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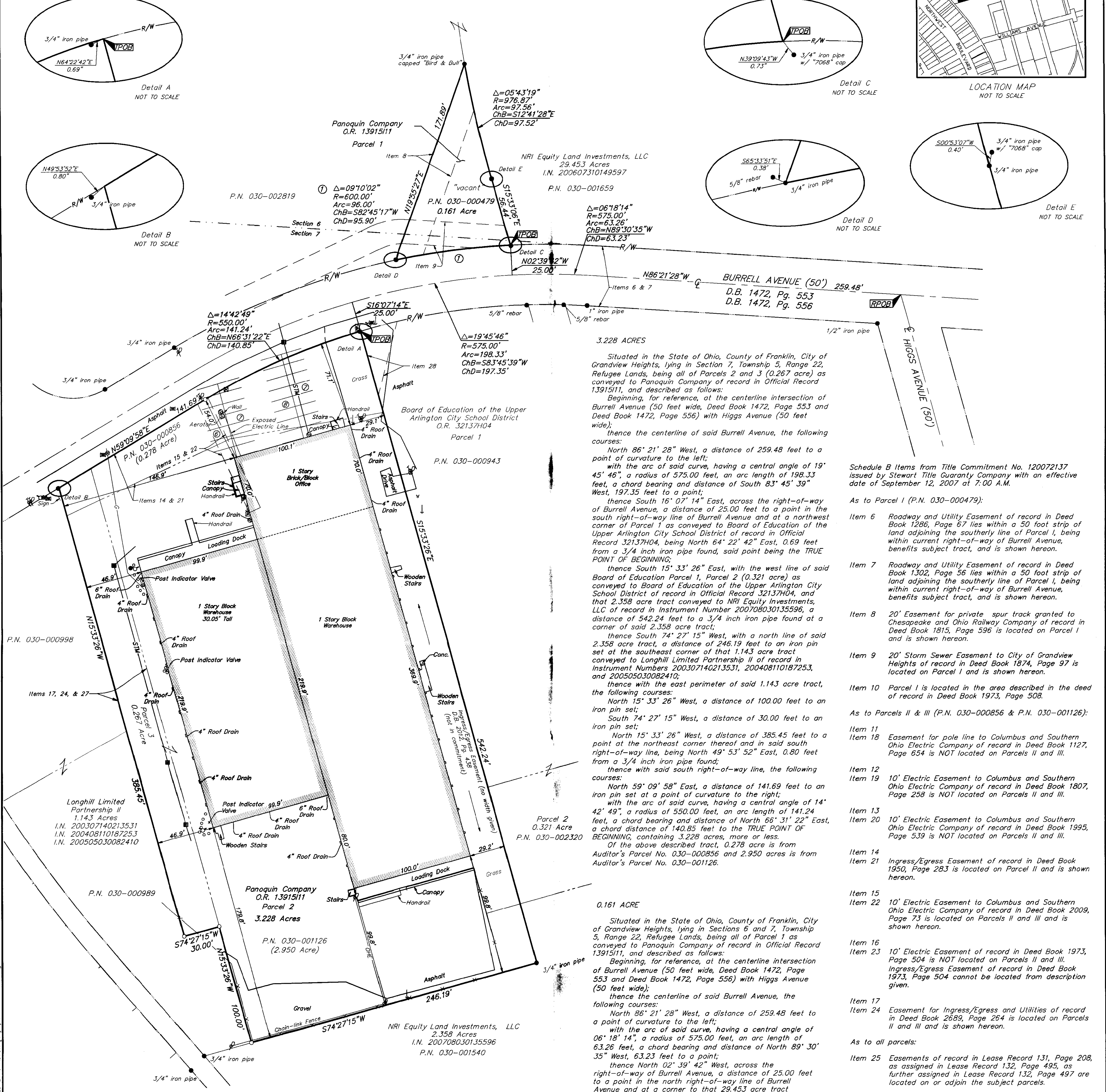
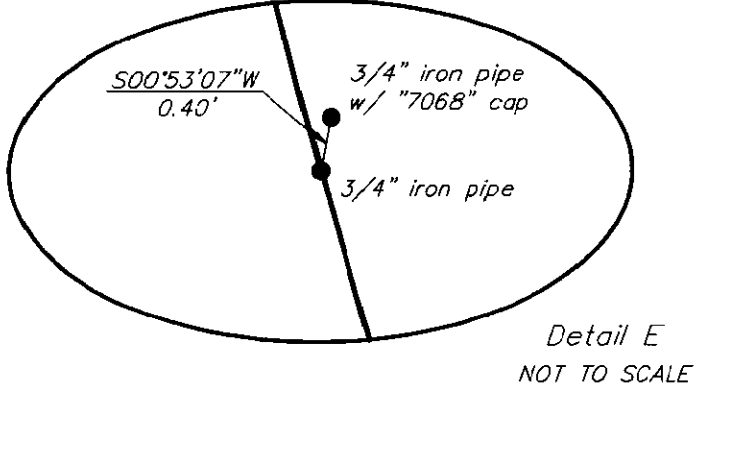
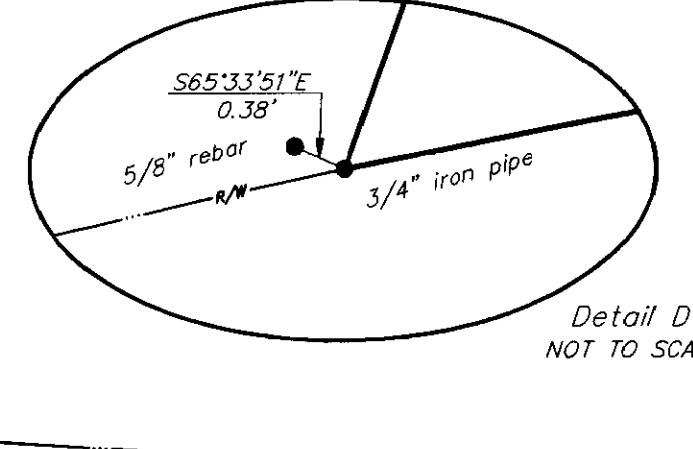
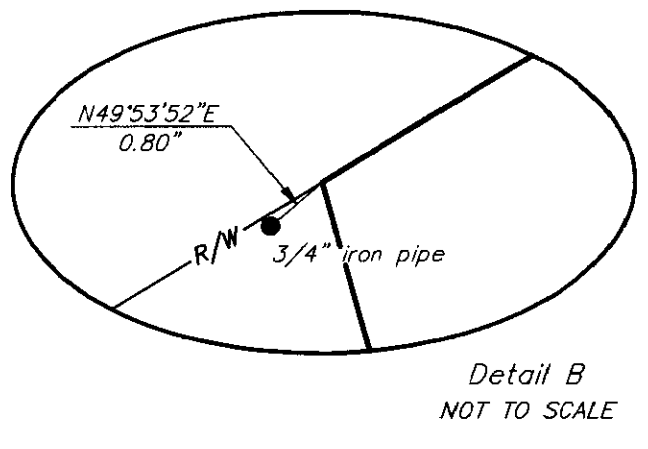
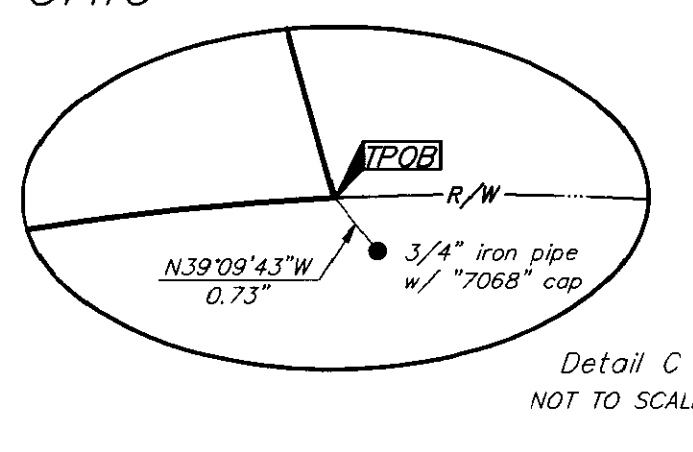
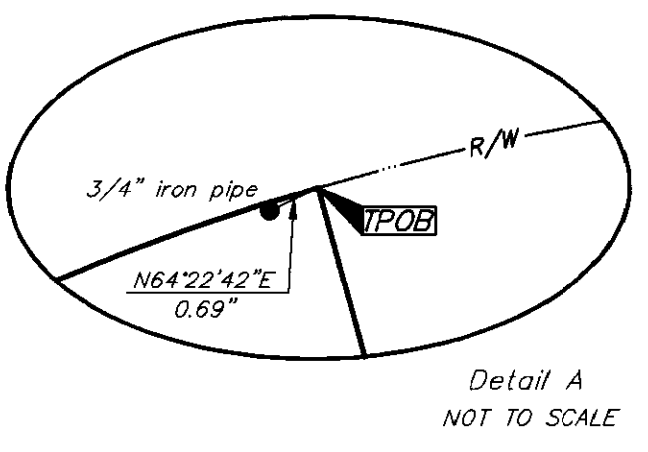
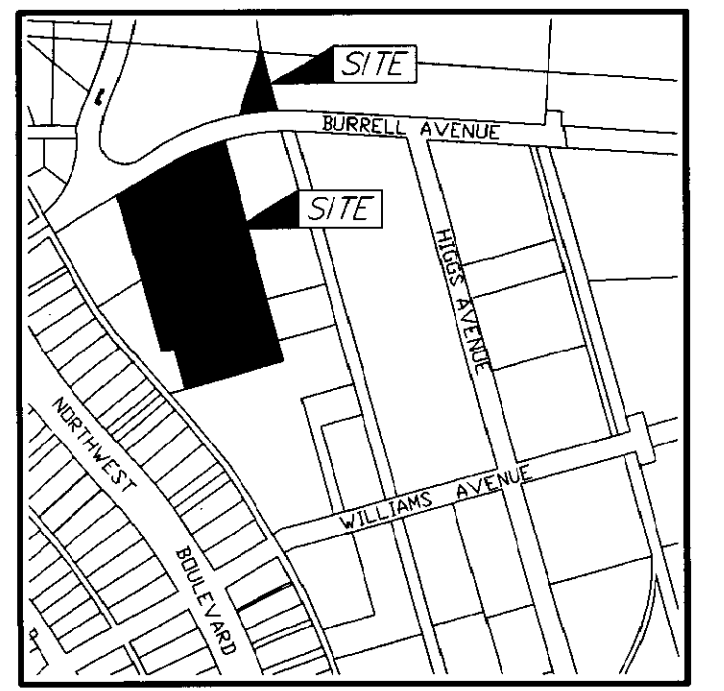
Franklin County Engineer
Dean C. Finole PE, PS.

ALTA / ACSM LAND TITLE SURVEY

SECTIONS 6 & 7, TOWNSHIP 5, RANGE 22

REFUGEE LANDS

CITY OF GRANVIEW HEIGHTS, FRANKLIN COUNTY, OHIO



Situated in the State of Ohio, County of Franklin, City of Grandview Heights, lying in Sections 6 and 7, Township 5, Range 22, Refugee Lands, being all of Parcels 2 and 3 (0.267 acre) as conveyed to Panoquin Company of record in Official Record 13915111, and described as follows:

Beginning, for reference, at the centerline intersection of Burrell Avenue (50 feet wide, Deed Book 1472, Page 553 and Deed Book 1472, Page 556) with Higgs Avenue (50 feet wide);

thence the centerline of said Burrell Avenue, the following courses:

North 86° 21' 28" West, a distance of 259.48 feet to a point of curvature to the left;

with the arc of said curve, having a central angle of 19° 45' 46", a radius of 575.00 feet, an arc length of 198.33 feet, a chord bearing and distance of South 83° 45' 39" West, 197.35 feet to a point;

thence South 16° 07' 14" East, across the right-of-way of Burrell Avenue, a distance of 25.00 feet to a point in the south right-of-way line of Burrell Avenue and at a northwest corner of Parcel 1 as conveyed to Board of Education of the Upper Arlington City School District of record in Official Record 32137H04, being North 64° 22' 42" East, 0.69 feet from a 3/4 inch iron pipe found, said point being the TRUE POINT OF BEGINNING;

thence South 15° 33' 26" East, with the west line of said Board of Education Parcel 1, Parcel 2 (0.321 acre) as conveyed to Board of Education of the Upper Arlington City School District of record in Official Record 32137H04, and that 2.358 acre tract conveyed to NRI Equity Land Investments, LLC of record in Instrument Number 200708030135596, a distance of 542.24 feet to a 3/4 inch iron pipe found at a corner of said 2.358 acre tract;

thence South 74° 27' 15" West, with a north line of said 2.358 acre tract, a distance of 246.19 feet to an iron pin set at the southeast corner of that 1.143 acre tract conveyed to Longhill Limited Partnership II of record in Instrument Numbers 200307140213531, 200408110187253, and 200505030082410;

thence with the east perimeter of said 1.143 acre tract, the following courses:

North 15° 33' 26" West, a distance of 100.00 feet to an iron pin set;

South 74° 27' 15" West, a distance of 30.00 feet to an iron pin set;

North 15° 33' 26" West, a distance of 385.45 feet to a point at the northeast corner thereof and, in said south right-of-way line, being North 49° 53' 52" East, 0.80 feet from a 3/4 inch iron pipe found;

thence with said south right-of-way line, the following courses:

North 59° 09' 58" East, a distance of 141.69 feet to an iron pin set at a point of curvature to the right;

with the arc of said curve, having a central angle of 14° 42' 49", a radius of 550.00 feet, an arc length of 141.24 feet, a chord bearing and distance of North 65° 31' 22" East, a chord distance of 140.85 feet to the TRUE POINT OF BEGINNING, containing 3.228 acres, more or less.

Of the above described tract, 0.278 acre is from Auditor's Parcel No. 030-000856 and 2.950 acres is from Auditor's Parcel No. 030-001126.

Schedule B Items from Title Commitment No. 120072137 issued by Stewart Title Guaranty Company with an effective date of September 12, 2007 at 7:00 A.M.

- As to Parcel I (P.N. 030-000479):
- Item 6 Roadway and Utility Easement of record in Deed Book 1286, Page 67 lies within a 50 foot strip of land adjoining the southerly line of Parcel I, being within current right-of-way of Burrell Avenue, benefits subject tract, and is shown hereon.
- Item 7 Roadway and Utility Easement of record in Deed Book 1302, Page 56 lies within a 50 foot strip of land adjoining the southerly line of Parcel I, being within current right-of-way of Burrell Avenue, benefits subject tract, and is shown hereon.
- Item 8 20' Easement for private spur track granted to Chesapeake and Ohio Railway Company of record in Deed Book 1815, Page 596 is located on Parcel I and is shown hereon.
- Item 9 20' Storm Sewer Easement to City of Grandview Heights of record in Deed Book 1874, Page 97 is located on Parcel I and is shown hereon.
- Item 10 Parcel I is located in the area described in the deed of record in Deed Book 1973, Page 508.
- As to Parcels II & III (P.N. 030-000856 & P.N. 030-001126):
- Item 11 Easement for pole line to Columbus and Southern Ohio Electric Company of record in Deed Book 1127, Page 654 is NOT located on Parcels II and III.
- Item 12 10' Electric Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1807, Page 258 is NOT located on Parcels II and III.
- Item 13 10' Electric Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1955, Page 539 is NOT located on Parcels II and III.
- Item 14 Ingress/Egress Easement of record in Deed Book 1950, Page 283 is located on Parcel II and is shown hereon.
- Item 15 10' Electric Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2009, Page 73 is located on Parcels II and III and is shown hereon.
- Item 16 10' Electric Easement of record in Deed Book 1973, Page 504 is NOT located on Parcels II and III.
- Item 17 Ingress/Egress Easement of record in Deed Book 1973, Page 504 cannot be located from description given.
- Item 18 Easement for Ingress/Egress and Utilities of record in Deed Book 2689, Page 264 is located on Parcels II and III and is shown hereon.
- As to all parcels:
- Item 19 Easements of record in Lease Record 131, Page 208, as assigned in Lease Record 132, Page 495, as further assigned in Lease Record 132, Page 497 are located on or adjoin the subject parcels.
- Item 20 Easements of record in Lease Record 189, Page 270 are located on or adjoin the subject parcels.
- Item 21 Easement in Parcel #3 (0.267 ac.) as described in and of record in Deed Book 2083, Page 480 is located on Parcels II and III and is shown hereon.
- Item 22 Easement of record in Deed Book 2083, Page 480 follows the gasoline and cannot be located from description given.
- Item 23 Easement for railroad side track of record in Deed Book 1956, Page 135 and assigned in Deed Book 1956, Page 632 adjoins Parcel III and is shown hereon.
- Not in Title Commitment:
- Easement and Agreement between Breyhio Corporation, General Electric Supply Company, and Thomas C. Southard of record in Deed Book 2012, Page 438 grants to Thomas C. Southard access to a railroad switch track and ingress/egress along the east line of the Breyhio lands.

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.

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

Note:
There is no visible evidence of railroad tracks on subject parcel as of the date of this survey.

Note:
There was no visible evidence of any cemeteries or burial grounds on the subject tract at the time of survey.

According to the Federal Emergency Management Agency's Flood Insurance Map (dated March 16, 2004), the subject parcel shown hereon lies within Zone X (areas of 0.2% annual chance floodplain; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), Community Panel No. 39049C0232H.

Basis of Bearings:
Bearings are based on the Ohio State Plane Coordinate System South Zone per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 6666 and 6667, having a bearing of South 86° 56' 02" East, established by the Franklin County Engineering Department.

CERTIFICATION: Commitment No. 120072137
To: NRI Equity Land Investments, LLC, Panoquin Company, Stewart Title Agency of Columbus, 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, 6, 7(a), 8, 9, 10, 11, 13, 16, 17, & 18 of Table A thereof. Pursuant to the Accuracy Standards 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:
Professional Surveyor No. 8250



	Date: October 23, 2007
	Scale: 1" = 100'
Evans, Mechwart, Hamilton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4800 Fax: 614.775.4800	Job No: 2007-2056
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REVISIONS	
MARK	DATE DESCRIPTION

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