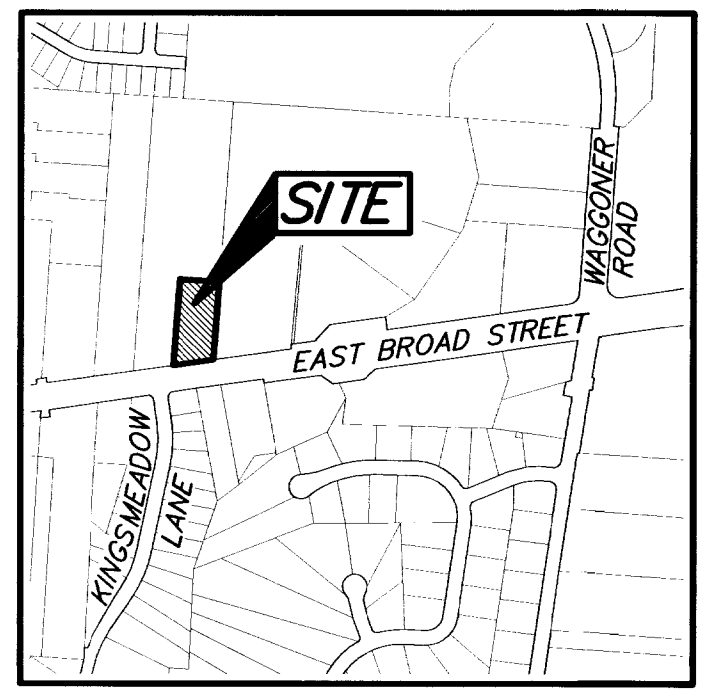
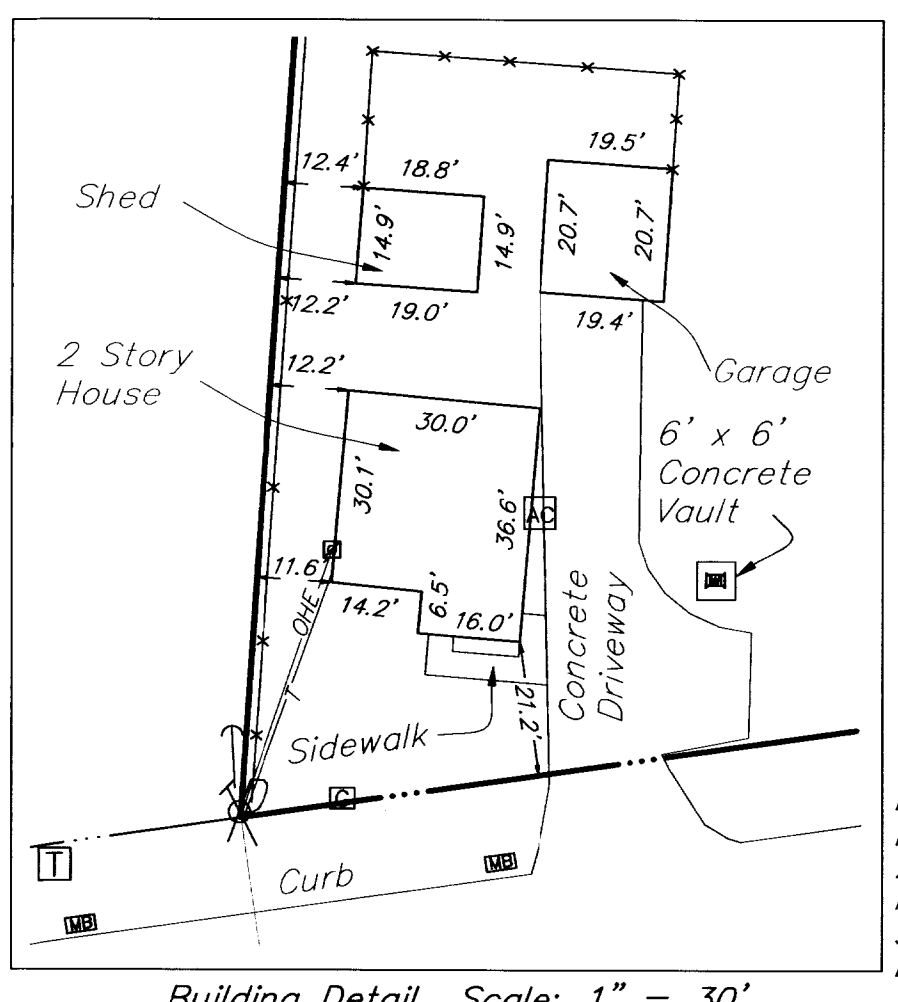
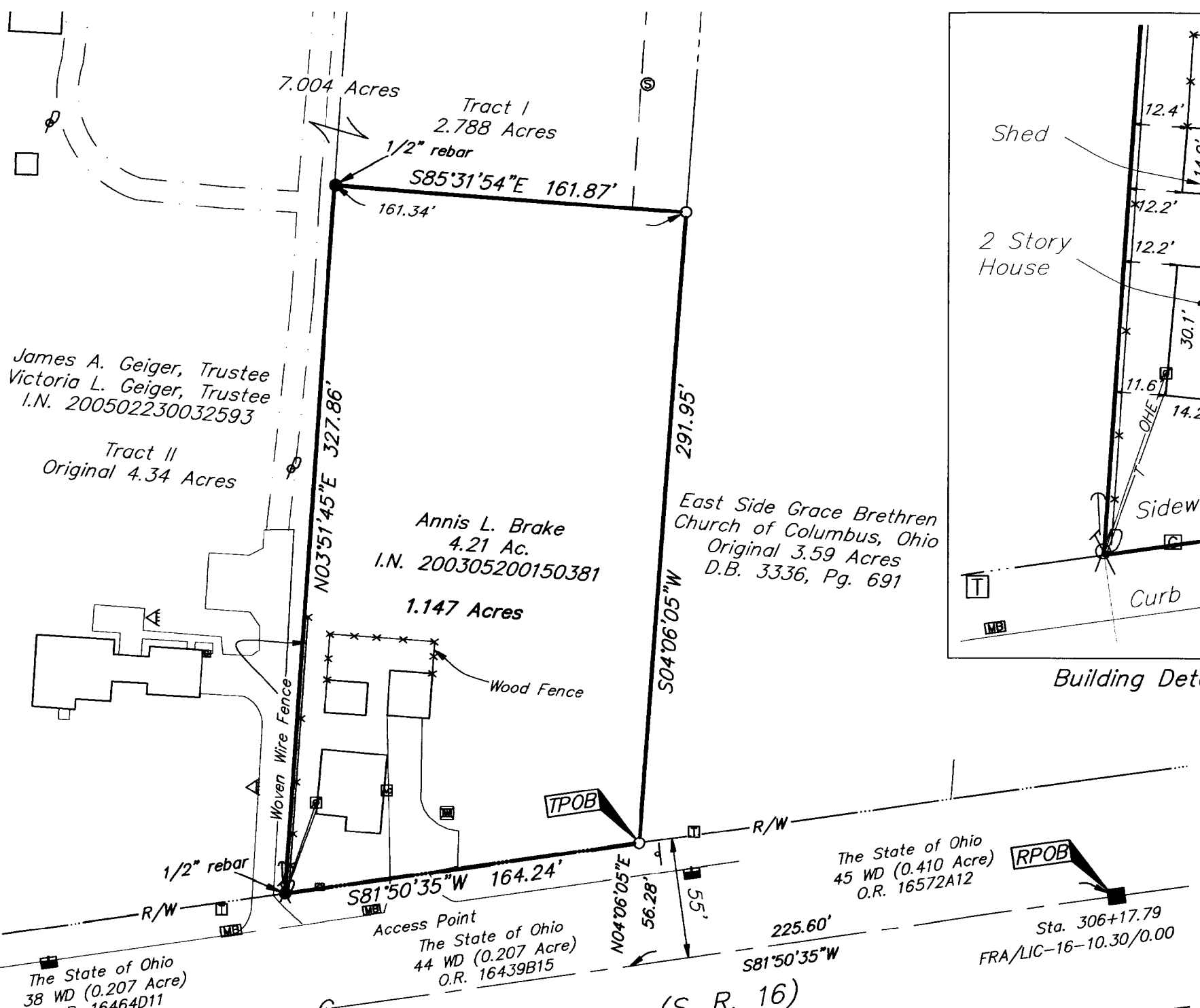


ALTA/ACSM LAND TITLE SURVEY
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO



BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System per NAD83 (1986 Adjustment), South Zone. Control for bearings was from coordinates of monuments FCGS 5011 & FCGS 4409, having a bearing of South 09° 48' 44" West, as established by the Franklin County Engineering Department.



- GRAPHIC SCALE (IN FEET)**
- = 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

AUG 23 2006

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

Notes:

- Zoning information was not made available to the undersigned as of the date of this survey.
- This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

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. 39049C0281 G.

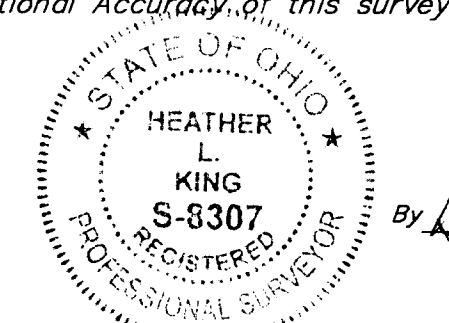
Schedule B Section II Items from Title Commitment No. 26160191 issued by Chicago Title Insurance Company with an effective date of April 28, 2006 at 7:00 A.M.

- Item 1 14' Gas Easement to The Ohio Fuel Gas Company of record in Deed Book 981, Page 273 is NOT located on the subject tract.
- Item 2 22' Highway Easement to the State of Ohio of record in Deed Book 1000, Page 246 is NOT located on the subject tract.
- Item 3 40' Highway Easement to the State of Ohio of record in Deed Book 1000, Page 267 is NOT located on the subject tract.

CERTIFICATION: Commitment No. 26160191

To Portrait Homes—Ohio, LLC, Chicago Title Insurance Company, and Annis L. Brake:

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, 7(b)(1), 9, 10, and 11(a) 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.



By *Heather L. King* 8/23/06
 Professional Surveyor No. 8307

1.147 Acres

Situated in the State of Ohio, County of Franklin, Township of Jefferson, Quarter Township 4, Township 1, Range 16, United States Military Lands, being all of the remainder of the 4.21 acre tract conveyed to Annis L. Brake by deed of record in Instrument Number 200305200150381 (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 a monument found marking an angle point in the centerline of East Broad Street (State Route 16, 110' wide), being Station 306+17.79 of FRA/LIC-16-10.30/0.00 on file at the Ohio Department of Transportation;

thence South 81° 50' 35" West, a distance of 225.60 feet, with said centerline of East Broad Street, to the southeast corner of 44 WD conveyed to The State of Ohio by deed of record in Official Record 16439 B15 and the southwest corner of 45 WD conveyed to The State of Ohio by deed of record in Official Record 16572 A12;

thence North 04° 06' 05" East, a distance of 56.28 feet, with the line common to said 44 WD and 45 WD, to an iron pin set in the northerly right-of-way line of said East Broad Street, at a common corner of said 44 WD and 45 WD, the original 3.59 acre tract conveyed to East Side Grace Brethren Church of Columbus, Ohio by deed of record in Deed Book 3336, Page 691, and said remainder of 4.21 acre tract, being the TRUE POINT OF BEGINNING;

thence South 81° 50' 35" West, a distance of 164.24 feet, with said northerly right-of-way line of East Broad Street and the line common to said remainder of 4.21 acre tract and said 44 WD, to a 1/2" rebar found at the common corner of said remainder of 4.21 acre tract, said 44 WD, 38 WD conveyed to The State of Ohio by deed of record in Official Record 16464 D11 and the 4.34 acre tract conveyed as Tract II to James A. Geiger, Trustee and Victoria L. Geiger, Trustee, by deed of record in Instrument Number 200502230032593;

thence North 03° 51' 45" East, a distance of 327.86 feet, with the line common to said remainder of 4.21 acre tract and said 4.34 acre tract, to a 1/2" rebar found at the common corner of said remainder of 4.21 acre tract and the 2.788 acre tract conveyed as Tract I to James A. Geiger, Trustee and Victoria L. Geiger, Trustee, by deed of record in Instrument Number 200502230032593;

thence South 85° 31' 54" East, a distance of 161.87 feet, with the line common to said remainder of 4.21 acre tract and said 2.788 acre tract, to an iron pin set in the easterly line of said original 3.59 acre tract;

thence South 04° 06' 05" West, a distance of 291.95 feet, with the line common to said remainder of 4.21 acre tract and original 3.59 acre tract, to the TRUE POINT OF BEGINNING, containing 1.147 acres, more or less.

UTILITY LEGEND

- ⊕ = Power Pole
- ⚡ = Yard Light
- ⊞ = Electric Meter
- ⊞ = Gas Meter
- ⊞ = Utility Pole
- ⊞ = Sanitary Manhole
- ⊞ = Curb Inlet
- ⊞ = Telephone Pedestal
- ⊞ = Mail Box
- ⊞ = Water Valve
- ⊞ = Sign
- OHE— = Overhead Electric
- T— = Overhead Telephone
- — — = Centerline
- R/W— = Right of Way Line

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.

EMHT		Date: May 3, 2006
Evans, Mechwart, Hamblenton & Illion, Inc. Engineers + Surveyors + Planners + Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Fax: 614.775.4900		Scale: 1" = 60'
M C M X X V I		Job No: 2006-0793
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

I:\CADD\DATA1\PROJECT\20060793\DWG\60793AS.DWG - LAST SAVED BY PSINGLETON [8/23/2006 8:34:58 AM] - PLOTTED BY PSINGLETON [8/23/2006 8:35:16 AM] - NO XREFS - LAST SAVED BY PSINGLETON [8/23/2006 8:34:58 AM] - PLOTTED BY PSINGLETON [8/23/2006 8:35:16 AM]