHT</b>		Date: September 29, 2005
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers + Surveyors + Planners + Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4800 Fax: 614.775.4800		Scale: 1" = 60'
Job No: 2005-1927		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION
HLK	10/6/05	Revisions per client request: change linework/acreage; verify zoning

I:\CADD\DATA\SURVEY\PROJECT\20051927\DWG\51927AS.DWG (2/28/2005 7:03:14 AM) - PLOTTED BY E.WILLIAMSON (9/28/2005 7:03:16 AM) - NO AREAS - LAST SAVED BY E.WILLIAMSON (9/28/2005 7:03:14 AM)