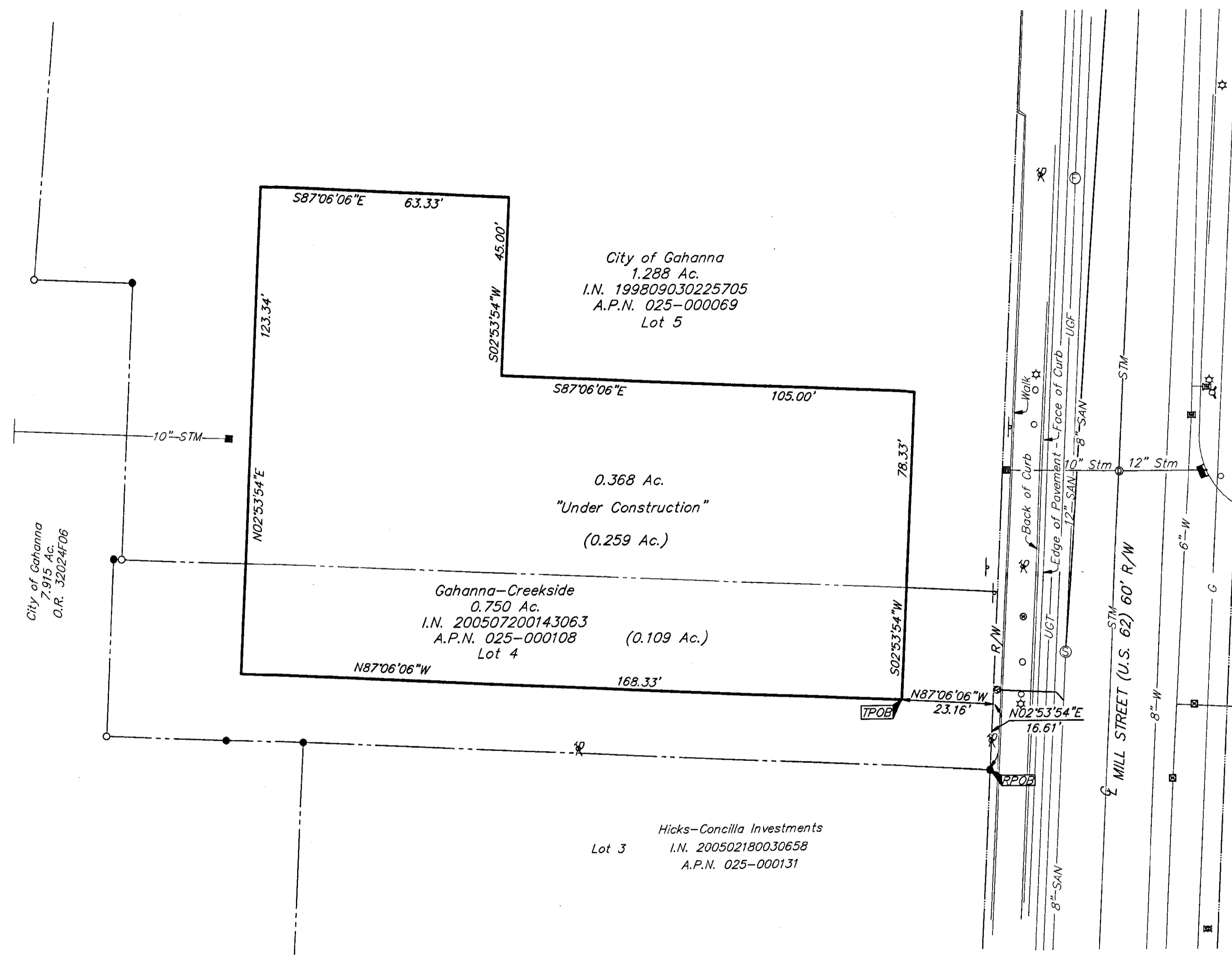


**ALTA /ACSM TITLE SURVEY**  
**GAHANNA-CREEKSIDE BUILDING "C" CONDOMINIUM**  
 QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17  
 UNITED STATES MILITARY LANDS  
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

**RECEIVED**

MAY 25 2006

Franklin County Engineer  
 Dean C. Ringle, P.E., P.S.



0.368 Acre  
 Above Elevation 798' NAVD 1988

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 1, Township 1, Range 17, United States Military Lands and being part of that tract conveyed to the City of Gahanna by deed of record in Instrument Number 199809030225705, and Gahanna-Creekside by deed of record in Instrument Number 200507200143063 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at an iron pin found in the westerly right-of-way line of Mill Street (U.S. Route 62) and being the northeasterly corner of Lot 3 as conveyed to Hicks-Concilia Investments, LLC by deed of record in Instrument Number 200502180030658;

thence North 02° 53' 54" East, with said westerly right-of-way line of Mill Street, a distance of 16.61 feet to a point;

thence North 87° 06' 06" West, across said City of Gahanna tract, a distance of 23.16 feet to the TRUE POINT OF BEGINNING;

thence continuing across said City of Gahanna tract the following courses and distances:

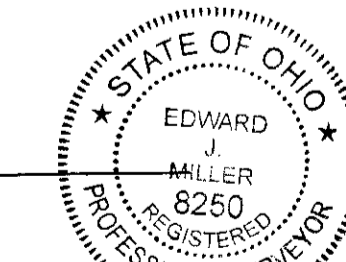
- North 87° 06' 06" West, a distance of 168.34 feet to a point;
- North 02° 53' 54" East, a distance of 123.34 feet to a point;
- South 87° 06' 06" East, a distance of 63.33 feet to a point;
- South 02° 53' 54" West, a distance of 45.00 feet to a point;
- South 87° 06' 06" East, a distance of 105.00 feet to a point; and

South 02° 53' 54" West, a distance of 78.33 feet to the TRUE POINT OF BEGINNING, and containing 0.368 acre of land more or less, being out of Auditors Parcel Number 025-000069 and Auditors Parcel Number 025-000108.

CERTIFICATION: Commitment No. 420060012

The undersigned hereby certifies to The Huntington National Bank, its successors and assigns as their interest may appear, and Stewart Title Guaranty Company as of March 2005 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures, and other improvements on the property and all are within the boundary lines and applicable set-back lines as provided (whether established by subdivision plat recorded restrictions or applicable zoning or building codes) affecting the property; that there are no visible easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right-of-way or recorded easement; that there are no encroachments on adjoining premises, streets, or alleys by any of said buildings, structures or other improvements or encroachments upon the property by an building, structure, or other improvement situated upon any adjoining premises. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and SCSM in 2005.

By Edward J. Miller  
 Registered Surveyor No. 8250  
 Edward J. Miller



**ZONING NOTE:**

The subject property is currently zoned OG-4 Downtown Creekside.

**FEMA Note:**

According to the Federal Emergency Management Agency's Flood Insurance Rate map, Community Panel No. 39049C0169 (dated August 2, 1995), the subject parcels shown hereon lies within Zone AE (areas inundated by 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).

**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.

This drawing is based on an actual survey performed in March of 2005.

**BASIS OF BEARINGS:** Bearings are based on the assumed bearing of South 02°53'54" West, for the centerline of Mill Street.

**Note:**

1. There was visible evidence of current earth moving or building construction at the time of survey.
2. There was visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
3. There was no visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.

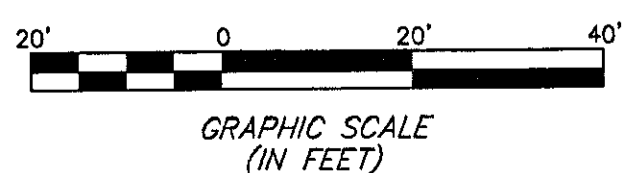
Schedule B Items from Title Commitment No. 420060012 issued by Stewart Title Guaranty Company with an effective date of March 8, 2006 at 7:00 A.M.

The subject tract does lie within the area described in Instrument Number 200507290152277.

Easements to the Village of Gahanna of record in Deed Book 1238, Page 345, Deed Book 2717, Page 305, Deed Book 2717, Page 291, Deed Book 2717, Page 280, Deed Book 2717, Page 283, Deed Book 2717, Page 289, Easements are Maintenance of Big Walnut Creek. The subject tract does lie within the area described.

⊙ = Telephone Manhole	— S — = Sanitary Line
○ = Ballard	— W — = Water Line
⊕ = Fire Hydrant	— G — = Gas Line
⊞ = Water Valve	— UGT — = Underground Telephone
⊞ = Water Service	— UGF — = Underground Fiber Optics
⊞ = Utility Pole	— STM — = Storm Line
⊞ = Light Pole	— SAN — = Sanitary Line
⊞ = Gas Valve	— C — = Centerline
⊞ = Gas Service	— R/W — = Right of Way Line
⊞ = Gas Meter	

- LEGEND**
- = Stone Found
  - = Monument Found
  - = Iron Pin Found
  - = Iron Pin Set
  - = Mag. Nail Found
  - = Mag. Nail Set
  - ▲ = Railroad Spike Found
  - ▲ = Railroad Spike Set
  - △ = P.K. Nail Found
  - △ = P.K. Nail Found
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



<b>EMHT</b> Evans, Mechwart, Hamilton & Titon, Inc. Engineers - Surveyors - Planners - Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4200 Fax: 614.775.4800	Date: May 24, 2006
	Scale: 1" = 20'
Job No: 2006-0784	Sheet: 1 of 1
<b>REVISIONS</b>	
MARK	DATE DESCRIPTION

I:\CHODATA\LSURVEY\PROJECT\20060784\DWG\60784ALTA3.DWG-EXHIBIT A3 - NO XREFS - LAST SAVED BY TBAXTER [5/19/2006 1:08:20 PM] - PLOTTED BY TBAXTER [5/12/2006 2:38:27 PM]