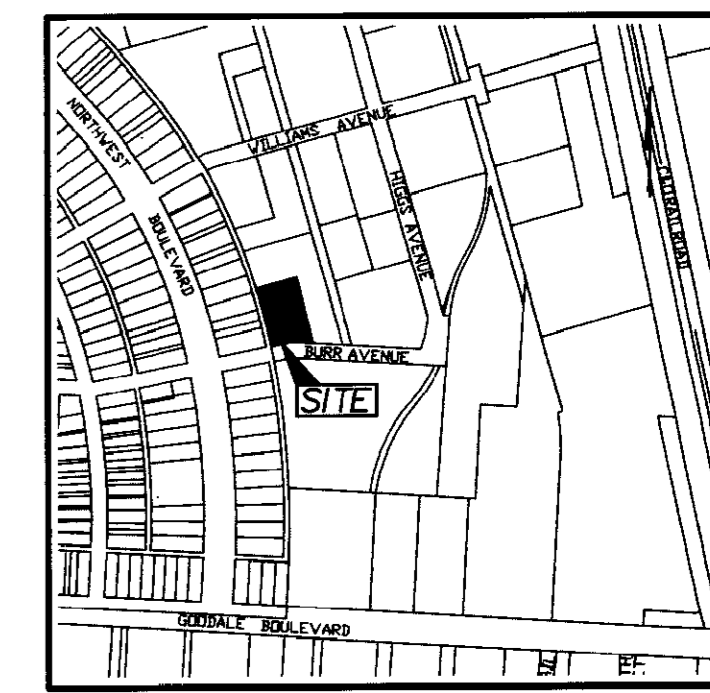


ALTA/ACSM LAND TITLE SURVEY

SECTION 7, TOWNSHIP 5, RANGE 22

REFUGEE LANDS

CITY OF GRANDVIEW HEIGHTS, COUNTY OF FRANKLIN, STATE OF OHIO



BOUNDARY DESCRIPTION OF 0.564 ACRE
North of Goodale Boulevard
East of Northwest Boulevard

Situated in the State of Ohio, County of Franklin, City of Grandview Heights, lying in Section 7, Township 5, Range 22, Refugee Lands, being all of the 0.563 acre tract conveyed to Oxford Campus I, LLC of record in Instrument Number 200506210120564, and described as follows:

BEGINNING at an iron pin set at the intersection of the north right-of-way line of Burr Avenue, being Parcel No. 2 (1.411 acres) conveyed to The City of Grandview Heights of record in Deed Book 1459, Page 241, with the east right-of-way line of a 16 foot alley as shown on Northwest Boulevard Plat No. 4 of record in Plat Book 14, Page 6, being North 78° 35' 25" East, 16.00 feet from the southeast corner of Lot 578 as shown on said Northwest Boulevard Plat No. 4;

thence with the east line of said 16 foot alley, the following courses:

with the arc of a curve to the left, having a central angle of 01° 12' 34", a radius of 2590.71 feet, an arc length of 54.68 feet, a chord bearing and distance of North 12° 34' 03" West, 54.68 feet to an iron pin set at a point of compound curvature;

with the arc of a curve to the left, having a central angle of 03° 45' 15", a radius of 1936.00 feet, an arc length of 126.85 feet, a chord bearing and distance of North 15° 02' 57" West, 126.82 feet to a southwest corner of the 1.08 acre tract conveyed to The Loeb Electric Company of record in Official Record 3219E16, (referencing a 5/8 inch rebar found 0.14 feet left of a point being North 74° 26' 34" East, 0.59 feet from said corner);

thence with the perimeter of said 1.08 acre tract, the following courses:

North 74° 26' 34" East, a distance of 127.75 feet, to a point;

South 15° 33' 26" East, a distance of 209.35 feet, to a 1 inch iron pipe found at a southwest corner of said 1.08 acre tract in the north right-of-way line of Burr Avenue;

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

North 86° 42' 11" West, a distance of 72.17 feet (passing a 1 inch iron pipe found at 67.31 feet), to an iron pin set;

South 78° 35' 25" West, a distance of 63.59 feet, to the POINT OF BEGINNING containing 0.564 acre, more or less, being Auditor's Parcel Number 030-002058.

LOCATION MAP
NOT TO SCALE

RECEIVED

OCT 02 2008

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

Schedule B Part II Items from Title Commitment No. 120081872 issued by Stewart Title Guaranty Company with an effective date of August 27, 2008 at 7:00 A.M.

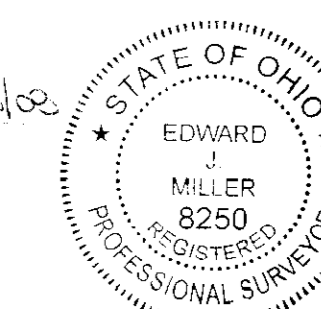
- Item 8 Deed conveying to The City of Grandview Heights, of record in Deed Book 1459, Page 241, the land for Burr Avenue. Said land being subject to a general utility easement of record in Deed Book 1286, Page 559 (cited in Deed Book 1459, Page 241, but not in title commitment).
- Item 9 28' Ingress/Egress Easement of record in Deed Book 1575, Page 572 is located on the subject tract as shown hereon.
- Item 10 Easement Agreement regarding encroachments between Ken Dickerson, Inc. and Burr Realty Corporation of record in Deed Book 1613, Page 606 is located on the subject tract.

CERTIFICATION: Commitment No. 120081872

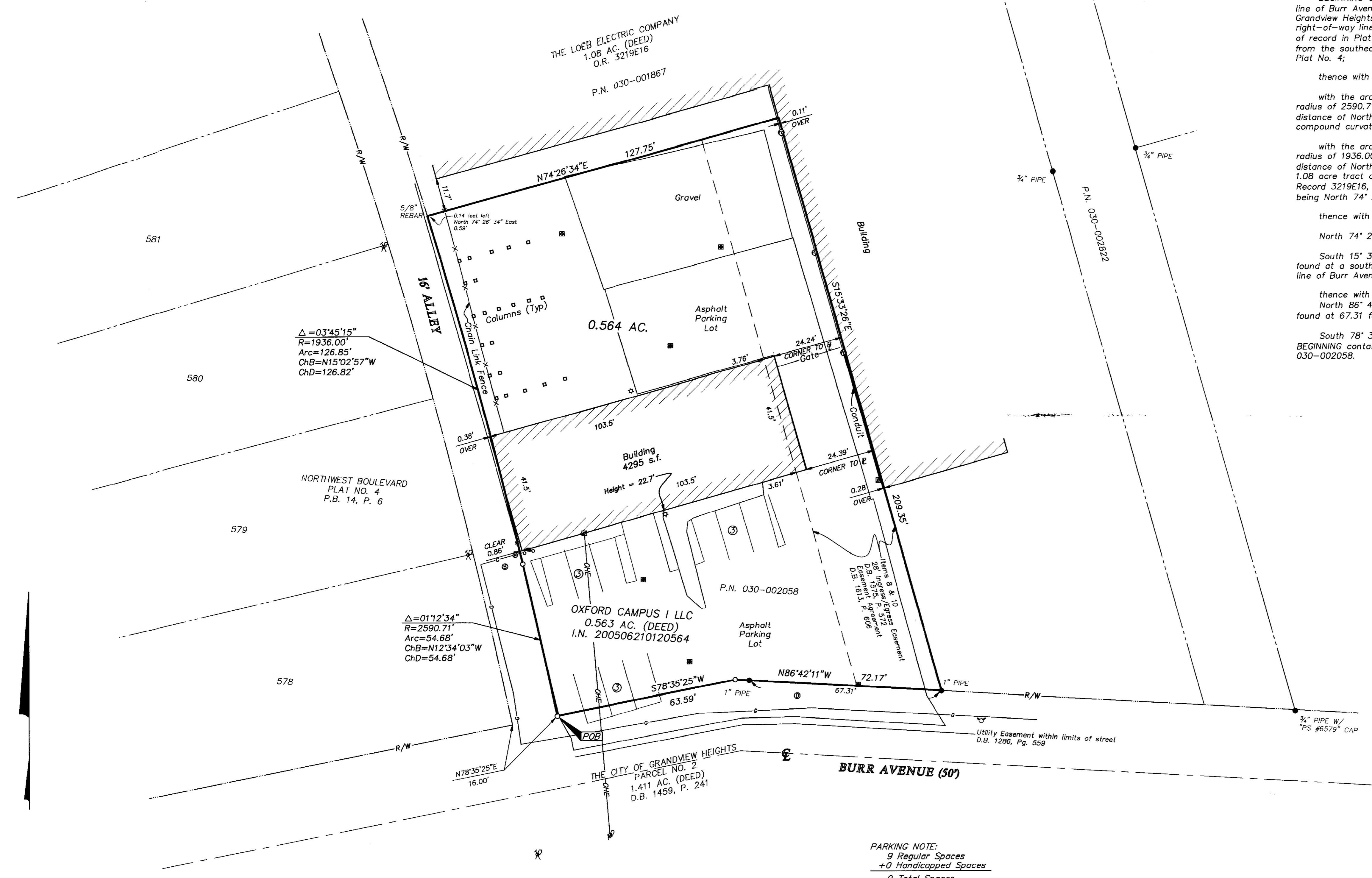
To: Nationwide Realty Investors, Stewart Title Agency of Columbus, and Stewart Title Guaranty Company;

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, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 12, 13, 16, 17, & 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.

By:
Edward J. Miller
Professional Surveyor No. 8250



LEGEND	
⊙	= Guy Pole
⊗	= Soil Boring
⊕	= Utility Pole
⊖	= Power Pole
⊗	= Light Pole
⊕	= Electric Meter
⊖	= Fire Hydrant
○	= Bollard
⊗	= Sanitary Manhole
⊕	= Storm Manhole
⊖	= Roof Drain
—	= Fence
—G—	= Gas Line
—OHE—	= Overhead Electric Line



PARKING NOTE:
9 Regular Spaces
+0 Handicapped Spaces
9 Total Spaces

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

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

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

FEMA STATEMENT:
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 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.

- = 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.
- = P.K. NAIL SET

I.P. Set are 1 3/16" I.D. iron pipes with cap inscribed EMHT INC

GRAPHIC SCALE (in feet)

EMHT		Date: September 29, 2008
Evans, Mechwart, Hombelton & Titon, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.725.4300 Fax: 614.725.8000		Scale: 1" = 20'
M. C. H. M. X. V. I.		Job No: 2008-1680
		Sheet: 1 of 1

REVISIONS		
MARK	DATE	DESCRIPTION

\\C:\DATA\1\SURVEY\PROJECT\20081680\DWG\1680AS.DWG-2436E LANDSCAPE - NO XREFS - LAST SAVED BY MRSSLER [9/29/2008 1:59:18 PM] - PLOTTED BY MRSSLER [9/29/2008 1:59:18 PM]