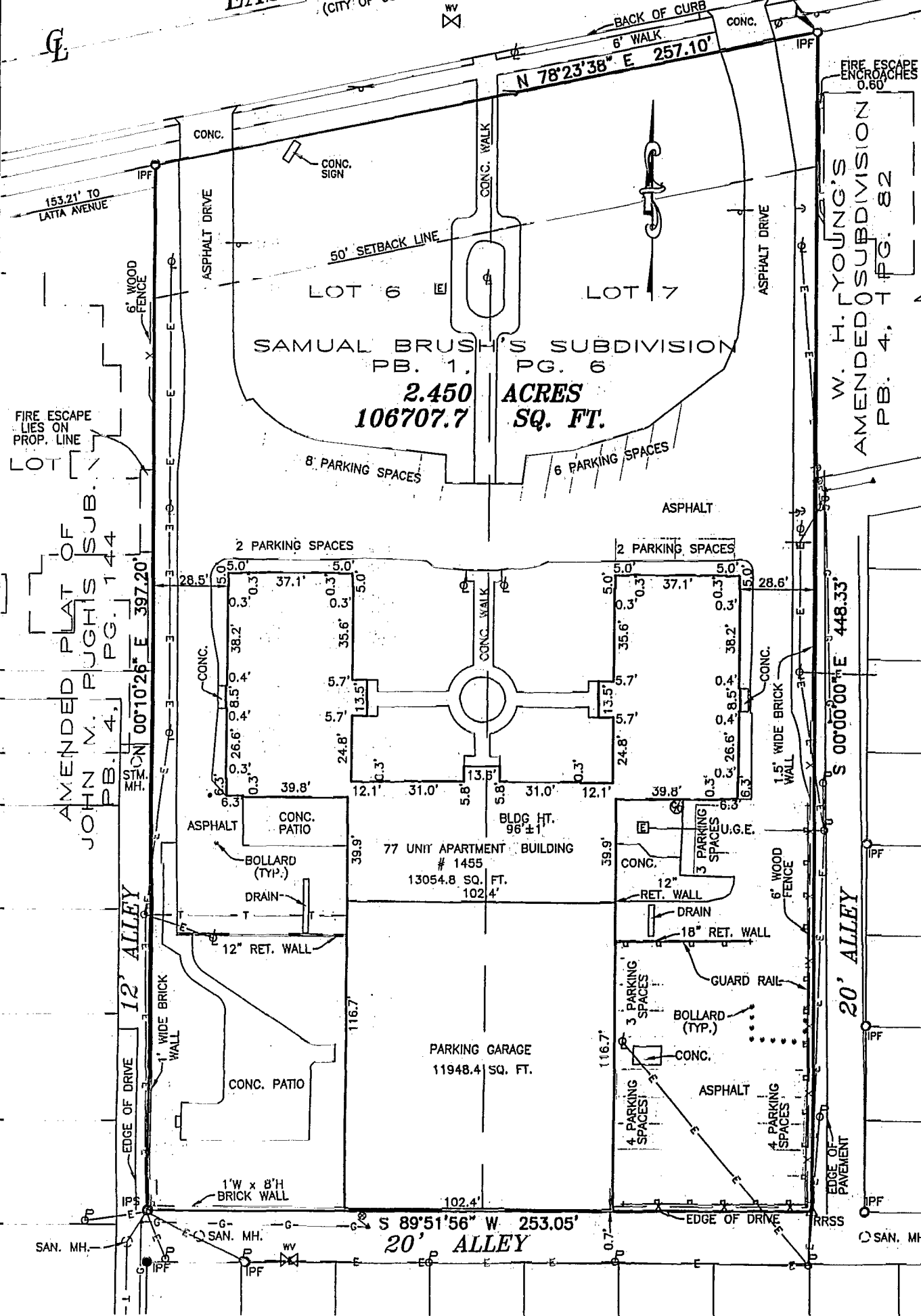
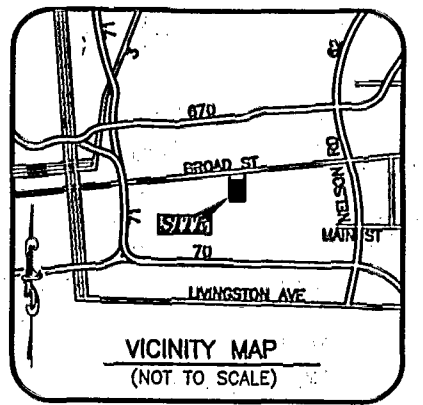


SCALE IN FEET
SCALE: 1 INCH=50 FEET

EAST BROAD STREET 100'
(CITY OF COLUMBUS PUBLIC RIGHT-OF-WAY) POINT OF BEGINNING



GENERAL NOTES:

1. THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL. THE TITLE COMMITMENT DOES NOT CONTAIN ANY EASEMENTS.
2. THIS SURVEY DOES NOT REPRESENT ALL UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.
3. ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "CORNERSTONE SURV".

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE ASSUMED AND USED TO DENOTE ANGLES ONLY.

ZONING NOTE:

THE SUBJECT PROPERTY IS CURRENTLY ZONED ARO - APARTMENTS AND OFFICES.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGAL DESCRIPTION:

SITUATE IN THE STATE OF OHIO, THRU A CORNER OF THE CITY OF COLUMBUS, LYING SECTION 14, TOWNSHIP 5, RANGE 22, REFUGEE LANDS AND BEING PART OF LOTS 6 AND 7 OF SAMUEL BRUSH'S SUBDIVISION, OF RECORD IN PLAT BOOK 1, PAGE 6 AND BEING ALL OF THE TRACT OF LAND CONVEYED TO MURRAY AND SYLVIA EBNER BY A DEED OF RECORD IN OFFICIAL RECORD 15828G06, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF EAST BROAD STREET (100.00 FEET IN WIDTH) AT THE N.E. CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 4 OF W. H. YOUNG'S AMENDED SUBDIVISION OF LOTS 1 THRU 4 OF THE JAMES M. MONTGOMERY'S ADDITION OF RECORD IN PLAT BOOK 4, PAGE 82;

THENCE SOUTH, A DISTANCE OF 448.33 FEET, ALONG THE LINE COMMON TO SAID LOT 7, LOT 4 AND THEN COMMON TO THE WEST LINE OF A 20 FEET-WIDE ALLEY, TO A RAILROAD SPIKE SET AT THE NORTHWEST INTERSECTION OF SAID ALLEY AND A 20 FEET-WIDE ALLEY (RUNNING EAST-WEST) AS SHOWN ON THE RECORDED PLAT OF MADISON PARK OF RECORD IN PLAT BOOK 4, PAGE 304;

THENCE SOUTH 89° 51' 56" WEST, A DISTANCE OF 253.05 FEET, ALONG THE NORTH LINE OF SAID 20 FOOT-WIDE ALLEY, TO AN IRON PIN SET AT THE NORTHEAST INTERSECTION OF SAID 20 FEET-WIDE ALLEY AND A 12 FEET-WIDE ALLEY (RUNNING NORTH-SOUTH) AS SHOWN ON THE RECORDED PLAT OF JOHN M. PUGH'S SUBDIVISION OF RECORD IN PLAT BOOK 4, PAGE 144 AND BEING IN THE WEST LINE OF SAID LOT 6 OF BRUSH'S;

THENCE NORTH 00° 10' 26" EAST, A DISTANCE OF 397.20 FEET, ALONG THE EAST LINE OF SAID 12 FEET-WIDE ALLEY AND THE WEST LINE OF SAID LOT 6 OF BRUSH'S AND THEN ALONG THE EAST LINE OF LOT 7 OF SAID PUGH'S, TO AN IRON PIN FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST BROAD STREET AT THE COMMON CORNER OF SAID LOT 6 OF BRUSH'S AND LOT 7 OF PUGH'S;

THENCE NORTH 78° 23' 38" EAST, A DISTANCE OF 257.10 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST BROAD STREET AND THE NORTH LINE OF SAID LOTS 6 AND 7 OF BRUSH'S, TO THE POINT OF BEGINNING, CONTAINING 2.450 ACRES, MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES TO MURRAY EBNER AND SYLVIA EBNER, REPUBLIC BANK, AND/OR ITS SUCCESSORS AND/OR ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY, THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT WAS BASED WERE MADE (I) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15, AND 16 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT WAS BASED MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN OHIO ADMINISTRATIVE CODE, CHAPTER 4733-37; THAT THIS MAP OR PLAT, THE SURVEY ON WHICH IT WAS BASED, AND THE LEGAL DESCRIPTION SHOWN HEREON MEETS THE REQUIREMENTS, IF ANY, AS ESTABLISHED BY THE FRANKLIN COUNTY TRANSFER AND CONVEYANCE STANDARDS.

I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP OR PLAT ABUTS A PUBLICLY DEDICATED STREET AND THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY; THAT THE PROPERTY DESCRIPTION IS THE SAME PROPERTY SPECIFICALLY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 22160608, DATED AUGUST 2, 2002 AT 7:00 AM.; THAT EXCEPT AS SHOWN THE PREMISES DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE; THAT THE PREMISES IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 39049C0255 G, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995; THAT IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS THAT THE PARCELS ARE CONTIGUOUS AND WHEN TAKEN TOGETHER FORM ONE PARCEL WITHOUT ANY GAPS OR GORES; AND THAT EXISTING UTILITIES ARE AVAILABLE TO THE PROPERTY.

DATE: SEPTEMBER 11, 2002

Scott D. Grundel

SCOTT D. GRUNDEL, P.S.
REGISTERED SURVEYOR NO. 8047

LEGEND

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| ● IPF IRON PIN FOUND | ○ IPS IRON PIN SET | △ RRSS RAILROAD SPIKE SET | ○ LIGHT POLE | ○ POWER POLE | ○ GUY WIRE | ○ GUY POLE | ○ ELECTRIC TRANSFORMER | ○ ELECTRIC MANHOLE | ○ COMBINATION POLE | ○ CATCH BASIN | ○ CURB INLET | ○ STM MH STORM MANHOLE | ○ SAN MH SANITARY MANHOLE | ○ CLEAN OUT | ○ TRAFFIC MANHOLE | ○ TRAFFIC SIGNAL BOX | ○ TRAFFIC POLE | ○ SIGN | ○ MAILBOX | ○ WATER VALVE | ○ WATER TAP | ○ WATER METER | ○ FIRE HYDRANT | ○ GAS MARKER | ○ GAS METER | ○ GAS VALVE | ○ GAS TAP | ○ TELEPHONE PEDESTAL | ○ TELEPHONE MANHOLE | ○ TELEPHONE POLE | ○ CABLE T.V. PEDESTAL |
| — G — GAS LINE | — T — UNDERGROUND TELEPHONE LINE | — U.G.E. — UNDERGROUND ELECTRIC LINE | — E — OVERHEAD POWER LINE | — — — GUARD RAIL | | | | | | | | | | | | | | | | | | | | | | | | | | | |

ENCROACHMENTS:

1. THE METAL FIRE ESCAPE OF THE ADJOINERS BUILDING ALONG THE EAST PROPERTY LINE ENCRACHES ONTO SUBJECT PROPERTY 0.60 FEET.



ALTA/ACSM SURVEY OF
ROYAL YORK APARTMENTS
LYING IN
LOTS 6 & 7
SAMUAL BRUSH'S SUBDIVISION
CITY OF COLUMBUS, COUNTY OF FRANKLIN
STATE OF OHIO

CORNERSTONE
SURVEYING SERVICES

901 SOUTH FRONT STREET, COLUMBUS, OHIO 43206
PHONE: (614) 542-0981 FAX: (614) 542-0982

FILE NO. 2251-02-M

DRAWN BY: BJK