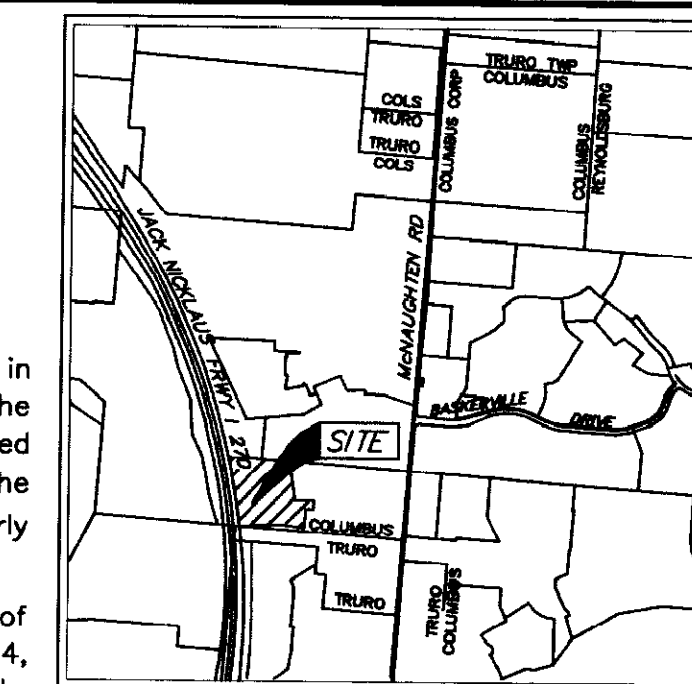


ALTA/ACSM LAND TITLE SURVEY

HALF SECTION 15, SECTION 11, TOWNSHIP 12, RANGE 21,
REFUGEE LANDS
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP
NOT TO SCALE

10.751 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 15, Section 11, Township 1, Range 21, Refugee Lands, being the remainder of the 14.754 acre tract as conveyed to Eastwood Villas LTD by deed of record in Instrument Number 200312080389429 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning at a 3/4" iron pin found capped "Hoy" at the northwesterly corner of Lot 12 of that subdivision entitled Carnegie Cove of record in Plat Book 104, Pages 67 and 68, being in the easterly line of Parcel 187-WL as conveyed to State of Ohio of record in Deed Book 2952, Page 521, being the easterly Limited Access Right of Way Line of Interstate 270;

Thence North 07° 34' 52" West, with said easterly line, said easterly Limited Access Right of Way line, a distance of 767.96 feet to an iron pin set at the southwest corner of Ravines of McNaughten Condominium Fourth Amendment of record in Condominium Plat Book 112, Page 1;

Thence South 85° 34' 02" East, with the southerly line of said Ravines of McNaughten Condominium Fourth Amendment and the southerly line of Ravines of McNaughten Condominium Second Amendment of record in Condominium Plat Book 92, Page 119, a distance of 527.46 feet to an iron pin set at the northwesterly corner of that 6.634 acre tract as conveyed to Frank S. and Marjorie T. Smith of record in Official Record 10713A18;

Thence South 11° 40' 25" East, with the westerly line of said 6.634 acre tract, a distance of 312.28 feet to the southwest corner thereof, being refereed by a 3/4" iron pin found 0.34 feet west;

Thence South 85° 34' 02" East, with the southerly line of said 6.634 acre tract, a distance of 373.94 feet to an iron pin set at the northwesterly corner of Eastwood Villas Condominium Phase 2 of record in Condominium Plat Book 192, Page 4;

Thence South 00° 42' 16" East, with the westerly line of said Eastwood Villas Condominium Phase 2, a distance of 146.29 feet to a magnetic nail set at the southwest corner thereof, being in the northerly line of Eastwood Villas Condominium of record in Condominium Plat Book 159, Page 35;

Thence with the northerly and westerly perimeter of said Eastwood Villas Condominium, the following courses and distances:

North 85° 34' 02" West, a distance of 78.38 feet to an iron pin set at a northwesterly corner thereof;

South 04° 25' 58" West, a distance of 177.80 feet to an iron pin set at a southwest corner thereof, being in the northerly line of Lot 6 of said Carnegie Cove;

Thence with the northerly perimeter of said Carnegie Cove, the following courses and distances:

North 85° 34' 02" West, a distance of 306.76 feet to a 3/4" iron pin found capped "Hoy";

South 82° 25' 08" West, a distance of 280.71 feet to a 3/4" iron pin found capped "Hoy";

South 07° 34' 52" East, a distance of 29.18 feet to a 3/4" iron pin found capped "Hoy";

South 82° 12' 40" West, a distance of 192.00 feet to the Point of Beginning, containing 10.751 acres of land, more or less, being all of Auditor's Parcel Number 010-249892.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System (South Zone) as per NAD 83 (1986 Adjustment). As determined between Franklin County Monuments HOWELL 2 and LIVINGSTON, having a bearing of North 37° 10' 39" West.

Schedule B Items from Title Commitment No. 120092860, issued by Stewart Title Guaranty Company, with an effective date of August 07, 2009 at 7:00 A.M.:

Item 13 Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1079, Page 284 is NOT located on subject tract. (Now in public Right-of-Way)

Item 14 Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1079, Page 387 is NOT located on subject tract. (Now in public Right-of-Way)

Item 15 Right of Way Easement granted to The Ohio Fuel Gas Company by deed of record in Deed Book 1629, Page 347. As assigned of record in Deed Book 2548, Page 90 is NOT located on subject tract. (Now in public Right-of-Way)

Item 16 40' Easement granted to the City of Columbus, Ohio by deed of record in Deed Book 2603, Page 399 is NOT located on subject tract.

Item 17 10' Easement granted to the City of Columbus, Ohio by deed of record in Deed Book 3371, Page 369.

Item 18 200' Easement granted to Mobley Homes of Ohio, LLC by deed of record in Instrument No. 200312080389432. As modified by deed of record in Instrument No. 200407160165167 affects subject tract and is shown hereon.

Item 19 25' Sanitary Easement granted to the City of Columbus, Ohio by deed of record in Instrument No. 200403250065140 affects subject tract and is shown hereon.

Item 20 Sanitary Easement granted to the City of Columbus, Ohio by deed of record in Instrument No. 20040514011663 affects subject tract and is shown hereon.

Item 21 Subject tract is located in the area described in tract two as found in the Warranty Deed by deed of record in Deed Book 3298, Page 394. 5' easements reserved therein are not located on the subject tract.

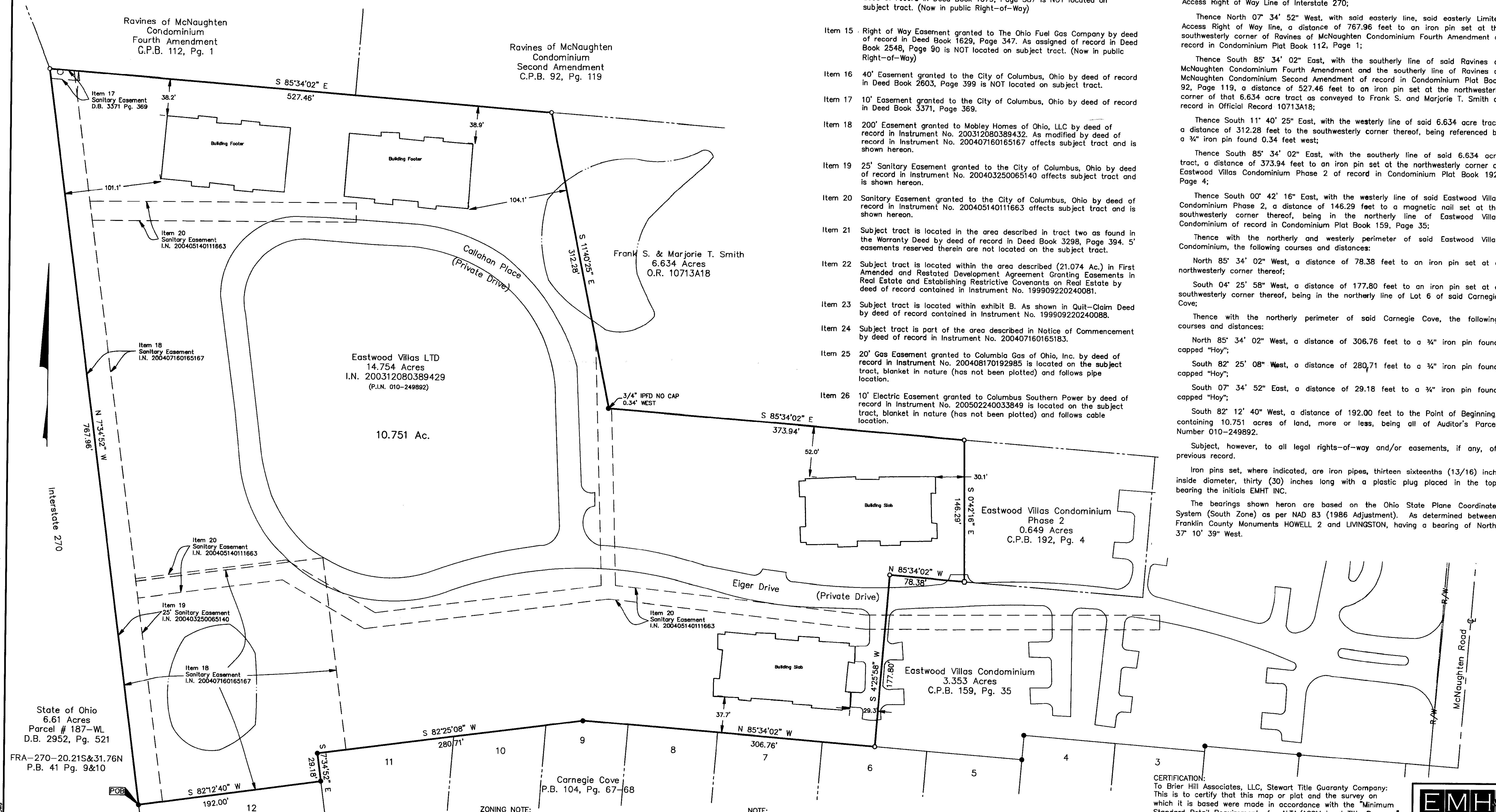
Item 22 Subject tract is located within the area described (21.074 Ac.) in First Amended and Restated Development Agreement Granting Easements in Real Estate and Establishing Restrictive Covenants on Real Estate by deed of record contained in Instrument No. 199909220240081.

Item 23 Subject tract is located within exhibit B. As shown in Quit-Claim Deed by deed of record contained in Instrument No. 199909220240088.

Item 24 Subject tract is part of the area described in Notice of Commencement by deed of record in Instrument No. 200407160165183.

Item 25 20' Gas Easement granted to Columbia Gas of Ohio, Inc. by deed of record in Instrument No. 200408170192985 is located on the subject tract, blanket in nature (has not been plotted) and follows pipe location.

Item 26 10' Electric Easement granted to Columbus Southern Power by deed of record in Instrument No. 200502240033849 is located on the subject tract, blanket in nature (has not been plotted) and follows cable location.



11/20/09 03:59:03 PM 2009/09/22 11:23:40 AM last saved by JOMAS on 9/24/2009 11:02:29 AM
 XREF: 873271501.DWG & 871071501.DWG

State of Ohio
6.61 Acres
Parcel # 187-WL
D.B. 2952, Pg. 521
FRA-270-20.21S&31.76N
P.B. 41 Pg. 9&10

● = 3/4" I.P. FND. CAPPED "HOY"
"HOY" UNLESS NOTED OTHERWISE
○ = I.P. SET
○ = MAG. NAIL SET
I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0354K (dated June 17, 2008), the subject parcel shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain).

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in September 2009.

ZONING NOTE:
Current zoning on the subject tracts is Planned Unit Development. (PUD6).

SURVEY NOTE:
Occupation in general fits survey, encroachment as shown.

BASIS OF BEARINGS:
The Bearings shown hereon are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (1986 Adjustment). As determined between Franklin County Monuments HOWELL 2 and LIVINGSTON, having a bearing of North 37° 10' 39" West.

NOTE:
Subject parcel lies within the area identified as additional property as described in Declaration of Condominium and By-Laws of Condominium Association for Eastwood Villas Condominium of record in Instrument No. 200512120260930.

NOTE:
Subject tract has access to a public road through the condominium property known as Eastwood Villas Condominium be Section 7 as of Article XIV of the Declaration of Condominium and By-Laws of Condominium Association for Eastwood Villas Condominium of record in Instrument No. 200512120260930.

CERTIFICATION:
To Brier Hill Associates, LLC, 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 1,2,3,4,8,9,10, & 15 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
Date 9/24/09

EMHT Evans, Mechwart, Hamilton & Tilton, Inc. Engineers - Surveyors - Planners - Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com		Date: September 22, 2009
Scale: 1" = 50'		Job No: 20091237
Sheet: 1 of 1		
REVISIONS		
MARK	DATE	DESCRIPTION

RECEIVED
SEP 25 2009
Franklin County Engineer
Dean C. Ringle, P.E., P.S.