

6.418 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 15, Quarter Township 2, Township 2, Range 16, United States Military Lands, being part of the remainder of the original 2,070 acre tract conveyed to Boomer LandCo LLC by deed of record in Instrument Number 200006260125716, and being part of an original 5,902 acre tract conveyed to Boomer LandCo LLC by deed of record in Instrument Number 200011020222565, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference, at a magnetic nail found at the centerline intersection of Warner Road and Hamilton Road both being of record in Plat Book 100, Page 3, and being located South 86° 17' 30" East, a distance of 529.57 feet, from Franklin County Geodetic Survey Monument Number 1207 found in the centerline of said Warner Road;

Thence South 86° 17' 30" East, a distance of 75.00 feet, continuing with the centerline of said Warner Road, to a point;

Thence North 03° 42' 30" East, a distance of 40.00 feet, across said Warner Road, to an iron pin set at a point of curvature in the easterly right-of-way line of said Hamilton Road, and the westerly line of the remainder of said original 2,070 acre tract, being the TRUE POINT OF BEGINNING;

Thence with the westerly line of the remainder of said original 2,070 acre tract and the easterly right-of-way line of said Hamilton Road, the following courses and distances:-

With the arc of said curve to the right, having a central angle of 90° 02' 23", a radius of 25.00 feet, an arc length of 39.29 feet, and a chord which bears North 41° 16' 18" West, a chord distance of 35.37 feet, to an iron pin set at a point of compound curvature;

With the arc of said curve to the right, having a central angle of 04° 29' 40", a radius of 5950.00 feet, an arc length of 466.73 feet, and a chord which bears North 05° 59' 28" East, a chord distance of 466.63 feet, to an iron pin set in the northerly line of said original 2,070 acre tract and in the southerly line of the 23,873 acre tract conveyed to the Cardinal Holding Company by deed of record in Instrument Number 200502020020216;

Thence South 86° 35' 11" East, a distance of 496.09 feet, with the northerly lines of said original 2,070 and 5,902 acre tracts, and with the southerly line of said 23,873 acre tract and a 10.630 acre tract conveyed to the City of Columbus by deed of record in Official Record 22623 117, to an iron pin set at the common corner of said original 5,902 acre tract and the 15,643 acre tract conveyed to Portrait Homes-Creekside LLC by deed of record in Instrument Number 200405120109383;

Thence South 10° 15' 37" East, a distance of 498.48 feet, with the line common to said original 5,902 and 15,643 acre tracts, to an iron pin set in the northerly right-of-way line of said Warner Road;

Thence with the southerly lines of the remainders of said original 5,902 and original 2,070 acre tracts, and the northerly right-of-way line of said Warner Road, the following courses and distances:-

North 86° 17' 42" West, a distance of 117.37 feet, to an iron pin set;

South 03° 42' 18" West, a distance of 10.09 feet, to an iron pin set;

North 86° 17' 30" West, a distance of 492.63 feet, to the TRUE POINT OF BEGINNING, containing 6.418 acres of land more or less, being 1,027 acres out of said original 2,070 acre tract, and 5,391 acres out of said original 5,902 acre tract.

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.

BASIS OF BEARINGS:- Bearings are based on the Ohio State Coordinate System, NAD83 (1986 adjustment). Control for bearings was derived, using Global Positioning System procedures and equipment, from coordinates for FCGS monuments 8824 & 8825, having a bearing of North 86° 29' 28" West, as established by the Franklin County Engineering Department.

According to the Federal Emergency Management Agency's Flood Insurance Rate map (dated August, 2, 1995), the subject parcels shown hereon lies within Zone AE (areas inundated by 100-year flood), Zone X (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood) and Zone "X" (areas outside 500-year flood plain), Community Panel No. 39049C0180G

Note:- The subject tract is currently zoned: CPD (Commercial Planned Development) LAR12 (Limited Apartment Residential-12 units per acre) LR2 (Limited Residential) H-35 (Building Height Maximum of 35 feet)

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

Schedule B Items from Title Commitment No. 0-9993-1939873 issued by Stewart Title Guaranty Company with an effective date of November 2, 2000 at 2:54 P.M.

Item 3. Easement to The Ohio Bell Telephone Company of record in Deed Book 969, Page 236, is located on the subject property but can not be plotted due to insufficient legal description information.

Item 4. Easement to Ohio Power Company, of record in Deed Book 1656, Page 11 and Deed Book 1944, Page 145, is located on the subject property as shown hereon.

- = 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. I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

UTILITY LEGEND table with symbols for Utility Pole, Light Pole, Electric Pull Box, Water Service, Catch Basin, Storm Manhole, Overhead Electric, Overhead Telephone, Cable TV, Centerline, and Right of Way Line.

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