

ALTA/ACSM LAND TITLE SURVEY
SECTION 4, TOWNSHIP 2, RANGE 17
UNITED STATES MILITARY LANDS
TOWNSHIP OF BLENDON, FRANKLIN COUNTY, OHIO

3.974 ACRES

Situated in the State of Ohio, County of Franklin, Township of Blendon, located in Section 4, Township 2, Range 17, United States Military Lands, being part of Reserve "HH" and all of Reserve "BB" of that plat entitled "Sunbury Woods Center Phase Two", of record in Plat Book 63, Page 69, as conveyed to WCS&S L.P., by deed of record in Instrument Number 199912140306249, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

BEGINNING at a 3/4 inch iron pipe capped "RDZ" found at a common corner of said Reserve "BB", Lot 55 of that subdivision entitled "Sunbury Woods East", of record in Plat Book 55, Page 48, Reserve "FF" of that subdivision entitled "Sunbury Woods Center Phase One", of record in Plat Book 60, Page 61, being part of that 6.137 acre tract as conveyed as Parcel I to Sunbury Plaza CRI by deed of record in Instrument Number 199910010247156, and Reserve "AA" of said "Sunbury Woods Center Phase One", being part of that 5.220 acre tract conveyed as Parcel II to Sunbury Plaza CRI by deed of record in Instrument Number 199910010247156;

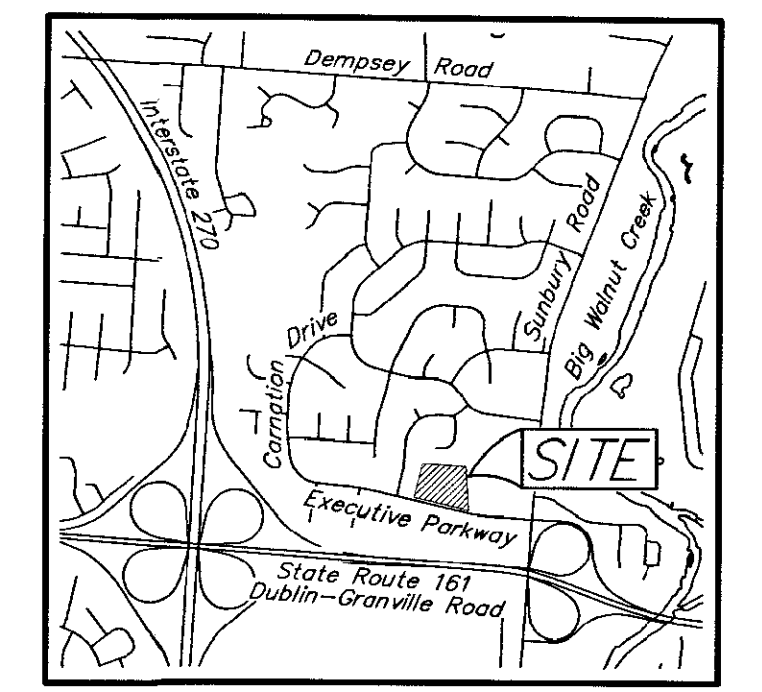
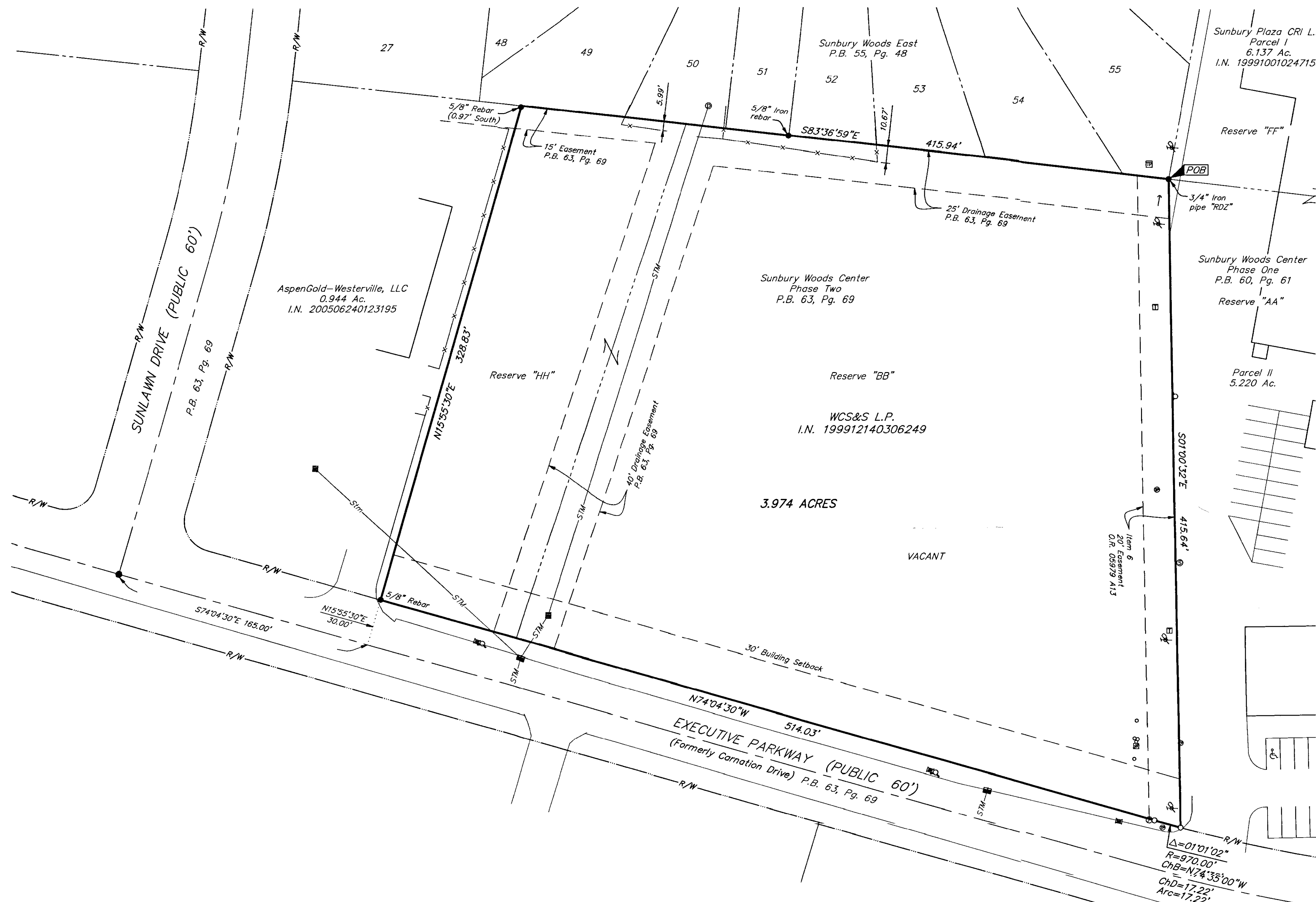
thence South 01° 00' 32" East, a distance of 415.64 feet, with the westerly line of said Reserve "AA", to an iron pin set in a curve in the northerly right-of-way line of Executive Parkway (formerly Carnation Drive), of record in Plat Book 63, Page 69;

thence with said curve to the right, having a central angle of 01° 01' 02", a radius of 970.00 feet, an arc length of 17.22 feet, and a chord which bears North 74° 35' 00" West, a chord distance of 17.22 feet, to an iron pin set at a point of tangency;

thence North 74° 04' 30" West, a distance of 514.03 feet, with said northerly right-of-way line, to a 5/8 inch rebar found at a southeasterly corner of that 0.944 acre tract as conveyed to AspenGold-Westerville, LLC by deed of record in Instrument Number 200506240123195;

thence North 15° 55' 30" East, a distance of 328.83 feet, with the easterly line of said 0.944 acre tract, to a point at a northeasterly corner of said 0.944 acre tract, (passing a 5/8 inch rebar found at 327.86 feet) being in the southerly line of Lot 49 of said Sunbury Woods East;

thence South 83° 36' 59" East, a distance of 415.94 feet, with the southerly line of said Sunbury Woods East, to the POINT OF BEGINNING, containing 3.974 acres, more or less.



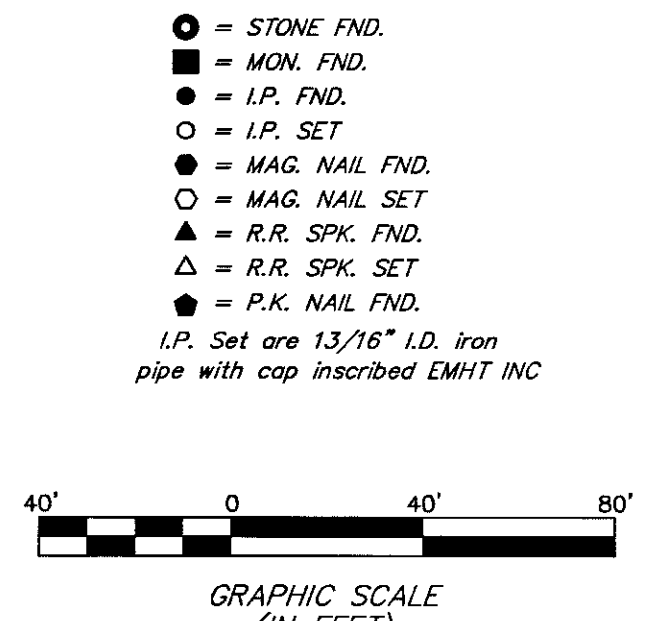
- Schedule B Items from Title Commitment No. 2006031085 issued by Chicago Title Insurance Company with an effective date of April 28, 2006 at 07:00 A.M.
- Item 4 Easement to the State of Ohio of record in Official Record 00638 A01, is NOT located on the subject tract.
 - Item 5 Easement to Columbus and Southern Ohio Electric Company of record in Official Record 01960 A10, is located on the subject tract and cannot be plotted from exhibit of record.
 - Item 6 20' Easement to The Ohio Bell Telephone Company of record in Official Record 05979 A13, is located on the subject tract as shown hereon.
 - Item 7 10' Easement to The Ohio Bell Telephone Company of record in Official Record 07762 G16, is NOT located on the subject tract.
 - Item 8 Easement to Ohio Utilities Company of record in Deed Book 2902, Page 182, is NOT located on subject tract.
 - Item 9 Subject tract is located in the area described in Warranty Deed restrictions of record in Official Record 06755 A08, and amended in First Amendment to the Protective Covenants for Sunbury Woods Center of record in Official Record 06755 D02.
 - Item 10 Subject tract is located in the area described in Warranty Deed restrictions of record in Official Record 06755 D07, and re-recorded in Official Record 06823 G02.
- Additional Items not included in the title commitment:
- Subject tract is located in the area described in "Sunbury Woods Center Phase Two", a subdivision of record in Plat Book 63, Page 69.

CERTIFICATION: Commitment No. 2006031085

To Har Bhatnagar, WCS&S L.P., an Ohio limited partnership, Chicago Title Insurance Company and Connor Land Title Agency, Ltd.

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 2005, and includes Items 1, 2, 3, 4, 11(c), 13, and 14 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.

UTILITY LEGEND	
⊕ = Guy Pole	⊕ = Cable TV Pole
⊕ = Flag Pole	⊕ = Cable TV Marker Post
⊕ = Utility Pole	⊕ = Cable TV Pedestal
⊕ = Power Pole	⊕ = Telephone Pole
⊕ = Yard Light	⊕ = Telephone Marker Post
⊕ = Parking Meters	⊕ = Telephone Pedestal
⊕ = Parking Meter	⊕ = Telephone Booth/or 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	⊕ = Ballard
⊕ = Electric Transformer	⊕ = Mail Box
⊕ = Electric Pedestal	⊕ = Curb 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	⊕ = Flowarrow
⊕ = Gas Meter	— W — = Water Line
⊕ = Gasoline Tank	— G — = Gas Line
⊕ = Propane Tank	— STM — = Storm Line
⊕ = Fire Hydrant	— SAN — = Sanitary Line
⊕ = Water Valve	— UGE — = Underground Electric
⊕ = Water Service	— OHE — = Overhead Electric
⊕ = Water Well	— UGT — = Underground Telephone
⊕ = Water Meter	— T — = Overhead Telephone
⊕ = Cistern	— CATV — = Cable TV
⊕ = Sprinkler	— — — = Centerline
⊕ = Sprinkler Control Box	— R/W — = Right of Way Line
⊕ = Monitoring Well	— S/L — = Street Lighting
	— S/W — = Signal Wiring



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. 39049C0159 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:
 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.

BASIS OF BEARINGS: Bearings are based on a bearing of South 83° 36' 59" East for the northerly line of "Sunbury Woods Center Phase Two", of record in Plat Book 63, Page 69, Recorder's Office, Franklin County, Ohio.

RECEIVED
 MAY 31 2006
 Franklin County Engineer
 Dean C. Ringle, P.E. P.S.



EMHIT		Date: May 31, 2006
Evans, Mechwart, Hambleton & Tillon, Inc. Engineers + Surveyors + Planners + Scientists 6500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Fax: 614.775.4600		Scale: 1" = 40'
M C M X X V I		Job No: 2006-0907
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

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