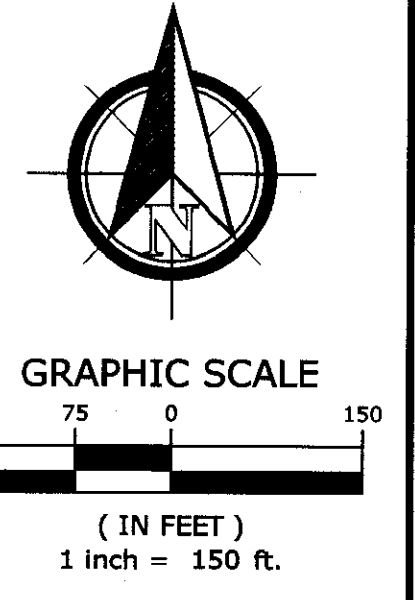


STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MADISON,  
SECTIONS 27 & 34, TOWNSHIP 11, RANGE 21,  
MATHEW'S SURVEY OF CONGRESS LANDS



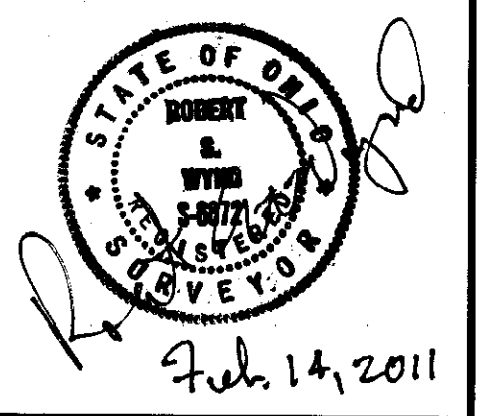
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SUBMISSION:

REVISION:  
2-3-11 LESS LIFE ESTATE AREA  
2-14-11 REVISED LIFE ESTATE AREA

STAMP:



ROBERT R. HERR  
RICHARDSON ROAD  
MADISON TOWNSHIP,  
FRANKLIN COUNTY, OHIO

FIELD	DRAFT	CHECK
EM	DC	BW

ME NO.: 10-152-1-1-54

DATE: NOVEMBER 2010

SCALE:  
HORIZONTAL: 1"=150'  
VERTICAL:

SHEET TITLE:  
ALTA/ACSM LAND  
TITLE SURVEY

SHEET NO.:

DESCRIPTION 42.520 ACRES

Situated in the State of Ohio, County of Franklin, Township of Madison, being in Sections 27 and 34, Township 11, Range 21, Congress Lands, being part of Parcel One and all of Parcel Two as described in an Affidavit by Robert R. Herr, of record in Official Record Volume 17714, Page B13, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at Franklin County Geodetic Survey (FCGS) Monument No. 1152 in the centerline of Richardson Road, 60 feet wide at this location, and at an angle point in the perimeter of said Parcel One;

Thence North 17°39'31" West, along said centerline and along said centerline extended, passing a 1" rebar found (no cap) at an angle point in the previous centerline at a distance of 1158.20 feet, a total distance of 1333.00 feet to a point in the middle of Little Walnut Creek;

- Thence with the meanders of Little Walnut Creek the following courses:
1. South 50°54'26" East, a distance of 555.28 feet to an angle point;
  2. North 83°39'39" East, a distance of 122.42 feet to an angle point;
  3. North 36°46'24" East, a distance of 210.36 feet to an angle point;
  4. North 55°41'06" East, a distance of 182.61 feet to an angle point;
  5. South 76°55'26" East, a distance of 176.26 feet to an angle point;
  6. South 43°37'21" East, a distance of 314.79 feet to an angle point;
  7. North 70°52'01" East, a distance of 97.40 feet to an angle point;

Thence South 68°13'18" East, a distance of 133.54 feet to an iron pin set at the southeasterly corner of that 30.064-acre tract (Parcel 1) as described in a deed to Esther W. Cuthbert, Trustee, of record in Official Record Volume 28509, Page H06, at the northeasterly corner of said Parcel Two and in the westerly line of that 481.526-acre tract as described in a deed to Board of Trustees of the Columbus and Franklin County Metropolitan Park District, of record in Instrument No. 200812190181904;

Thence South 04°24'32" West, along said westerly line, passing an iron pin set on line at a distance of 80.11 feet, and passing a fence post in the line between Section 27 and Section 34 at another 1655.86 feet, a total distance of 2180.11 feet to a stone found at the southeasterly corner of said Parcel One and at the northeasterly corner of that 123.615-acre tract as described in a deed to the City of Columbus, Ohio, of record in Deed Volume 2669, Page 130;

Thence North 85°45'15" West, along the northerly line of said 123.615-acre tract, a distance of 410.87 feet to an iron pin set in the easterly right-of-way line of Richardson Road;

Thence along said right-of-way line, the easterly line of that 0.6142-acre tract as described in a deed to Franklin County Commissioners, of record in Official Record Volume 19729, Page C10, the following courses:

1. With the arc of a non-tangent curve to the right, having a radius of 1041.74 feet, a central angle of 10°48'09", an arc length of 196.41 feet, the chord of which bears North 20°30'22" West, a chord distance of 196.12 feet to an iron pin set at the point of tangency;
2. North 15°06'24" West, a distance of 136.32 feet to an iron pin set at an angle point;
3. North 22°35'32" West, a distance of 275.78 feet to an iron pin set at the northeasterly corner of said 0.6142-acre tract;

Thence South 72°07'06" West, along the northerly line of said 0.6142-acre tract, a distance of 30.00 feet to a Mag Nail set in the centerline of Richardson Road;

Thence North 17°52'54" West, along said centerline, a distance of 124.23 feet to a Mag Nail set;

- Thence into and through said Parcel One the following courses:
1. North 72°07'06" East, a distance of 625.91 feet to an iron pin set;
  2. North 02°45'20" East, a distance of 133.16 feet to an iron pin set;
  3. North 57°45'41" West, a distance of 361.66 feet to an iron pin set;
  4. South 72°07'06" West, a distance of 440.96 feet to a Mag Nail set in the centerline of Richardson Road;

Thence North 17°52'54" West, along said centerline, a distance of 170.17 feet to the place of beginning and containing 42.520 acres of land of which 1.315 acres lies within the right-of-way of Richardson Road, leaving a net area of 41.205 acres.

TITLE NOTES

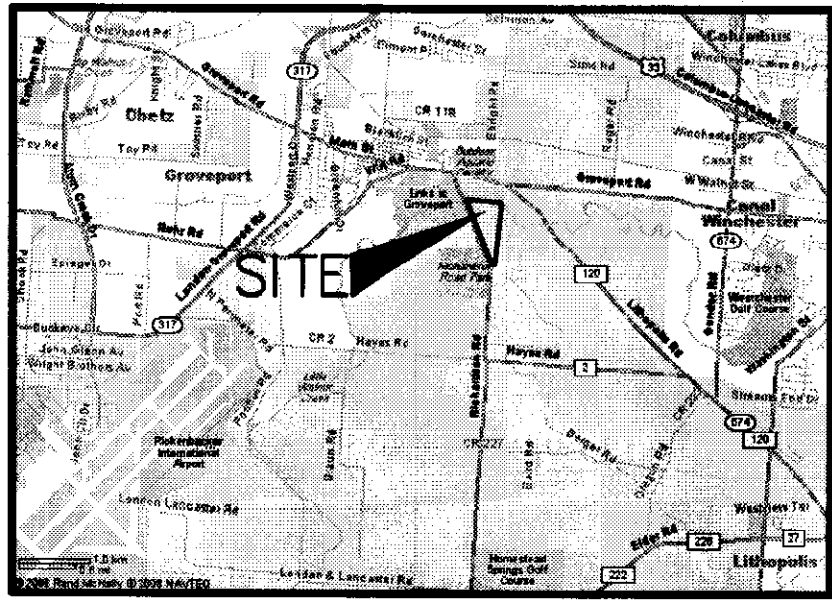
TITLE REVIEW PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT PROVIDED BY TALON TITLE AGENCY OF CENTRAL OHIO, COMMITMENT No. 1674527-NE WITH AN EFFECTIVE DATE OF AUGUST 02, 2010.

THE FOLLOWING ARE FROM SCHEDULE B-SECTION II OF SAID COMMITMENT:

- ITEM 11) EASEMENT OF RECORD IN DEED BOOK 1040, PAGE 562 DOES APPLY TO SUBJECT PROPERTY AND IS PLOTTED.
- ITEM 12) EASEMENT OF RECORD IN DEED BOOK 1109, PAGE 123 DOES APPLY TO SUBJECT PROPERTY AND IS PLOTTED.
- ITEM 13) EASEMENT OF RECORD IN DEED BOOK 11240, PAGE 421 DOES APPLY TO SUBJECT PROPERTY AND IS PLOTTED.
- ITEM 14) EASEMENT OF RECORD IN MISCELLANEOUS RECORD VOLUME 3, PAGE 549 DOES NOT APPLY TO SUBJECT PROPERTY.
- ITEM 15) OFFICIAL RECORD VOLUME 19729, PAGE C10 IS A WARRANTY DEED FOR TRANSFER OF ROAD RIGHT-OF-WAY TO FRANKLIN COUNTY COMMISSIONERS.

CERTIFICATION

We hereby certify to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, First American Title Insurance Company and Talon Title Agency of Central Ohio, Inc., as of the date of survey as follows: this survey was actually made upon the ground; it and the information, courses and distances shown hereon are correct; the title lines and lines of actual possession are the same; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown hereon; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvement or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises other than shown hereon; and the property is in Flood Zone "AE" & "X" according to F.E.M.A. Map Panel Nos. 39049C453K and 39049C434K, with an effective date of June 17, 2008. This survey was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 2005, includes Table A items 1, 2, 3, 4, 8, 10, 13, 16, 17 and 18, and meets the accuracy requirements defined therein.



LOCATION MAP

DESCRIPTION OF LIFE ESTATE AREA 5.129 ACRES

Situated in the State of Ohio, County of Franklin, Township of Madison, being in Section 27, Township 11, Range 21, Congress Lands, being part of Parcel One as described in an Affidavit by Robert R. Herr, of record in Official Record Volume 17714, Page B13, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at Franklin County Geodetic Survey (FCGS) Monument No. 1152 in the centerline of Richardson Road, 60 feet wide at this location, and at an angle point in the perimeter of said Parcel One; thence South 17°52'54" East, along said centerline, a distance of 170.17 feet to a Mag Nail set at the TRUE PLACE OF BEGINNING;

- Thence into and through said Parcel One the following courses:
1. North 72°07'06" East, a distance of 440.96 feet to an iron pin set;
  2. South 57°45'41" East, a distance of 361.66 feet to an iron pin set;
  3. South 02°45'20" West, a distance of 133.16 feet to an iron pin set;
  4. South 72°07'06" West, a distance of 625.91 feet to a Mag Nail set in the centerline of Richardson Road;

Thence North 17°52'54" West, along said centerline, a distance of 402.15 feet to the TRUE PLACE OF BEGINNING and containing 5.408 acres of land of which 0.277 acre lies within the right-of-way of Richardson Road, leaving a net area of 5.129 acres.

DESCRIPTION OF LEASE AREA 27.088 ACRES

Situated in the State of Ohio, County of Franklin, Township of Madison, being in Section 27, Township 11, Range 21, Congress Lands, being parts of Parcel One and Parcel Two as described in an Affidavit by Robert R. Herr, of record in Official Record Volume 17714, Page B13, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at Franklin County Geodetic Survey (FCGS) Monument No. 1152 in the centerline of Richardson Road, 60 feet wide at this location, and at an angle point in the perimeter of said Parcel One;

Thence North 17°39'31" West, along said centerline and along said centerline extended, a distance of 1158.20 feet to a 1" rebar found (no cap) at an angle point in the previous centerline;

Thence through said Parcel Two, approximately 100 feet south of the northerly line thereof, the following courses:

1. South 50°54'26" East, a distance of 455.03 feet to an angle point;
2. North 83°39'39" East, a distance of 201.82 feet to an angle point;
3. North 36°46'24" East, a distance of 335.19 feet to an angle point;
4. South 76°55'26" East, a distance of 145.67 feet to an angle point;
5. South 43°37'21" East, a distance of 324.67 feet to an angle point;
6. South 85°35'28" East, a distance of 254.03 feet to a point in the easterly line of said Parcel Two and in the westerly line of that 481.526-acre tract as described in a deed to Board of Trustees of the Columbus and Franklin County Metropolitan Park District, of record in Instrument No. 200812190181904;

Thence South 04°24'32" West, along said westerly line, a distance of 1050.39 feet to a point;

Thence North 87°14'40" West, into said Parcel One, a distance of 163.88 feet to a point at a corner of the 5.046-acre tract designated as "Life Estate Area";

Thence North 57°45'41" West, continuing through said Parcel One and along the northerly line of said 5.046-acre tract, a distance of 361.66 feet to an angle point;

Thence South 72°07'06" West, continuing through said Parcel One and along the northerly line of said 5.046-acre tract, a distance of 440.96 feet to a point in the centerline of Richardson Road;

Thence North 17°52'54" West, along said centerline, a distance of 170.17 feet to the place of beginning and containing 27.088 acres of land.

NOTES

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

FLOOD NOTE

THE SITE SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" ACCORDING TO F.E.M.A. MAP PANEL No. 39049C453K DATED, JUNE 17, 2008.

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON A SURVEY OF FCGS 0065 AND 3359 AND ESTABLISHES A BEARING OF NORTH 17°39'31" WEST FOR RICHARDSON ROAD NORTH OF FCGS 1152.

LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- ⊠ FRANKLIN COUNTY GEODETIC SURVEY MONUMENT FOUND
- ⬢ CARBONITE POST
- MAG NAIL SET
- FENCE POST
- ⚠ STONE FOUND

