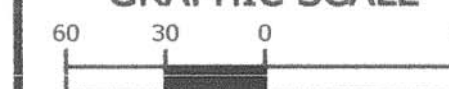


STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON,
V.M.S. SURVEY No. 2677



GRAPHIC SCALE

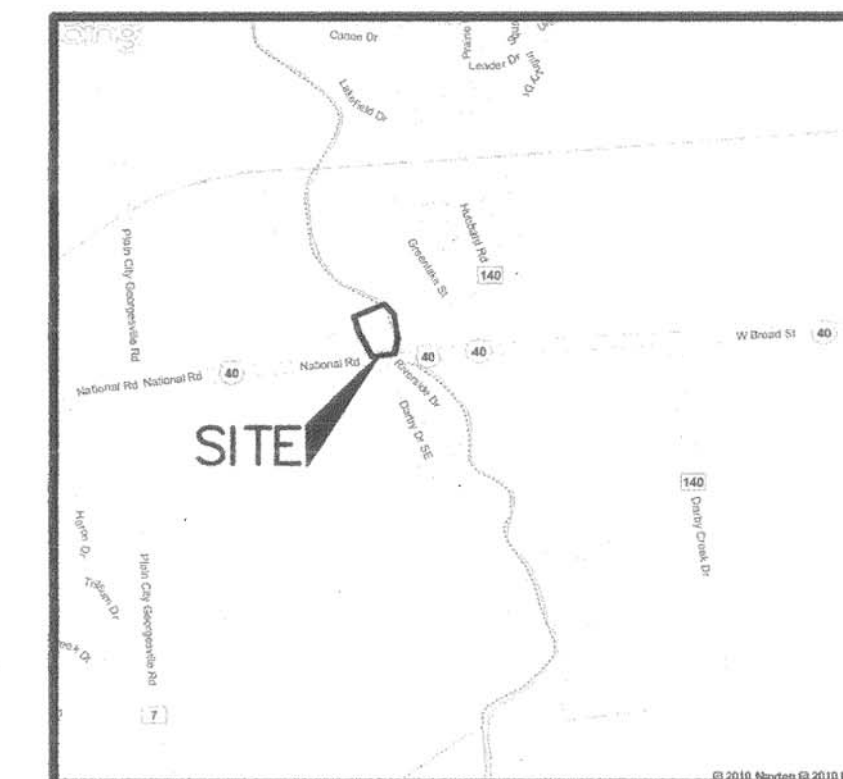


(IN FEET)
1 Inch = 60 ft.



Achieving
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635 Brookside Boulevard
Westerville, OH 43081
Contact: BOB WYND
614-818-4900 ext. 239
Fax: 614-818-4902
www.mecomp.com



LOCATION MAP

DESCRIPTION

Situated in the State of Ohio, County of Madison, Township of Jefferson, being part of Virginia Military Survey No. 2677, being all of that 4.29-acre tract (Tract I) and all of that 3.35-acre tract (Tract II) as described in a deed to The Nature Conservancy, of record in Deed Book 279, Page 627, all references herein being to the records of the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at a 1/2-inch iron pipe found (no cap) at an angle point in the northerly right-of-way line of U.S. Route 40 as shown and delineated upon plans of the Ohio Department of Transportation, designated S.H.-1 Sec. A, J (PT.) & West Jefferson (PT.), said iron pin being located 155 feet left of Station 18+00; thence along said right-of-way line with the arc of a curve to the left having a radius of 1810.08 feet, a central angle of 6°53'58", an arc length of 217.96 feet, the chord of which bears North 76°51'29" East, a chord distance of 217.83 feet to the point of tangency; thence North 72°33'16" East, continuing along said right-of-way line, a distance of 90.30 feet to a 5/8-inch rebar found (capped "Ahlers & Moe") at the southwesterly corner of said 4.29-acre tract and at the southeasterly corner of that 7.642-acre tract as described in a deed to Greentree Mobile Home Community, LLC, of record in Official Record 255, Page 39, and being the TRUE PLACE OF BEGINNING:

Thence North 39°24'25" West, along the easterly line of said 7.642-acre tract, a distance of 386.06 feet to a 1-inch iron pipe found (no cap) at an angle point;

Thence North 27°48'47" West, continuing along said easterly line, a distance of 245.00 feet to a 1-inch iron pipe found (no cap) at the northeasterly corner of said 7.642-acre tract and in the southerly line of that 105,889-acre tract as described in a deed to Battelle Memorial Institute, of record in Deed Book 185, Page 71;

Thence North 57°15'00" East, along said southerly line and along the northerly lines of said 4.29-acre tract and said 3.35-acre tract, passing an iron pin set on the west bank of Big Darby Creek at a distance of 412.52 feet, a total distance of 462.52 feet to the middle of said Creek and in the line between Madison County and Franklin County;

Thence along the meanders of Big Darby Creek and along said County Line the following courses:
1. South 54°48'12" East, a distance of 199.43 feet to an angle point;
2. South 21°01'52" East, a distance of 354.90 feet to an angle point;
3. South 00°43'09" West, a distance of 219.33 feet to an angle point in the northerly right-of-way line of U.S. Route 40, designated 280 feet left of Station 24+27;

Thence South 72°33'16" West, along said right-of-way line, passing an iron pin set on the west bank of Big Darby Creek at a distance of 80.00 feet, a total distance of 332.48 feet to the TRUE PLACE OF BEGINNING and containing 7.498 acres of land.

FLOOD NOTE

THE SITE SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" AND "AE" ACCORDING TO F.E.M.A. MAP PANEL No. 39097C0200D, DATED JUNE 18, 2010.

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON GPS OBSERVATIONS AND DETERMINES THE RIGHT-OF-WAY LINE FOR U.S. ROUTE 40 WEST OF BIG DARBY CREEK TO BE SOUTH 72°33'16" WEST.

TITLE COMMITMENT NOTES

TITLE REVIEW PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT PROVIDED BY TALON TITLE AGENCY OF CENTRAL, INC., COMMITMENT No. 1627235-NE WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2010.

THE FOLLOWING ITEMS FROM SCHEDULE B-SECTION II OF SAID COMMITMENT PERTAINING TO PARCEL THREE.

- ITEM 27) EASEMENT OF RECORD IN DEED BOOK 127, PAGE 111, DOES APPLY TO SUBJECT PROPERTY - UNABLE TO PLOT EXHIBIT "A" OF SAID DOCUMENT NOT ATTACHED, EASEMENT OF RECORD IN DEED BOOK 159, PAGE 385 DOES APPLY TO SUBJECT PROPERTY, COPY OF DOCUMENT NOT READABLE.
- ITEM 28) EASEMENT OF RECORD IN DEED BOOK 149, PAGE 400 DOES APPLY TO SUBJECT PROPERTY AND IS A BLANKET EASEMENT.
- ITEM 29) CONSERVATION EASEMENT OF RECORD IN OFFICIAL RECORD VOLUME 31, PAGE 828 DOES APPLY TO ENTIRE SUBJECT PROPERTY.

TITLE NOTES

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

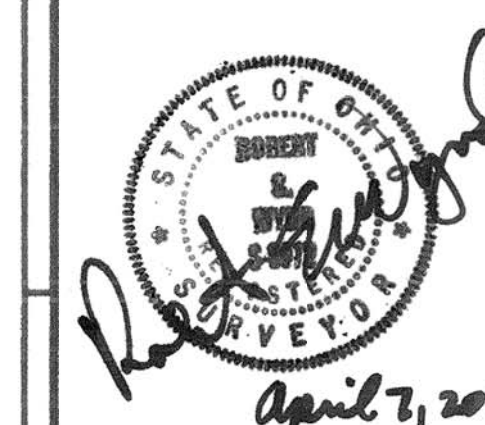
NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

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

CERTIFICATION

We hereby certify to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, Talon Title Agency of Central Ohio and First American Title Insurance Company, 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 those shown hereon; and the property is in Flood Zone "AE" & "X" according to F.E.M.A. Map Panel No. 39097C0200D, with an effective date of June 18, 2010. 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.

STAMP:



THE NATURE
CONSERVANCY
U.S. ROUTE 40
TOWNSHIP OF JEFFERSON
MADISON COUNTY, OHIO

FIELD	DRAFT	CHECK
EM	DC	BW

ME NO.: 10-031-1-1-32

DATE: APRIL 2010

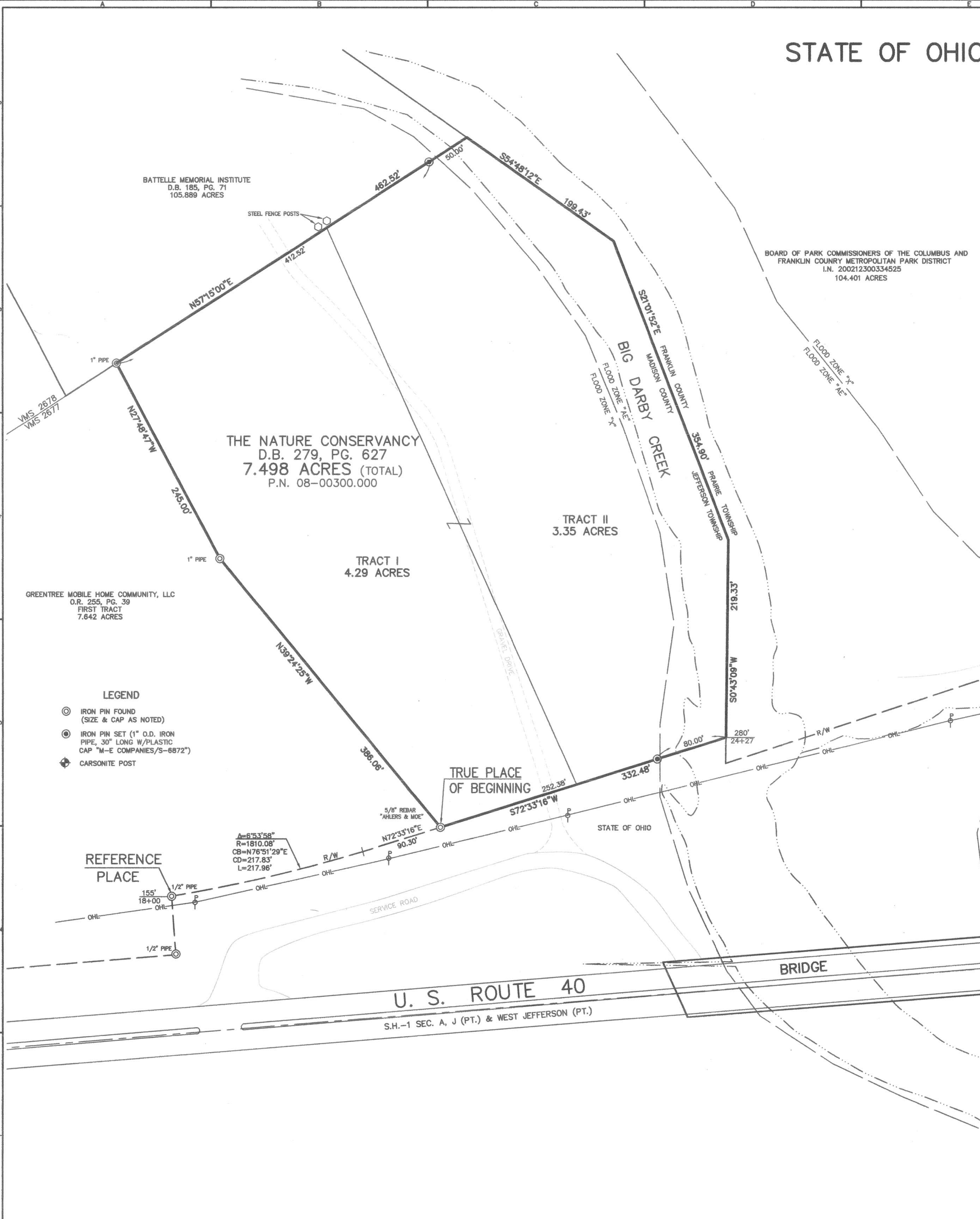
SCALE:
HORIZONTAL: 1"=60'
VERTICAL:

SHEET TITLE:

ALTA/ACSM LAND
TITLE SURVEY

SHEET NO.:

32-10



BATTELLE MEMORIAL INSTITUTE
D.B. 185, PG. 71
105.889 ACRES

BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND
FRANKLIN COUNTY METROPOLITAN PARK DISTRICT
I.N. 200212300334525
104.401 ACRES

THE NATURE CONSERVANCY
D.B. 279, PG. 627
7.498 ACRES (TOTAL)
P.N. 08-00300.000

GREENTREE MOBILE HOME COMMUNITY, LLC
O.R. 255, PG. 39
FIRST TRACT
7.642 ACRES

- LEGEND
- ⊙ IRON PIN FOUND (SIZE & CAP AS NOTED)
 - ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-8872")
 - ⊕ CARSONITE POST

REFERENCE PLACE

A=6°53'58"
R=1810.08'
CB=N76°51'29"E
CD=217.83'
L=217.96'

U. S. ROUTE 40
S.H.-1 SEC. A, J (PT.) & WEST JEFFERSON (PT.)

BRIDGE

TRUE PLACE OF BEGINNING

FLOOD ZONE "X"
FLOOD ZONE "AE"

TRACT II
3.35 ACRES

TRACT I
4.29 ACRES

BIG DARBY CREEK
JEFFERSON TOWNSHIP
MADISON COUNTY
FRANKLIN COUNTY

V.M.S. 2677B
V.M.S. 2677

1" PIPE

1" PIPE

1" PIPE

1/2" PIPE

1/2" PIPE

5/8" REBAR
"AHLERS & MOE"

N72°33'16"E
90.30'

N57°15'00"E
412.52'

N39°24'25"W
386.06'

N27°48'47"W
245.00'

N54°48'12"E
199.43'

S21°01'52"E
354.90'

S0°43'09"W
219.33'

280'
24+27

80.00'

332.48'

252.38'

462.52'

90.30'

155'
18+00

155'
18+00

155'
18+00

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18+00

155'
18+00

DESCRIPTION OF 7,498 ACRES
NORTH OF U.S. ROUTE 40
WEST OF BIG DARBY CREEK
JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO

Situated in the State of Ohio, County of Madison, Township of Jefferson, being part of Virginia Military Survey No. 2677, being all of that 4.29-acre tract (Tract I) and all of that 3.35-acre tract (Tract II) as described in a deed to The Nature Conservancy, of record in Deed Book 279, Page 627, all references herein being to the records of the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at a ½-inch iron pipe found (no cap) at an angle point in the northerly right-of-way line of U.S Route 40 as shown and delineated upon plans of the Ohio Department of Transportation, designated S.H.-1 Sec. A, J (PT.) & West Jefferson (PT.), said iron pin being located 155 feet left of Station 18+00; thence along said right-of-way line with the arc of a curve to the left having a radius of 1810.08 feet, a central angle of 6°53'58", an arc length of 217.96 feet, the chord of which bears North 76°51'29" East, a chord distance of 217.83 feet to the point of tangency; thence North 72°33'16" East, continuing along said right-of-way line, a distance of 90.30 feet to a 5/8-inch rebar found (capped "Ahlers & Moe") at the southwesterly corner of said 4.29-acre tract and at the southeasterly corner of that 7.642-acre tract as described in a deed to Greentree Mobile Home Community, LLC, of record in Official Record 255, Page 39, and being the **TRUE PLACE OF BEGINNING**:

Thence North 39°24'25" West, along the easterly line of said 7.642-acre tract, a distance of 386.06 feet to a 1-inch iron pipe found (no cap) at an angle point;

Thence North 27°48'47" West, continuing along said easterly line, a distance of 245.00 feet to a 1-inch iron pipe found (no cap) at the northeasterly corner of said 7.642-acre tract and in the southerly line of that 105.889-acre tract as described in a deed to Battelle Memorial Institute, of record in Deed Book 185, Page 71;

Thence North 57°15'00" East, along said southerly line and along the northerly lines of said 4.29-acre tract and said 3.35-acre tract, passing an iron pin set on the west bank of Big Darby Creek at a distance of 412.52 feet, a total distance of 462.52 feet to the middle of said Creek and in the line between Madison County and Franklin County;

Description of 7.498 acres, Page 2

Thence along the meanders of Big Darby Creek and along said County Line the following courses:

1. South 54°48'12" East, a distance of 199.43 feet to an angle point;
2. South 21°01'52" East, a distance of 354.90 feet to an angle point;
3. South 00°43'09" West, a distance of 219.33 feet to an angle point in the northerly right-of-way line of U.S. Route 40, designated 280 feet left of Station 24+27;

Thence South 72°33'16" West, along said right-of-way line, passing an iron pin set on the west bank of Big Darby Creek at a distance of 80.00 feet, a total distance of 332.48 feet to the **TRUE PLACE OF BEGINNING** and containing 7.498 acres of land.

Bearings herein are based on GPS observations and determines the right-of-way line for U.S. Route 40 west of Big Darby Creek to be South 72°33'16" West.

Iron pins set consist of a 1" (O.D.) pipe, 30" long with a plastic cap inscribed "M-E COMPANIES/S-6872".

This description was prepared by M•E Companies, Inc., Civil Engineering Group, based on information obtained from an actual field survey performed in March 2010.

M•E Companies, Inc.
Civil Engineering Group

By Robert S. Wynd 4/7/10
Robert S. Wynd date
Registered Surveyor No. 6872

