

ALTA/ACSM LAND TITLE SURVEY

LOT 24, SECTION 12, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16

UNITED STATES MILITARY LANDS

VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO

44.095 Acres

Situated in the State of Ohio, County of Franklin, Village of New Albany, lying in Lot 24, Section 12, Quarter Township 1, Township 2, Range 16, United States Military Lands, being all of the remainder of the original 55.185 acres conveyed to The New Albany Company, LLC by deeds of record in Official Record 12773 C05, Official Record 212256 E01 and Instrument Number 19981120289607 and part of the 12.870 acre tract conveyed to The New Albany Company by deed of record in Instrument Number 200010030200866, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning for reference, at the centerline intersection of Walton Parkway and Bevelhimer Road, of record in Plat Book 96, Page 17 & 18;

Thence North 26° 25' 59" East, a distance of 57.28 feet, with the centerline of said Bevelhimer Road, to a point;

Thence North 63° 34' 01" West, a distance of 39.92 feet, across said Bevelhimer Road right-of-way, to an iron pin set at a point on a curve and in the westerly right-of-way line of said Bevelhimer Road, the TRUE POINT OF BEGINNING;

Thence with said curve to the right having a radius of 20.00 feet, an arc length of 27.04 feet, a central angle of 77° 27' 55", and a chord which bears South 64° 01' 55" West, a chord distance of 25.03 feet, to an iron pin set at a point of reverse curvature in the northerly right-of-way line of said Walton Parkway;

Thence with the northerly right-of-way lines of said Walton Parkway, the following courses and distances:

With said curve to the left having a radius of 748.00 feet, an arc length of 39.76 feet, a central angle of 03° 02' 45", and a chord which bears North 78° 45' 30" West, a chord distance of 39.76 feet, to an iron pin set at a point of compound curvature;

With said curve to the left having a radius of 300.00 feet, an arc length of 56.59 feet, a central angle of 10° 48' 26", and a chord which bears North 85° 41' 05" West, a chord distance of 56.50 feet, to an iron pin set at a point of tangency;

South 88° 54' 42" West, a distance of 191.35 feet, to an iron pin set;

North 86° 46' 02" West, a distance of 138.21 feet, to an iron pin set at a point of curvature;

With said curve to the left having a radius of 930.00 feet, an arc length of 217.14 feet, a central angle of 13° 22' 40", and a chord which bears North 86° 32' 38" West, a chord distance of 216.65 feet, to an iron pin set at a point of tangency;

South 79° 51' 18" West, a distance of 100.89 feet, to an iron pin set at a point of curvature;

With said curve to the right having a radius of 1070.00 feet, an arc length of 532.69 feet, a central angle of 28° 31' 28", and a chord which bears North 85° 52' 58" West, a chord distance of 527.21 feet, to an iron pin set at a point of tangency;

North 71° 37' 15" West, a distance of 100.00 feet, to an iron pin set, at a point of curvature;

With said curve to the left having a radius of 530.00 feet, an arc length of 551.81 feet, a central angle of 59° 39' 13", and chord which bears South 78° 33' 09" West, a chord distance of 527.22 feet, to an iron pin set at a point of tangency;

South 48° 43' 32" West, a distance of 100.00 feet, to an iron pin set at a point of curvature;

With said curve to the right having a radius of 420.00 feet, an arc length of 261.71 feet, a central angle of 35° 42' 07", and a chord which bears South 66° 34' 36" West, a chord distance of 257.50 feet, to an iron pin set in the line common to Lot 25, Section 13 and Lot 24, Section 12, at the southeasterly corner of the remainder of the 12.077 acre tract conveyed to The New Albany Company, LLC by deed of record in Instrument Number 200202270052353;

Thence North 03° 31' 20" East, a distance of 503.91 feet, with the line common to said 55.185 and 12.077 acre remainder tracts, to an iron pin set at the southeasterly corner of Lot 24 of "Cedar Brook Section 2," a subdivision of record in Plat Book 42, Page 8;

Thence North 03° 09' 58" East, a distance of 408.81 feet, with the line common to said 55.185 acre remainder tract and "Cedar Brook Section 2," to a 3/4 inch iron pipe found at the southwesterly corner of Lot 62 of "Cedar Brook Section 5," a subdivision of record in Plat Book 46, Page 45;

Thence South 85° 57' 38" East, a distance of 1100.56 feet, with the southerly line of said "Cedar Brook Section 5," to the southwesterly corner of said 12.870 acre tract, to a 3/4 inch iron pipe found;

Thence South 85° 57' 38" East, a distance of 167.19 feet, across said 12.870 acre tract, to an iron pin set;

Thence North 04° 02' 22" East, a distance of 527.07 feet, to an iron pin set in the southerly line of the 1.508 acre tract conveyed to The Franklin Church, Inc. by deed of record in Official Record 1037 B11;

Thence South 86° 04' 03" East, a distance of 894.05 feet, (passing a 3/4 inch iron pipe found at 401.59 feet and 685.51 feet) with said southerly lines of 1.508 acre tract, the 1.421 acre tract conveyed to The Franklin Church, Inc. of record in Plat Book 96, Page 82, and "Bevelhimer Road and Walton Road Dedication and Easements," of record in Plat Book 96, Page 17 are located on the subject tract as shown hereon;

Thence South 03° 24' 36" West, a distance of 528.77 feet, with the westerly line of said 6.006 acre tract, to a 3/4 inch iron pipe found in the northerly line of the remainder of said 55.185 acre tract;

Thence South 85° 57' 10" East, a distance of 209.30 feet, with the line common to said remainder of 55.185 and 6.006 acre tracts, to an iron pin set at the northwesterly corner of a 1.603 acre tract conveyed to Rising Star Talent Productions, Inc. by deed of record in Instrument Number 200410270248275;

Thence with the lines common to said remainder of 55.185 and 1.603 acre tracts, the following courses and distances:

South 04° 01' 42" West, a distance of 240.10 feet, to an iron pin set;

South 23° 48' 31" East, a distance of 78.82 feet, to an iron pin set at a point on a curve in the northerly right-of-way line of said Bevelhimer Road;

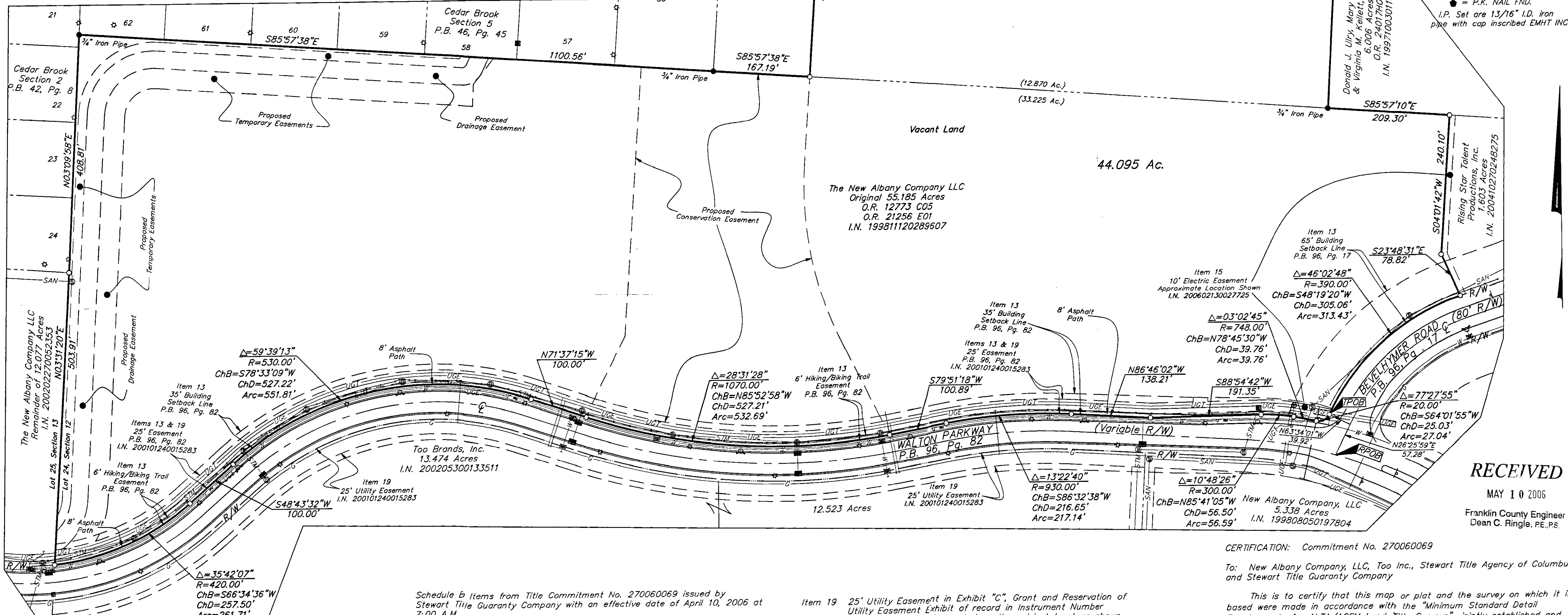
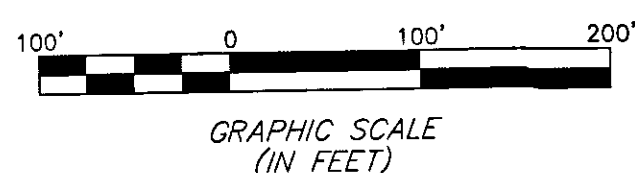
Thence with a curve to the left having a radius of 390.00 feet, an arc length of 313.43 feet, a central angle of 46° 02' 48", and a chord which bears South 48° 19' 20" West, a chord distance of 305.06 feet, to the TRUE POINT OF BEGINNING, containing 44.095 acres, more or less.

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, observable field evidence, and geographic information provided by Franklin County.

FEMA NOTE:
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. 39049C0183 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.



BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83 South Zone (1986 Adjustment). Control for bearings was from coordinates of monuments Frank 78 & Frank 178, having a bearing of North 52° 24' 57" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

UTILITY LEGEND	
○ = Light Pole	--- = Fence
□ = Electric Pull Box	— W — = Water Line
⊕ = Fire Hydrant	— G — = Gas Line
— = Water Valve	— STM — = Storm Line
⊙ = Sanitary Manhole	— SAN — = Sanitary Line
⊖ = Telephone Marker Post	— UGE — = Underground Electric
— = Sign	— UGT — = Underground Telephone
— = Curb Inlet	— = Centerline
— = Catch Basin	— R/W — = Right of Way Line
⊙ = Storm Manhole	

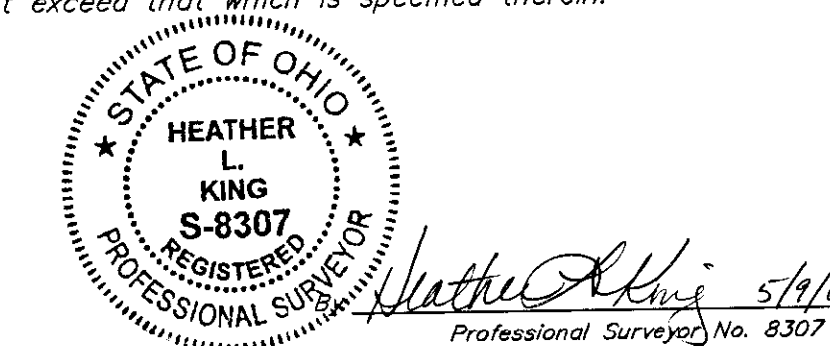
Schedule B Items from Title Commitment No. 270060069 issued by Stewart Title Guaranty Company with an effective date of April 10, 2006 at 7:00 A.M.

- Item 13 Building setback lines, easements for public utilities and hiking/biking trail easements shown on "Walton Parkway Extension Part 1 Dedication and Easements," of record in Plat Book 96, Page 82, and "Bevelhimer Road and Walton Road Dedication and Easements," of record in Plat Book 96, Page 17 are located on the subject tract as shown hereon.
- Item 14 5' Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2908, Page 344 is NOT located on the subject tract.
- Item 15 12' Electric Easement to Columbus Southern Power Company by deed of record in Instrument Number 200007100135218 is NOT located on the subject tract.
- Item 16 Telephone Easement to The Ohio Bell Telephone Company a.k.a. Ameritech by deed of record in Instrument Number 200007120137631 is NOT located on the subject tract.
- Item 17 The subject tract is located in the area described in Declaration of Restrictions of record in Instrument Number 200101240015276.
- Item 18 Easement Agreement for Ingress and Egress of record in Instrument Number 200101240015280 expired on March 28, 2001.

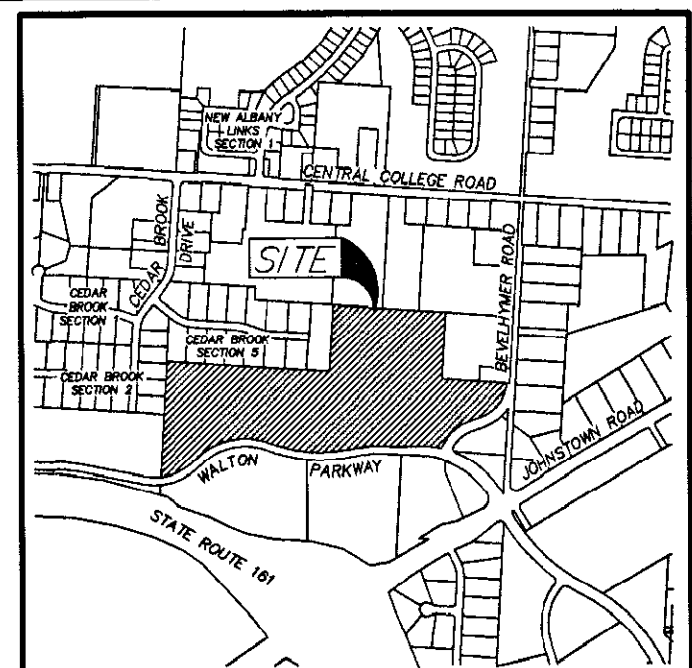
- Item 19 25' Utility Easement in Exhibit "C", Grant and Reservation of Utility Easement Exhibit of record in Instrument Number 200101240015283 is located on the subject tract as shown hereon.
- Item 20 The 33.225 acre portion of the subject tract is located within the area described in Declaration of Covenants and Restrictions for The New Albany Community Authority of record in Official Record 16999 C04; Ninth Supplemental Declaration of record in Official Record 21466 C20, as re-recorded in Official Record 21693 H19; Eleventh Supplemental Declaration of record in Instrument Number 199708070065884; Twelfth Supplemental Declaration of record in Instrument Number 199708070065898; and Designation of Successor Declarant of record in Instrument Number 199810200268024.
- Item 21 The subject tract is NOT located within the area described in "Exhibit A-1", Declarant Initial Property, "Exhibit A-2", Ohio Health Non-Declarant Initial Property, "Exhibit A-3", Campus Development Initial Property, "Exhibit A-4", Aramark Initial Property, Declaration of Covenants, Conditions, Restrictions and Easements for The New Albany Business Park of record in Instrument Number 200007030130348, as re-recorded in Instrument Number 200101100006699, and as amended in Instrument Number 200308180260678. The subject tract is within the area described in "Exhibit B, Expansion Properties."

CERTIFICATION: Commitment No. 270060069
To: New Albany Company, LLC, Too Inc., Stewart Title Agency of Columbus and Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2003, and includes Items 1, 2, 3, 4, 8, 11 (a), 11(b), and 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



MARK	DATE	DESCRIPTION
HLC	5/08/06	Remove 2 acre tract



LOCATION MAP NOT TO SCALE

- = 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
MAY 10 2006
Franklin County Engineer
Dean C. Ringle, P.E.

C:\DATA\1\SW\NET\PROJECT\20060475\DWG\60475AS.DWG - PLOTTED BY: HWING (5/9/2006 2:14:07 PM) - NO XREFS - LAST SAVED BY: HWING (5/9/2006 2:14:06 PM)