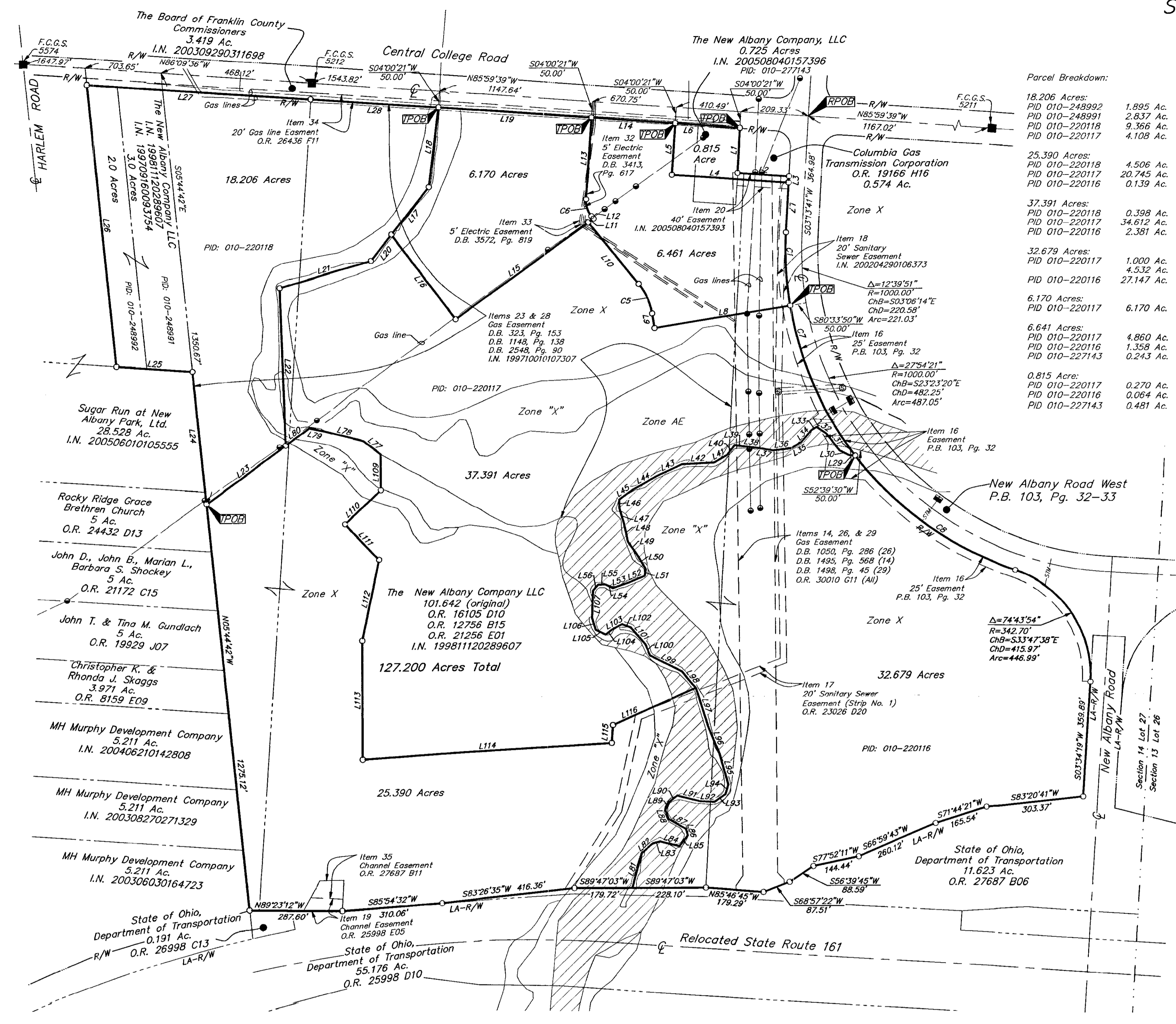
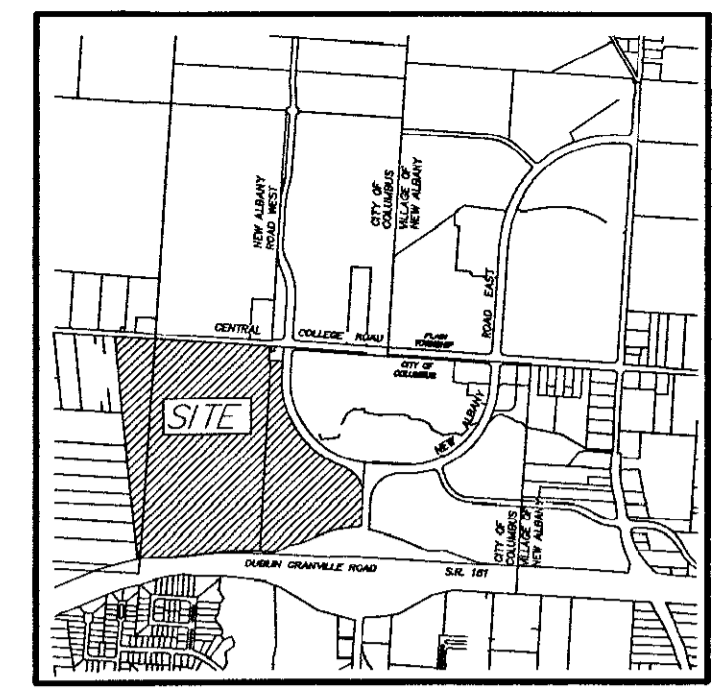


ALTA/ACSM LAND TITLE SURVEY  
SECTION 14, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16  
UNITED STATES MILITARY LANDS  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



Parcel Breakdown:

18.206 Acres: PID 010-249992 PID 010-249991 PID 010-220118 PID 010-220117	1.895 Ac. 2.837 Ac. 9.366 Ac. 4.108 Ac.
25.390 Acres: PID 010-220118 PID 010-220117 PID 010-220116	4.506 Ac. 20.745 Ac. 0.139 Ac.
37.391 Acres: PID 010-220118 PID 010-220117 PID 010-220116	0.398 Ac. 34.612 Ac. 2.381 Ac.
32.679 Acres: PID 010-220117 PID 010-220116	1.000 Ac. 4.532 Ac. 27.147 Ac.
6.170 Acres: PID 010-220117	6.170 Ac.
6.641 Acres: PID 010-220117 PID 010-220116 PID 010-227143	4.860 Ac. 1.359 Ac. 0.243 Ac.
0.815 Acres: PID 010-220117 PID 010-220116 PID 010-227143	0.270 Ac. 0.064 Ac. 0.481 Ac.

LINE	BEARING	DISTANCE
L1	S03°13'41"W	140.00'
L2	S85°59'39"E	160.00'
L3	S03°13'41"W	20.00'
L4	S85°59'39"E	363.05'
L5	S03°54'05"W	159.98'
L6	N85°59'39"W	201.17'
L7	S03°13'41"W	155.65'
L8	N80°33'51"E	426.44'
L9	N09°26'09"W	46.08'
L10	N38°46'01"W	247.49'
L11	N53°38'25"E	20.02'
L12	N38°46'01"W	10.65'
L13	N04°00'21"E	254.81'
L14	S85°59'39"E	260.25'
L15	N53°38'27"E	514.48'
L16	S36°22'03"E	332.61'
L17	N38°06'21"E	187.79'
L18	S07°03'09"W	251.19'
L19	S85°59'39"E	476.90'
L20	N38°06'21"E	103.77'
L21	S73°20'56"W	295.74'
L22	S01°56'04"E	490.64'
L23	S53°37'57"W	305.54'
L24	N05°44'42"W	413.23'
L25	N86°05'32"W	236.10'
L26	N05°42'49"W	886.36'
L27	S86°09'36"E	695.16'
L28	S85°59'39"E	396.10'
L29	S85°27'02"E	19.07'
L30	S63°22'25"E	32.58'
L31	S38°29'02"E	67.91'
L32	S55°38'48"E	36.02'
L33	N58°01'05"E	18.45'
L34	N40°15'23"E	49.25'
L35	N58°05'55"E	37.03'
L36	N83°34'24"E	55.91'
L37	S80°14'48"E	48.43'
L38	S83°40'14"E	42.51'
L39	S83°29'03"E	30.28'
L40	N37°29'55"E	38.36'
L41	N59°29'18"E	45.95'
L42	N87°06'29"E	100.64'
L43	N65°02'30"E	81.74'
L44	N60°35'29"E	90.89'
L45	N53°03'11"E	52.15'
L46	N00°00'15"W	26.09'
L47	N16°56'49"W	50.86'
L48	N11°36'29"W	56.15'
L49	N34°45'30"W	46.96'
L50	N30°29'34"W	55.64'
L51	N09°47'04"E	20.75'
L52	N66°25'42"E	54.67'
L53	N70°50'01"E	51.55'
L54	S63°27'44"E	25.25'

LINE	BEARING	DISTANCE
L55	N88°15'54"E	23.30'
L56	N41°21'57"E	23.55'
L57	S51°54'17"E	67.65'
L78	S75°46'16"E	129.00'
L79	S78°41'48"E	44.01'
L80	N53°37'57"E	90.91'
L81	N15°05'42"E	111.30'
L82	N48°40'23"E	46.99'
L83	N75°32'33"E	22.60'
L84	S76°17'41"E	62.48'
L85	N38°13'54"E	42.19'
L86	N15°26'27"W	21.22'
L87	N59°57'32"W	61.97'
L88	N20°07'01"W	30.79'
L89	N23°58'47"E	27.79'
L90	N50°59'05"E	33.61'
L91	S75°43'01"E	74.29'
L92	S87°14'05"E	43.81'
L93	N53°49'11"E	41.40'
L94	N17°12'53"E	31.00'
L95	N15°44'20"W	98.90'
L96	N22°14'49"W	91.82'
L97	N17°03'06"W	127.60'
L98	N40°05'37"W	65.99'
L99	N62°39'16"W	112.04'
L100	N23°13'20"W	37.60'
L101	N40°30'18"W	69.55'
L102	N69°47'50"W	28.58'
L103	S61°04'01"W	37.90'
L104	S51°21'42"W	22.59'
L105	N64°30'35"W	34.41'
L106	N16°48'55"W	39.04'
L107	N02°31'01"E	85.67'
L109	S00°00'00"W	110.46'
L110	S46°24'07"W	153.55'
L111	S43°35'53"E	152.15'
L112	S11°50'45"W	259.94'
L113	S00°00'45"W	372.57'
L114	N86°12'29"E	776.46'
L115	N03°29'59"E	56.14'
L116	N65°41'00"E	283.74'

CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C1	12°39'51"	1050.00'	232.08'	S03°06'14"E	231.61'
C5	29°19'52"	205.00'	104.94'	N24°06'05"W	103.80'
C6	42°46'22"	75.00'	55.99'	S17°22'50"E	54.70'
C7	27°54'21"	1050.00'	511.40'	S23°23'20"E	506.36'
C8	33°49'05"	1050.00'	619.75'	S54°15'03"E	610.79'

- Schedule B Items from Title Commitment No. 120051889 issued by Stewart Title Guaranty Company with an effective date of September 1, 2005 at 7:00 A.M.
- Item 10 Right-of-way to The Ohio Fuel Supply Company of record in Miscellaneous Record Volume 5, Page 412, as assigned to The Ohio Fuel Gas Company in Deed Book 882, Page 27, is NOT located on the subject tract.
  - Item 11 Lease to The Ohio Fuel Gas Company of record in Lease Record Volume 120, Page 235 modified in Supplemental Agreement of record in Official Record 540 A11, is NOT located on the subject tract.
  - Item 12 Easements to Columbus Railway Power and Light Company of record in Deed Book 967, Page 320, and Deed Book 969, Page 384 are NOT located on the subject tract.
  - Item 13 Blanket Right-of-way to The Ohio Fuel Gas Company of record in Deed Book 1148, Page 140 is located on the subject tract.
  - Item 14 Right-of-way to The Ohio Fuel Gas Company of record in Deed Book 1495, Page 568, as modified in Partial Release of Right-of-way of record in Official Record 30010 G11, is located on the subject tract as shown hereon.
  - Item 15 Easements contained in "New Albany Road, New Albany Road East and Central College Road Dedication and Easements" of record in Plat Book 92, Page 60 are NOT located on the subject tract.
  - Item 16 Easements contained in "Central College Road and New Albany Road West Dedication and Easements Part 2" of record in Plat Book 103, Page 32 are located on the subject tract as shown hereon.
  - Item 17 Sewer utility line easement to the City of Columbus, Ohio of record in Official Record 22903 F06 is NOT located on the subject tract. Sewer utility line easement to the City of Columbus, Ohio of record in Official Record 23036 D20 is located on the subject tract as shown hereon.
  - Item 18 Sanitary Sewer Easement to the City of Columbus of record in Instrument Number 200204290106373 is located on the subject tract as shown hereon.
  - Item 19 Easement for Channel Purposes to the State of Ohio of record in Official Record 25998 E05 is located on the subject tract as shown hereon.
  - Item 20 Temporary Access Easement to Columbia Gas of Ohio, Inc. of record in Instrument Number 200508040157393 is located on the subject tract as shown hereon.
  - Item 21 Blanket Right-of-way to The Northwestern Ohio Gas Company of record in Miscellaneous Record Volume 9, Page 337, as assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, is located on the subject tract.
  - Item 22 Blanket Right-of-way to The Ohio Fuel Supply Company of record in Miscellaneous Record Volume 12, Page 209, as assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, is located on the subject tract.
  - Item 23 Right-of-way to The North Western Ohio Natural Gas Company of record in Deed Book 323, Page 153, as assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, and as modified in Partial Releases of Rights-of-way of record in Instrument Numbers 199710010107307 and 199907210185525, is located on the subject tract as shown hereon.
  - Item 24 Easement to The Columbus Railway Power and Light Company of record in DB 959, Page 578 is NOT located on the subject tract.
  - Item 25 Easement to The Ohio Bell Telephone Company of record in Deed Book 968, Page 555 is NOT located on the subject tract.
  - Item 26 Right-of-way to The Ohio Fuel Gas Company of record in DB 1050, Page 286, as modified in Partial Release of Rights-of-way in Official Record 30010 G11, is located on the subject tract as shown hereon.
  - Item 27 Easement to Columbia and Southern Ohio Electric Company of record in Deed Book 1079, Page 411 is NOT located on the subject tract.
  - Item 28 Right of Way to The Ohio Fuel Gas Company of record in Deed Book 1148, Page 138, as assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, and as modified in Partial Release of Right-of-way of record in Instrument Number 199710010107307, is located on the subject tract as shown hereon.
  - Item 29 Right-of-way to The Ohio Fuel Gas Company of record in Deed Book 1498, Page 45, as modified in Partial Release of Rights-of-way in Official Record 30010 G11, is located on the subject tract as shown hereon.
  - Item 30 Blanket Right-of-way to The Ohio Fuel Gas Company, together with tap-in rights to Aziel Shockley, of record in Deed Book 2569, Page 668, as modified in Partial Release of Rights-of-way in Official Record 30010 G11, is located on the subject tract.
  - Item 31 Roadside Right-of-way to Columbia Gas of Ohio, Inc. of record in Deed Book 2988, Page 34 is NOT located on the subject tract.
  - Item 32 Easement to Columbia and Southern Ohio Electric Company of record in Deed Book 3413, Page 617 is located on the subject tract as shown hereon.
  - Item 33 Easement to Columbia and Southern Ohio Electric Company of record in Deed Book 3572, Page 819 is located on the subject tract as shown hereon.
  - Item 34 Easement to Columbia Gas of Ohio, Inc. of record in Official Record 26436 F11 is NOT located on the subject tract as shown hereon.
  - Item 35 Easement for Channel Purposes to the State of Ohio of record in Official Record 27687 B11 is located on the subject tract as shown hereon.

**BASIS OF BEARINGS:** Bearings are based on the Ohio State Plane Coordinate System as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments Frank 5574 and Frank 5113, with Central College Road having a bearing of South 86° 09' 36" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and information.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (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), Community Panel No. 39049C0180 G.

**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.

**Note:**  
Current zoning for the subject property is Limited Apartment Offices (LARO).

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

**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.

RECEIVED  
DEC 13 2005

**CERTIFICATION:** Commitment No. 120051889

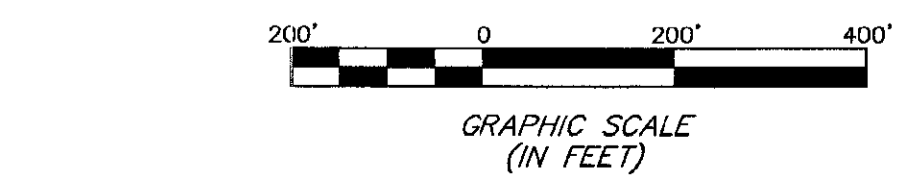
To: The New Albany Company, LLC, a Delaware limited liability company, as successor in interest to The New Albany Company and The New Albany Company Limited Partnership, EPCON Sugar Run LLC, Fifth Third Bank, Stewart Title Guaranty Company, The Talon Group and Stewart Title Agency of Columbus

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, 6, 7(a), 8, 9, 10, 11, 12, 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.

Heather L. King  
Professional Surveyor No. 8307



Heather L. King  
Professional Surveyor No. 8307



- = 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

**UTILITY LEGEND**

■	Curb Inlet
○	Sanitary Manhole
●	Gas Marker Post

**EMHT**  
Evans, Mechwart, Hamblon & Tilton, Inc.  
Engineers + Surveyors + Planners + Scientists  
350 New Albany Road, Columbus, OH 43204  
Phone: 614.775.4500 Fax: 614.775.4800

Date: December 7, 2005  
Scale: 1" = 200'  
Job No: 2005-2131  
Sheet: 1 of 1

**REVISIONS**

MARK	DATE	DESCRIPTION
HLK	12/8/05	Revise certification per comments
HLK	12/13/05	Revision per County comments