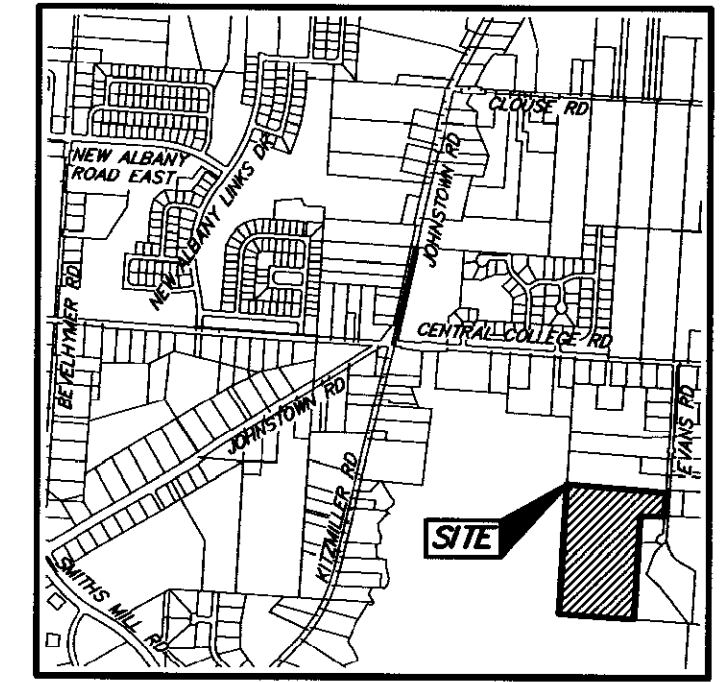


# ALTA/ACSM LAND TITLE SURVEY

## QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16

### UNITED STATES MILITARY LANDS

#### VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO



LOCATION MAP  
NOT TO SCALE

**BASIS OF BEARINGS:**  
Bearings are based on the Ohio State Plane Coordinate System—South Zone as per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 2258 & FCGS 2280, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and having a bearing between them of South 86° 31' 02" East for a portion of the centerline of Central College Road.

Schedule B Items from Title Commitment No. 120052592 issued by Stewart Title Guaranty Company with an effective date of June 6, 2006 at 7:00 A.M.

- Item 11 Highway Easement to County of Franklin of record in D.B. 3080, Pg. 465 is NOT located on the subject tract.
- Item 12 Highway Easement to County of Franklin of record in D.B. 3601, Pg. 687 is NOT located on the subject tract.
- Item 13 Electric Easement to Columbus and Southern Ohio Electric Company of record in D.B. 3755, Pg. 57 is located on the subject tract as shown hereon.
- Item 14 Blanket Gas Easement to The Ohio Fuel Supply Company of record in Miscellaneous Record 4, Pg. 174 as assigned Columbia Gas of Ohio, Inc. of record in D.B. 2548, Pg. 90 is located on the subject tract.

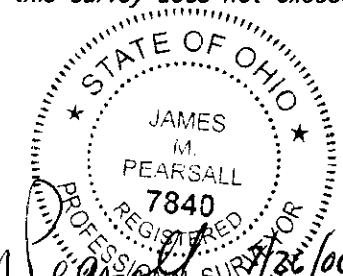
**Note:**  
Zoning information was not made available to the undersigned as of the date of this survey.

**Note:**  
This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

**CERTIFICATION:** Commitment No. 120052592

To Zenith Holding & Trading Corporation, Cynthia D. DeNiro, Abercrombie & Fitch Management Co., & 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 2005, and includes Items 1, 2, 3, 4, 8, & 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: *James M. Pearsall*  
Professional Surveyor No. 7840

<b>EMHT</b> 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: July 26, 2006
		Scale: 1" = 100'
		Job No: 2006-1286
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

Abercrombie and Fitch Management Co.  
291.060 Ac.  
I.N. 199908090202325  
I.N. 200109100209391

N03°22'07"E

Abercrombie and Fitch Management Co.  
291.060 Ac.  
I.N. 199908090202325  
I.N. 200109100209391

William H. Koch and Kathryn J. Koch  
I.N. 199807100173109

● = STONE FND.  
○ = I.P. SET  
I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

UTILITY LEGEND	
●	= Electric Outlet
☆	= Light Pole
⊕	= Utility Pole
⊗	= Cistern
⊙	= Water Well
[GAS]	= Gasoline Tank
—X—	= Fence

Situated in the State of Ohio, County of Franklin, Village of New Albany, lying in Quarter Township 1, Township 2, Range 16, United States Military Lands, being all of the 25.620 acre tract conveyed to Cynthia D. DeNiro by deed of record in Deed Book 3645, Page 534, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

**BEGINNING** in the westerly right-of-way line of Evans Road, as dedicated in Plat Book 32, Page 121, at an iron pin set at the common corner of said 25.620 acre tract and Lot 1 of "Brad Holbert Subdivision", a subdivision of record in Plat Book 69, Page 79;

Thence South 88° 21' 29" West, a distance of 249.54 feet, with the line common to said 25.620 acre tract and said "Brad Holbert Subdivision", to an iron pin set at the northwesterly corner of said Lot 1;

Thence South 03° 11' 28" West, a distance of 1067.41 feet, continuing with said common line, to an iron pin set at the southwesterly corner of Lot 2 of said "Brad Holbert Subdivision", being in the line common to said 25.620 and 291.060 acre tracts;

Thence North 86° 13' 27" West, a distance of 786.98 feet, with said common line, to a stone found;

Thence North 03° 22' 07" East, a distance of 1339.53 feet, continuing with said common line, to an iron pin set at a common corner of said 25.620 acre tract and the tract conveyed to William H. and Kathryn J. Koch by deed of record in Instrument Number 199807100173109;

Thence South 86° 10' 43" East, a distance of 1034.23 feet, with the line common to said 25.620 acre and Koch tracts, to an iron pin set in the westerly right-of-way line of said Evans Road;

Thence South 03° 49' 17" West, a distance of 247.76 feet, with said westerly right-of-way line, to the POINT OF BEGINNING, containing 25.621 acres, more or less.

**Note:**  
This description more clearly describes the subject tract as delineated in the deed of record in Deed Book 3645, Pg. 534.

According to the Federal Emergency Management Agency's Flood Insurance Rate map (dated August 2, 1995), the subject parcel shown hereon lies within the Floodway, Zone AE (areas inundated by 100-year flood), and Zone X (areas outside 500-year flood plain), Community Panel No. 39049C0184C.

**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.

