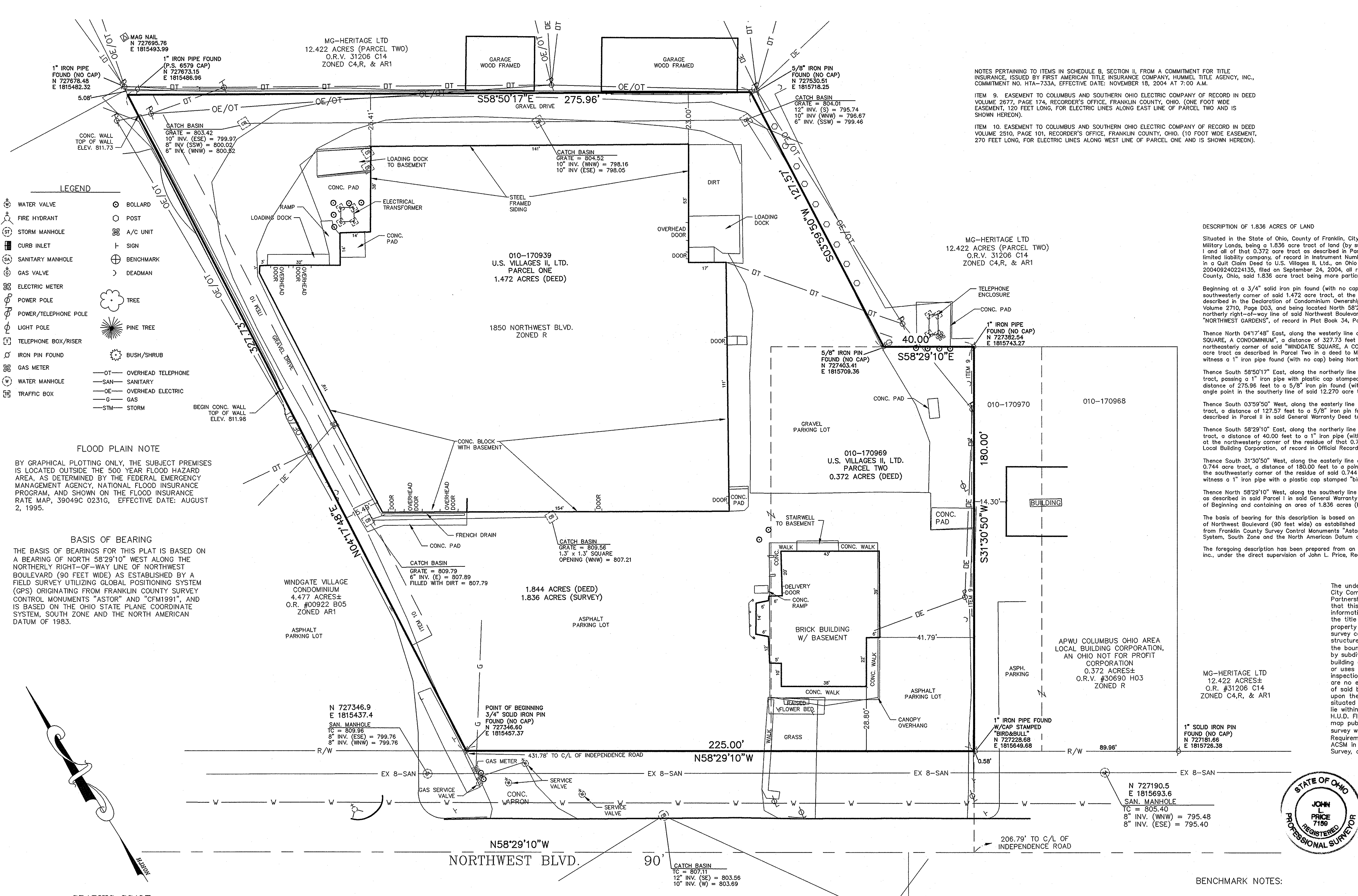


LOCATION MAP



NOTES PERTAINING TO ITEMS IN SCHEDULE B, SECTION II, FROM A COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HUMMEL TITLE AGENCY, INC., COMMITMENT NO. HTA-733A, EFFECTIVE DATE: NOVEMBER 18, 2004 AT 7:00 A.M.

ITEM 9. EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED VOLUME 2877, PAGE 174, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, (ONE FOOT WIDE EASEMENT, 120 FEET LONG, FOR ELECTRIC LINES ALONG EAST LINE OF PARCEL TWO AND IS SHOWN HEREON).

ITEM 10. EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED VOLUME 2510, PAGE 101, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, (10 FOOT WIDE EASEMENT, 270 FEET LONG, FOR ELECTRIC LINES ALONG WEST LINE OF PARCEL ONE AND IS SHOWN HEREON).

DESCRIPTION OF 1.836 ACRES OF LAND

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 18, United States Military Lands, being a 1.836 acre tract of land (by survey) comprised of all of that 1.472 acre tract as described in Parcel I and all of that 0.372 acre tract as described in Parcel II in a General Warranty Deed to U.S. Villages II, Ltd., an Ohio limited liability company, of record in Instrument Number 200409240224133, filed on September 24, 2004, and also described in a Quit Claim Deed to U.S. Villages II, Ltd., an Ohio limited liability company, of record in Instrument Number 200409240224135, filed on September 24, 2004, all references to records are on file in the Recorder's Office, Franklin County, Ohio, said 1.836 acre tract being more particularly described as follows:

Beginning at a 3/4" solid iron pin found (with no cap) in the northerly right-of-way line of Northwest Boulevard, at the southwesterly corner of said 1.472 acre tract, at the southwesterly corner of that "WINDGATE SQUARE, A CONDOMINIUM", as described in the Declaration of Condominium Ownership for Windgate Square, a Condominium, of record in Official Record Volume 2710, Page D03, and being located North 58°29'10" West, a distance of 431.78 feet from the intersection of the northerly right-of-way line of said Northwest Boulevard and the centerline of Independence Road, as delineated on the plot "NORTHWEST GARDENS", of record in Plot Book 34, Page 97;

Thence North 04°17'48" East, along the westerly line of said 1.472 acre tract, along the easterly line of said "WINDGATE SQUARE, A CONDOMINIUM", a distance of 327.73 feet to a point at the northwesterly corner of said 1.472 acre tract, at the northwesterly corner of said "WINDGATE SQUARE, A CONDOMINIUM", at an angle point in the southerly line of that 12,270 acre tract as described in Parcel Two in a deed to MG-Heritage, Ltd., of record in Official Record Volume 31206 C14, witness a 1" iron pipe found (with no cap) being North 04°17'48" East, a distance of 5.08 feet;

Thence South 58°50'17" East, along the northerly line of said 1.472 acre tract, along the southerly line of said 12,270 acre tract, passing a 1" iron pipe with plastic cap stamped "P.S. 6579", being 3.38 feet left, at a distance 4.44 feet, a total distance of 275.96 feet to a 5/8" iron pin found (with no cap) at the northeasterly corner of said 1.472 acre tract, at an angle point in the southerly line of said 12,270 acre tract;

Thence South 03°59'50" West, along the easterly line of said 1.472 acre tract, along a westerly line of said 12,270 acre tract, a distance of 127.57 feet to a 5/8" iron pin found (with no cap) in the northerly line of said 0.372 acre tract as described in Parcel II in said General Warranty Deed to U.S. Villages II, Ltd.;

Thence South 58°29'10" East, along the northerly line of said 0.372 acre tract, along a southerly line of said 12,270 acre tract, a distance of 40.00 feet to a 1" iron pipe (with no cap) found at the northeasterly corner of said 0.372 acre tract, at the northwesterly corner of the residue of that 0.744 acre tract, as described in a deed to APWU Columbus Ohio Area Local Building Corporation, of record in Official Record Volume 30690 H03;

Thence South 31°30'50" West, along the easterly line of said 0.372 acre tract, along the westerly line of the residue of said 0.744 acre tract, a distance of 180.00 feet to a point in the northerly right-of-way line of said Northwest Boulevard, at the southwesterly corner of the residue of said 0.744 acre tract, at the southwesterly corner of said 0.372 acre tract, witness a 1" iron pipe with a plastic cap stamped "bird&bull" found, being South 58°29'10" East, a distance of 0.58 feet;

Thence North 58°29'10" West, along the southerly line of said 0.372 acre tract, the southerly line of that 1.472 acre tract as described in said Parcel I in said General Warranty Deed to U.S. Villages II, Ltd., a distance of 225.00 feet to the Piece of Beginning and containing an area of 1.836 acres (by survey).

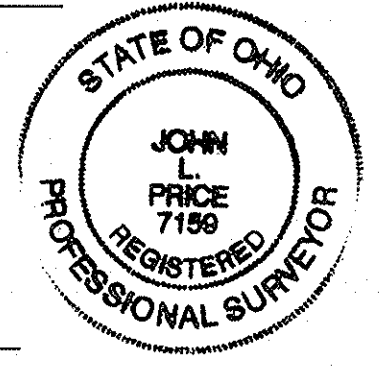
The basis of bearing for this description is based on a bearing of North 58°29'10" West along the northerly right-of-way line of Northwest Boulevard (90 feet wide) as established by a field survey utilizing global positioning system (GPS) originating from Franklin County Survey Control Monuments "Astor" and "CFM1991", and is based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983.

The foregoing description has been prepared from an actual field survey of the premises in August 2004, by ms consultants, inc., under the direct supervision of John L. Price, Registered Professional Surveyor No. 7159.

CERTIFICATE

The undersigned hereby certifies to National City Bank and National City Community Development Corporation, Boulevard Green Limited Partnership and to Hummel Title Agency, Inc. as of December, 2004 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all ore within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1997 and meets the accuracy requirements of a Class Urban Survey, as defined therein.

MS CONSULTANTS, INC.



John L. Price  
REGISTERED PROFESSIONAL SURVEYOR NO. 7159

ALTA/ACSM LAND TITLE SURVEY

LOCATION	1850 NORTHWEST BLVD. NORTH OF NORTHWEST BLVD, WEST OF INDEPENDENCE ROAD		
CLIENT	US VILLAGES - ROCKFORD HOMES		
CONSULTANTS	ms consultants, inc. CONSULTING ENGINEERS & PLANNERS 2821 SCIENCE ROAD, COLUMBUS, OHIO 43229 PHONE: (614) 898-7100 FAX: (614) 898-7070		
DRAWN BY:	CHECKED BY:	CREW CHIEF:	PROJECT No.
JMG	JLP	CSS	26104.324
SCALE:	DATE:	SHEET:	1 OF 1
1" = 20'	8/25/04		

BENCHMARK NOTES:

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), (NATIONAL GEODETIC VERTICAL DATUM OF 1929 ELEVATION IS IN PARENTHESES)

SOURCE BENCHMARK: DESIGNATION 162; A NATIONAL GEODETIC SURVEY BRASS MONUMENT, AT THE NORTHWEST CORNER OF FIFTH AND MEADOW RD., 20.5' SOUTH OF SOUTHEAST CORNER OF HOUSE AT 1230 W. FIFTH AVE., 12' WEST OF WEST CURB OF MEADOW RD., 4.4' NORTH OF NORTH CURB OF FIFTH AVE., IN SIDEWALK ELEV. = 776.59 NAVD88 (777.16 NGVD29).

TBM #1 CHISELED SQUARE ON NORTHWEST CORNER OF CONCRETE LIGHT POLE BASE 196± WESTERLY FROM INDEPENDENCE RD. 27.5± SOUTH OF CENTERLINE OF NORTHWEST BLVD. ELEV. = 806.58 NAVD88 (807.15 NGVD29).

TBM #2 CHISELED SQUARE ON NORTHEAST CORNER OF CONCRETE LIGHT POLE BASE 386± WESTERLY FROM INDEPENDENCE RD. 27.5± SOUTH OF CENTERLINE OF NORTHWEST BLVD. ELEV. = 808.68 NAVD88 (809.25 NGVD29).

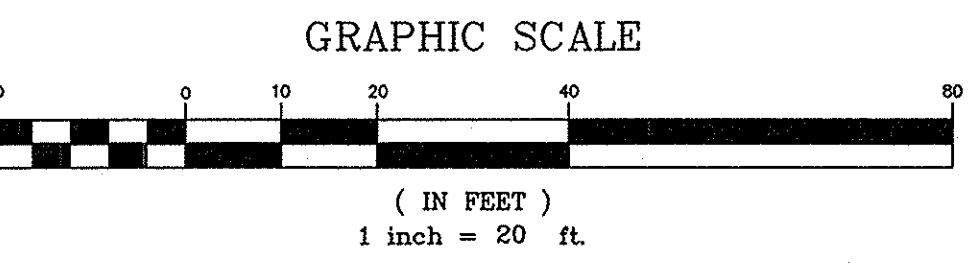
- LEGEND
- WATER VALVE
  - FIRE HYDRANT
  - STORM MANHOLE
  - CURB INLET
  - SANITARY MANHOLE
  - GAS VALVE
  - ELECTRIC METER
  - POWER POLE
  - POWER/TELEPHONE POLE
  - LIGHT POLE
  - TELEPHONE BOX/RISER
  - IRON PIN FOUND
  - GAS METER
  - WATER MANHOLE
  - TRAFFIC BOX
  - BOLLARD
  - POST
  - A/C UNIT
  - SIGN
  - BENCHMARK
  - DEADMAN
  - TREE
  - PINE TREE
  - BUSH/SHRUB
  - OVERHEAD TELEPHONE
  - SANITARY
  - OVERHEAD ELECTRIC
  - GAS
  - STORM

FLOOD PLAIN NOTE

BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PREMISES IS LOCATED OUTSIDE THE 500 YEAR FLOOD HAZARD AREA, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AND SHOWN ON THE FLOOD INSURANCE RATE MAP, 39049C 0231G, EFFECTIVE DATE: AUGUST 2, 1995.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT IS BASED ON A BEARING OF NORTH 58°29'10" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BOULEVARD (90 FEET WIDE) AS ESTABLISHED BY A FIELD SURVEY UTILIZING GLOBAL POSITIONING SYSTEM (GPS) ORIGINATING FROM FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "ASTOR" AND "CFM1991", AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND THE NORTH AMERICAN DATUM OF 1983.



NO.	DATE	DESCRIPTION	BY
1	11/29/04	TRANSLATED SURVEY BASE TO STATE PLANE COORDINATE SYSTEM	JLP
2	12/15/04	UP-DATED TO AN ALTA/ACSM LAND TITLE SURVEY	JLP
3	12/15/04	REMOVED HUNTINGTON NATIONAL BANK FROM CERTIFICATION, INSERTED NATIONAL CITY BANK AND NATIONAL CITY COMMUNITY DEVELOPMENT CORPORATION.	JLP