

RECEIVED

AUG 31 2006

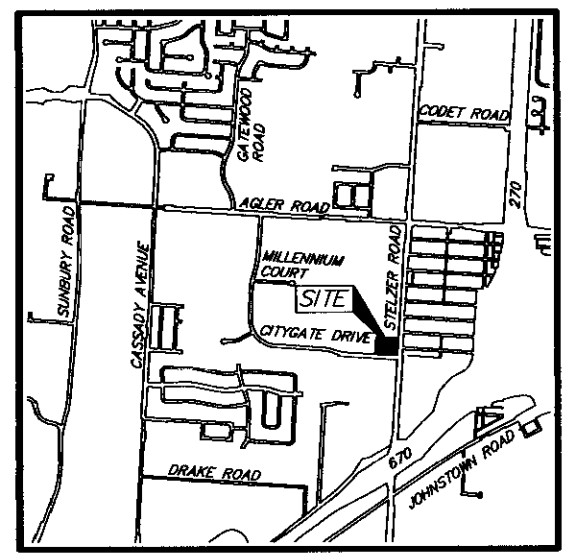
Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

# ALTA/ACSM LAND TITLE SURVEY

## QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 17

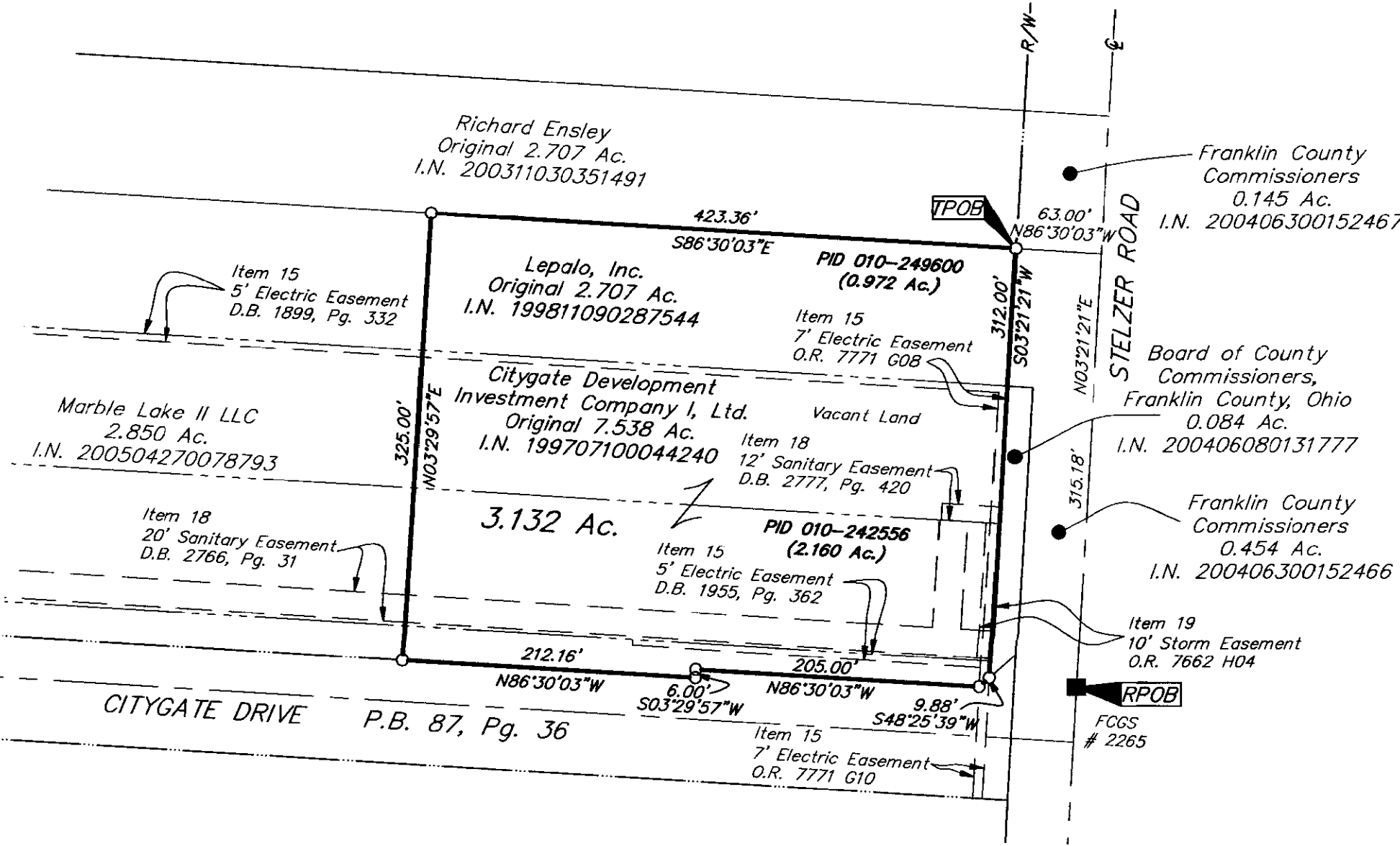
### UNITED STATES MILITARY LANDS

#### CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



LOCATION MAP  
NOT TO SCALE

3.132 ACRES



Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 17, United States Military Lands, being all of the remainder of the original 7.538 acre tract conveyed to Citygate Development Investment Company I, Ltd. by deed of record in Instrument Number 199707100044240, and all of the remainder of the original 2.707 acre tract conveyed to Lepalo, Inc. by deed of record in Instrument Number 199811090287544, (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 Franklin County Geodetic Survey monument number 2265, found in the centerline of Stelzer Road, being the easterly line of the 0.454 acre tract conveyed to Franklin County Commissioners by deed of record in Instrument Number 200406300152466;

Thence North 03° 21' 21" East, a distance of 315.18 feet, with said centerline, and said easterly line, to a common corner of said 0.454 acre tract and the 0.145 acre tract conveyed to Franklin County Commissioners by deed of record in Instrument Number 200406300152467;

Thence North 86° 30' 03" West, a distance of 63.00 feet, with the line common to said 0.454 and 0.145 acre tracts, to an iron pin set in the westerly right-of-way line of said Stelzer Road, at a common corner of the remainder of said original 2.707 acre tract, said 0.454 and 0.145 acre tracts, and the remainder of the original 2.707 acre tract conveyed to Richard Ensley by deed of record in 200311030351491, being the TRUE POINT OF BEGINNING;

Thence South 03° 21' 21" West, a distance of 312.00 feet, with said westerly right-of-way line, and with the easterly lines of the remainder of said original 2.707 acre Lepalo tract and the remainder of said original 7.538 acre tract, and the westerly lines of said 0.454 acre tract and the 0.084 acre tract conveyed to Board of County Commissioners, Franklin County, Ohio by deed of record in Instrument Number 200406080131777, to an iron pin set at the southwesterly corner of said 0.084 acre tract, being in the northerly right-of-way line of City Gate Drive, as dedicated in Plat Book 87, Page 36;

Thence with the line common to said original 7.538 acre tract and said northerly right-of-way line, the following courses and distances:

South 48° 25' 39" West, a distance of 9.88 feet, to an iron pin set;

North 86° 30' 03" West, a distance of 205.00 feet, to an iron pin set;

South 03° 29' 57" West, a distance of 6.00 feet, to an iron pin set;

North 86° 30' 03" West, a distance of 212.16 feet, to an iron pin set at the common corner of the remainder of said original 7.538 acre tract and the 2.850 acre tract conveyed to Marble Lake II LLC by deed of record in Instrument Number 200504270078793;

Thence North 03° 29' 57" East, a distance of 325.00 feet, with the easterly line of said 2.850 acre tract and the westerly lines of the remainders of said original 7.538 and 2.707 acre (LePalo) tracts, to an iron pin set in the southerly line of said original 2.707 acre Ensley tract;

Thence South 86° 30' 03" East, a distance of 423.36 feet, with the line common to said 2.707 acre tracts, to the TRUE POINT OF BEGINNING containing 3.132 acres more or less, of which 0.972 acre is of parcel number 010-249600 and 2.160 acres is of parcel number 010-242556.

CERTIFICATION: Commitment No. 1027S08-0

To First American Title Insurance Company, Lepalo, Inc., an Ohio Corporation, and CityGate Development Investment Company I Ltd:

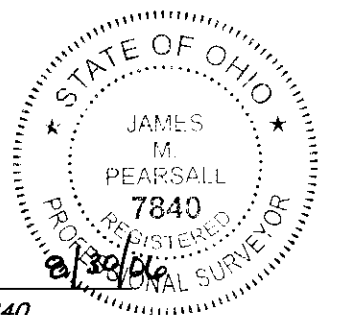
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, and 11(b) of Table A thereof. 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.

RECEIVED

AUG 31 2006

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

By *James M. Pearsall*  
Professional Surveyor No. 7840



Schedule B Items from Title Commitment No. 1027S08-0 issued by First American Title Insurance Company with an effective date of May 28, 2006 at 7:00 A.M.

Item 12 Parcel is located in the area described in Declaration of Restrictive Covenants of record by deed of record in Instrument Number 199705150000450, as Modified in Instrument Number 19970820074721, as re-recorded in Instrument Number 199708270079642, as assigned in Instrument Number 1997080200074717, as modified in Instrument Number 199709260103302, as modified in Instrument Number 19980424098781, as re-recorded in Instrument Number 199805140117334, and as modified as Instrument Number 199808210212553.

Item 13 Telephone Easements to the Ohio Bell Telephone and Telegraph Company of record in Deed Book 1976, Page 620, Deed Book 3628, Page 69, and Deed Book 922, Page 329 are NOT located on the subject tract.

Deed Book 922, Page 359 cannot be located from the information provided.

Item 14 Electric Easement to The Columbus Railway Power and Light Company, of record in Deed Book 841, Page 183 is NOT located on the subject tract.

Item 15 Electric Easements to Columbus and Southern Ohio Electric Company of record in Deed Book 1899, Page 332, Deed Book 1955, Page 362, Official Record 7771 G08, and O.R. 7771 G10 are located on the subject tract as shown hereon.

Electric Easements to Columbus and Southern Ohio Electric Company of record in Deed Book 1127, Page 186, Deed Book 1478, Page 525, Deed Book 2590, Page 257, and Deed Book 3271, Page 164 are NOT located on the subject tract.

Item 16 Easement to County of Franklin, of record in Deed Book 1311, Page 600, and Deed Book 1311, Page 601 is NOT located on the subject tract.

Item 17 Easements to Ohio Fuel Gas Company, of record in Deed Book 1376, Page 128 to Columbia Gas of Ohio, as assigned in Deed Book 2548, Page 90 are NOT located on the subject tract.

Item 18 Easements to City of Columbus of record in Deed Book 2766, Page 31, and Deed Book 2777, Page 420 are located on the subject tract as shown hereon.

Easements to City of Columbus of record in Deed Book 2766, Page 28, Deed Book 2951, Page 80, and Instrument Number 200005250103414 are NOT located on the subject tract.

Item 19 Easements to Franklin County Commissioners of record in Official Record 7662 H04 is located on the subject tract as shown hereon.

Subject tract has rights of Ingress and Egress from deed of record in Instrument Number 200406300152466.

Item 20 Easements to Columbus Southern Power Company of record in Instrument Number 200010240215462, and Instrument Number 200010270218193 are NOT located on the subject tract.

Item 22 200306130142041 is NOT a valid Instrument Number.

#### BASIS OF BEARINGS:

The bearings shown hereon are based on South 03° 21' 21" West for a portion of the centerline of Stelzer Road, as shown on the plat entitled "Dedication Plat of CityGate Drive and Easements Part 1", of record in Plat Book 87, Page 36.

#### 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.

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. 39049C0171 C.

- = 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



GRAPHIC SCALE  
(IN FEET)

**EMHT**  
Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Fax: 614.775.4800

Date: August 29, 2006  
Scale: 1" = 100'  
Job No: 2006-1732  
Sheet: 1 of 1

REVISIONS		
MARK	DATE	DESCRIPTION

\\C:\DATA\1\SURVEY\PROJECT\20061732\DWG\61732AS.DWG-CLAYTON-18X24-PORTRAIT- NO XREFS - LAST SAVED BY THEBB [8/30/2006 2:42:31 PM] - PLOTTED BY THEBB [8/30/2006 2:42:31 PM]