

ALTA/ACSM LAND TITLE SURVEY
SECTION 14, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

1.493 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 14, Quarter Township 2, Township 2, Range 16, United States Military Lands, and being part of the original 101.642 acre tract and original 79.298 acre tract conveyed to The New Albany Company LLC by deeds of record in Official Records 15685 B19 and 12576 B15, respectively, Official Record 21256 E01 and Instrument Number 19981120289607, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for Reference, at the centerline intersection of Central College Road with New Albany Road West, of record in Plat Book 103, Page 32, being North 85° 59' 39" West, a distance of 1167.02 feet from Franklin County Geodetic Survey Monument No. 5211, and South 85° 59' 39" East, a distance of 1543.82 feet from Franklin County Geodetic Survey Monument No. 5212;

Thence South 03° 13' 41" West, a distance of 364.98 feet, with the centerline of said New Albany Road West (100 feet wide), to a point of curvature;

Thence with said curve to the left, having a central angle of 06° 48' 20", a radius of 1000.00 feet, an arc length of 118.78 feet, and a chord which bears South 00° 10' 29" East, a chord distance of 118.71 feet, with the centerline of said New Albany Road West, to a point;

Thence South 86° 25' 21" West, a distance of 50.00 feet, across the right-of-way of said New Albany Road West, to an iron pin set in a curve in the southwesterly right-of-way line thereof, being in a northeasterly line of the remainder of said original 79.298 acre tract and the TRUE POINT OF BEGINNING;

Thence with said curve to the left, having a central angle of 05° 51' 30", a radius of 1050.00 feet, an arc length of 107.36 feet, and a chord bearing South 06° 30' 25" East, a chord distance of 107.31 feet, with said southwesterly right-of-way line, and said northeasterly line, to an iron pin set at a common corner of the remainder of said original 79.298 acre tract and the 37.391 acre tract conveyed to Epcon Sugar Run LLC by deed of record in Instrument Number 200512160265331;

Thence with the line common to the remainder of said original 79.298 and 101.642 acre tracts and said 37.391 acre tract, the following courses and distances:

South 80° 33' 51" West, a distance of 426.44 feet, to an iron pin set;

North 09° 26' 09" West, a distance of 46.08 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of 25° 47' 54", a radius of 205.00 feet, an arc length of 92.30 feet, and a chord that bears North 22° 20' 07" West, a chord distance of 91.53 feet, to an iron pin set;

Thence across said original 101.642 and original 79.298 acre tracts, the following courses and distances:

North 58° 11' 29" East, a distance of 106.30 feet, to an iron pin set at a point of curvature;

With said curve to the right, having a central angle of 35° 27' 58", a radius of 72.25 feet, an arc length of 44.72 feet, and a chord that bears North 75° 55' 28" East, a chord distance of 44.01 feet, to an iron pin set at a point of tangency;

South 86° 20' 33" East, a distance of 318.47 feet, to the TRUE POINT OF BEGINNING, containing 1.493 acres, more or less.

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83, South Zone (1986 Adjustment), Central for bearings was from coordinates of monuments Frank 5574 and Frank 5113, with a portion of Central College Road having a bearing of South 86° 09' 36" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

FEMA STATEMENT: According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject tract shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0180 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:

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

Note:

Current zoning for the subject property is Limited Apartment Offices (LARO).

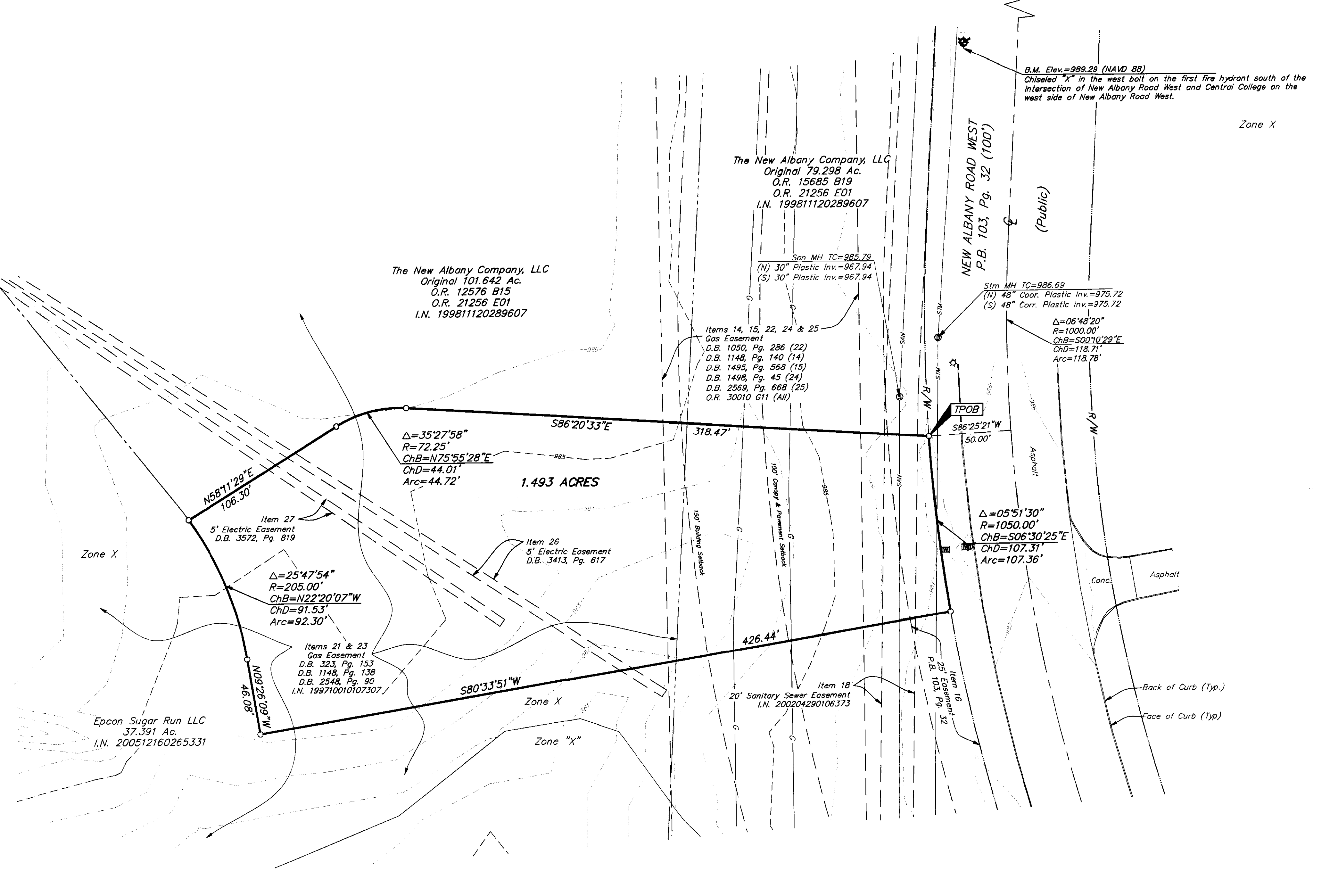
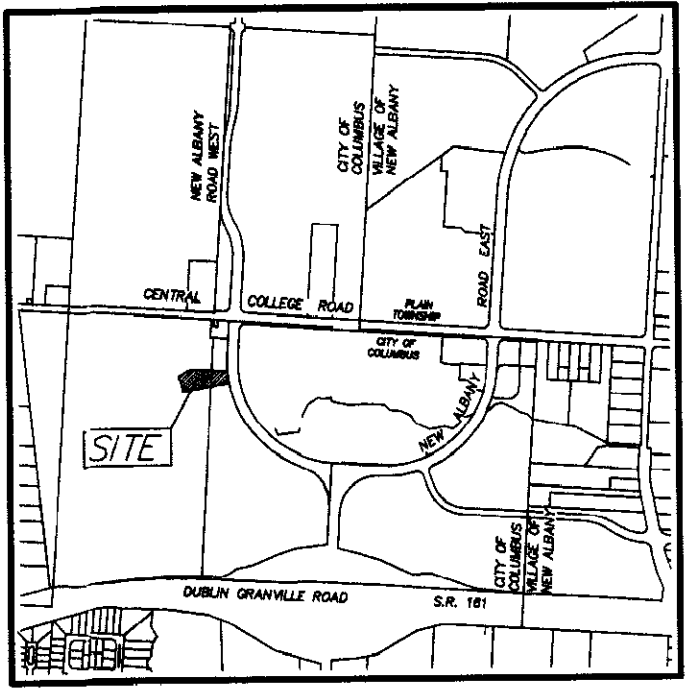
Note:

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

CERTIFICATION: Commitment No. 270060098

To: The New Albany Company, LLC, a Delaware limited liability company, as successor in interest to The New Albany Company and The New Albany Company Limited Partnership, Fifth Third Bank and 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, 5, 6, 7(a), 8, 9, 10, 11(a), 13, 14, 16, 17 and 18 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.



Schedule B Items from Title Commitment No. 270060098 issued by Stewart Title Guaranty Company with an effective date of May 22, 2006 at 7:00 A.M.

- Item 12 Right-of-way to The Ohio Fuel Supply Company of record in Miscellaneous Record Volume 5, Page 412, as assigned to The Ohio Fuel Gas Company in Deed Book 882, Page 27, is NOT located on the subject tract.
- Item 13 Lease to the Ohio Fuel Gas Company of record in Lease Record Volume 120, Page 235 modified in Supplemental Agreement of record in Official Record 540 A11, is NOT located on the subject tract.
- Item 14 Right-of-way to The Ohio Fuel Gas Company of record in Deed Book 1148, Page 140, as modified in Partial Release of Right-of-way of record in Official Record 30010 G11, is located on the subject tract as shown hereon.
- Item 15 Right-of-way to The Ohio Fuel Gas Company of record in Deed Book 1495, Page 568, as modified in Partial Release of Right-of-way of record in Official Record 30010 G11, is located on the subject tract as shown hereon.
- Item 16 Easements contained in "Central College Road and New Albany Road West Dedication and Easements Part 2" of record in Plat Book 103, Page 32 are located on the subject tract as shown hereon.
- Item 17 Sewer utility line easement to the City of Columbus, Ohio of record in Official Record 22903 F06 is NOT located on the subject tract.
- Item 18 Sewer utility line easement to the City of Columbus, Ohio of record in Official Record 23026 D20 is NOT located on the subject tract.
- Item 19 Blanket Right-of-way to The Northwestern Ohio Gas Company of record in Miscellaneous Record Volume 9, Page 337, as assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, is located on the subject tract.
- Item 20 Blanket Right-of-way to The Ohio Fuel Supply Company of record in Miscellaneous Record Volume 12, Page 208, as assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, is located on the subject tract.
- Item 21 Right-of-way to The North Western Ohio Natural Gas Company of record in Deed Book 323, Page 153, as assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, and as modified in Partial Release of Rights-of-way of record in Instrument Numbers 199710010107307 and 199907210185525, is located on the subject tract as shown hereon.
- Item 22 Right-of-way to The Ohio Fuel Gas Company of record in Deed Book 1050, Page 286, as modified in Partial Release of Rights-of-way in Official Record 30010 G11, is located on the subject tract as shown hereon.
- Item 23 Right of Way to The Ohio Fuel Gas Company of record in Deed Book 1148, Page 138, as assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, and as modified in Partial Release of Right-of-way of record in Instrument Number 199710010107307, is located on the subject tract as shown hereon.
- Item 24 Right-of-way to The Ohio Fuel Gas Company of record in Deed Book 1498, Page 45, as modified in Partial Release of Rights-of-way in Official Record 30010 G11, is located on the subject tract as shown hereon.
- Item 25 Right-of-way to The Ohio Fuel Gas Company, together with tap-in rights to Aziel Shockley, of record in Deed Book 2569, Page 668, as modified in Partial Release of Rights-of-way in Official Record 30010 G11, is located on the subject tract as shown hereon. Tap-in cannot be located from information received.
- Item 26 5' Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 3413, Page 617 is located on the subject tract as shown hereon.
- Item 27 5' Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 3572, Page 819 is located on the subject tract as shown hereon.



RECEIVED

FRB 04 2007
 Franklin County Engineer
 Dean C. Ringle PE, PS

- = 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

UTILITY LEGEND	
☉	= Fire Hydrant
⊕	= Water Valve
⊙	= Sanitary Manhole
⊗	= Storm Manhole
— G —	= Gas Line
— C —	= Centerline
— R/W —	= Right of Way Line
— STM —	= Storm Line
— SAN —	= Sanitary Line

<p>Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.735.4500 Fax: 614.775.4800</p>	Date: February 5, 2007												
	Scale: 1" = 40'												
	Job No: 2006-1038												
	Sheet: 1 of 1												
REVISIONS <table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		MARK	DATE	DESCRIPTION									
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