

ALTA/ACSM LAND TITLE SURVEY

VIRGINIA MILITARY SURVEY NO. 3453

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 3453, being a part of the 26.142 acre tract conveyed to Huntington Tower Associates LLC by deed of record in Instrument Number 200507220145574, and being all of the 0.795 acre tract conveyed to Huntington Tower Associates LLC by deed of record in Instrument Number 200501050003640 (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 Franklin County Geodetic Survey Monument No. 5179, found at the centerline intersection of Hayden Run Road and Leppert Road, said monument being South 49° 24' 39" East, a distance of 202.81 feet from Franklin County Geodetic Survey Monument No. 5045;

Thence with the centerline of said Leppert Road, the following courses and distances:

South 40° 35' 37" West, a distance of 77.85 feet, to a point of curvature;

With the arc of said curve to the left, having a central angle of 47° 16' 54", a radius of 250.00 feet, an arc length of 206.31 feet, and a chord which bears South 16° 57' 10" West, a distance of 200.50 feet, to a point of tangency in the line common to Virginia Military Survey Number 3453 and Virginia Military Survey Number 6366, being the line common to the 4.4164 acre tract conveyed as Parcel 24WD to Franklin County Commissioners by deed of record in Official Record 19678 A01 and the 0.2013 acre tract conveyed as Parcel 23WD to Franklin County Commissioners by deed of record in Official Record 19128 A11;

South 06° 41' 17" East, a distance of 137.89 feet, with the westerly line of said 4.4164 acre tract, and the easterly lines of said 0.2013 acre tract and the 0.5510 acre tract conveyed as Parcel 22W01 to Franklin County Commissioners by deed of record in Official Record 19229 H19, and with said Survey line, to a P.K. nail found at a common corner of said 0.795, 4.4164, and 0.5510 acre tracts, being the TRUE POINT OF BEGINNING;

Thence South 69° 35' 23" East, a distance of 228.97 feet, with the northerly line of said 0.795 acre tract, and the southerly lines of said 4.4164 and 26.142 acre tracts, to an iron pin set;

Thence across said 26.142 acre tract, the following courses and distances:

South 49° 24' 38" East, a distance of 200.53 feet to an iron pin set;

North 40° 35' 22" East, a distance of 226.10 feet to an iron pin set in the line common to said 4.4164 and 26.142 acre tracts, being the southerly right-of-way line of said Hayden Run Road;

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

South 49° 24' 38" East, a distance of 259.47 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the left having a central angle of 06° 30' 54", a radius of 1687.02 feet, an arc length of 191.83 feet, and a chord which bears South 52° 40' 09" East, a chord distance of 191.72 feet, to an iron pin set at a point of tangency;

South 62° 10' 06" East, a distance of 183.42 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the left, having a central angle of 07° 25' 17", a radius of 1677.02 feet, an arc length of 217.22 feet, and a chord which bears South 65° 52' 45" East, a chord distance of 217.07 feet, to an iron pin set at a point of tangency;

South 69° 35' 23" East, a distance of 305.00 feet to an iron pin set in the westerly line of the 4.752 acre tract conveyed to Juanita J. Huffman by deed of record in Deed Book 2882, Page 415;

Thence South 06° 05' 54" East, a distance of 464.79 feet, (passing a 3/4 inch iron pin found at a distance of 364.18 feet) with the easterly line of said 26.142 acre tract, and the westerly lines of said 4.752 acre tract and the 6.099 acre tract conveyed to William E. and Kay L. Starts by deed of record in Official Record 8625 J01, to an iron pin set;

Thence South 87° 45' 43" West, a distance of 950.19 feet, (passing a 3/4 inch iron pin found at a distance of 89.49 feet) with the southerly line of said 26.142 acre tract, and the northerly lines of said 6.099 acre tract and the 78.267 acre tract conveyed to Investors Realty LLC, by deed of record in Instrument Number 20031050354616, to an iron pin set at a common corner of said 26.142 acre tract and the 2.506 acre tract conveyed to Phyllis J. and Charles E. Walker by deed of record in Instrument Number 200007200143380;

Thence with the line common to said 2.506 and 26.142 acre tracts, the following courses and distances:

North 07° 22' 49" West, a distance of 72.85 feet, to an iron pin set;

North 13° 40' 51" East, a distance of 88.38 feet, to a 3/4 inch iron pin found;

Thence North 73° 29' 23" West, a distance of 496.95 feet, with a southerly line of said 26.142 acre tract, and the northerly lines of said 2.506 acre tract and the 0.435 acre tract conveyed to Franklin County Commissioners by deed of record in Deed Book 3314, Page 15, and partly with the easterly right-of-way line of said Leppert Road, to an iron pin set;

Thence North 18° 46' 58" West, a distance of 143.18 feet, with the line common to said 26.142 and 0.435 acre tracts, and said easterly right-of-way line, to an iron pin set;

Thence South 83° 18' 43" West, a distance of 20.00 feet, across said Leppert road, to a magnetic nail set in the centerline thereof, being said Survey line, and being the easterly line of the 0.252 acre tract conveyed to Franklin County Commissioners by deed of record in Deed Book 3322, Page 36;

Thence North 06° 41' 17" West, a distance of 675.71 feet, (passing a railroad spike found at a distance of 450.54 feet) with the westerly lines of said 26.142 and 0.795 acre tracts, the easterly lines of said 0.252 and 0.5510 acre tracts, said centerline, and said Survey line, to the TRUE POINT OF BEGINNING, containing 24.047 acres of land, more or less, of which 0.325 acres lies within the right-of-way of Leppert Road, 0.795 acres of said 24.047 acres lies within Parcel Number 485-273780, 2.617 acres lie within Parcel Number 450-266724, 13.910 acres lie within Parcel Number 450-266725, and 6.725 acres lie within Parcel Number 485-266723.

BASIS OF BEARINGS:
Bearings are based on the Ohio State Plane Coordinate System - South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FGS 8876 & FGS 2221, having a bearing of North 88°53'20" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

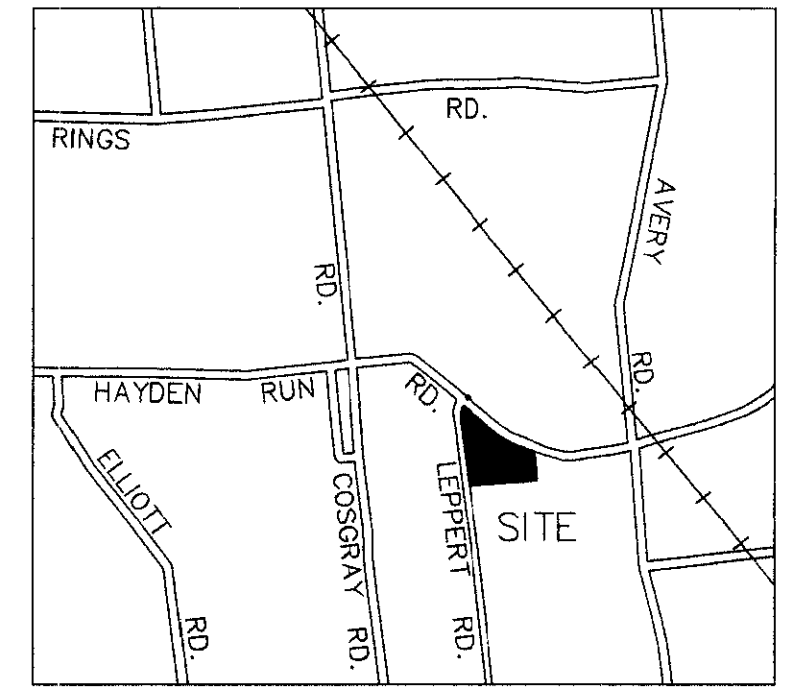
ZONING NOTE:
Zoning information was not made available to the undersigned as of the date of this survey.

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

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0116 G (dated August 2, 1995), the subject parcels shown hereon lies within Zone AE (areas inundated by 100-year flood), Zone "X" (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood) and Zone X (areas outside 500-year flood plain).

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.

UTILITY LEGEND	
Y = Guy Pole	U = Cable TV Pole
F = Flag Pole	⊕ = Cable TV Marker Post
U = Utility Pole	⊖ = Cable TV Pedestal
P = Power Pole	⊗ = Telephone Pole
L = Yard Light	⊙ = Telephone Marker Post
M = Parking Meters	⊞ = Telephone Pedestal
⊙ = Parking Meter	⊞ = Telephone Booth/for 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	⊞ = Curt 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	⊞ = Flownarrow
⊞ = Gas Meter	⊞ = Water Line
⊞ = Gasoline Tank	⊞ = Gas Line
⊞ = Propane Tank	⊞ = Storm Line
⊞ = Fire Hydrant	⊞ = Sanitary Line
⊞ = Water Valve	⊞ = Underground Electric
⊞ = Water Service	⊞ = Overhead Electric
⊞ = Water Well	⊞ = Underground Telephone
⊞ = Water Meter	⊞ = Overhead Telephone
⊞ = Cistern	⊞ = Cable TV
⊞ = Sprinkler	⊞ = Centerline
⊞ = Sprinkler Control Box	⊞ = Right of Way Line
⊞ = Monitoring Well	⊞ = Street Lighting
⊞ = Satellite Dish	⊞ = Signal Wiring
⊞ = Power Pole w/Underground Service	



VICINITY MAP (not to scale)

Schedule B-11 Items from Title Commitment No. 120051227, issued by Stewart Title Guaranty Company, with an effective date of June 9, 2005 at 7:00 A.M.

Item 13 The subject tract is located in the area described in Electrical Easements to Ohio-Midland Light & Power Company by deeds of record in Deed Book 1161, Page 570 and Deed Book 1162, Page 122, but no widths were given and the easements cannot be plotted from the descriptions provided.

Item 14 30' Telephone Easement to The Ohio Telephone and Telegraph Company by deed of record in Deed Book 3050, Page 108 is located on the subject tract as shown hereon.

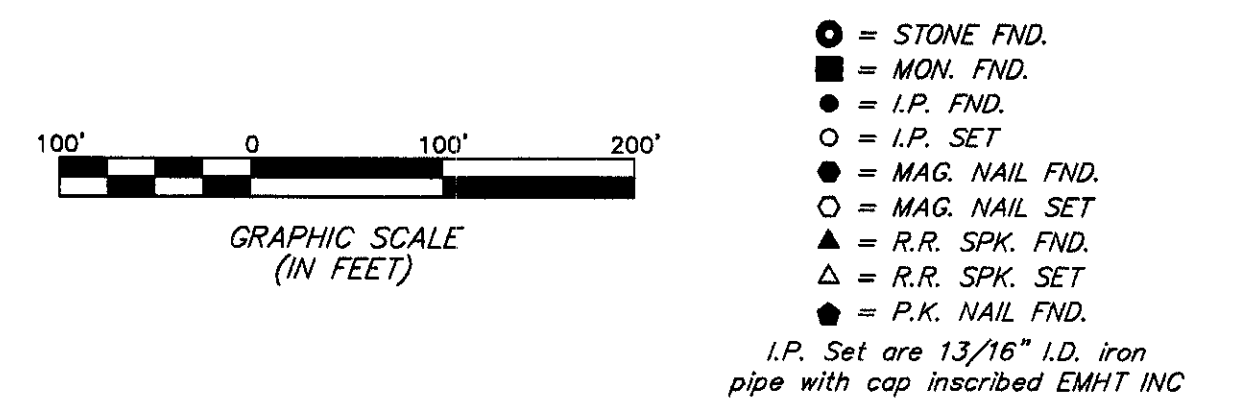
Item 15 5' Electrical Easement to Columbus and Southern Ohio Electric Company by deed of record in Official Record 00604 J13 is located on the subject tract as shown hereon.

Item 16 10' Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Official Record 01113 D07 is located on the subject tract as shown hereon.

Item 17 20' Storm Sewer Easement to the Franklin County Engineer by deed of record in Official Record 19677 J09 is located on the subject tract as shown hereon.

Item 18 Riparian rights inherent to Hayden Run are located on the subject property.

Item 19 Permanent easements retained for public utilities within the vacated portion of Hayden Run Road, as prescribed by O.R.C. 723.041, are located on the subject tract as shown hereon.



CERTIFICATION: Commitment No. 120051227

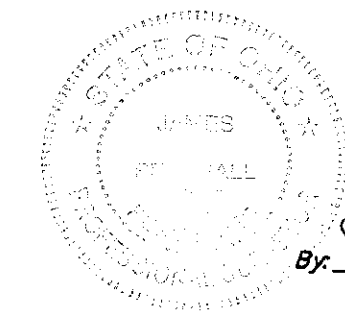
To: Huntington Tower Associates, LLC, Stewart Title Agency of Columbus, Stewart Title Guaranty Company, and Newberry Builders, LLC

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, 8, 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.

RECEIVED

NOV 21 2005

Franklin County Engineer
Dean C. Ringle, PE, ES



Date:	October 19, 2005
Scale:	1" = 100'
Job No.:	2005-2173
Sheet:	1 of 1

REVISIONS		
MARK	DATE	DESCRIPTION
HLK	10/21/05	Revisions per client review
HLK	10/24/05	Revisions per county review
TNW	11/21/05	Revise acreage breakdown