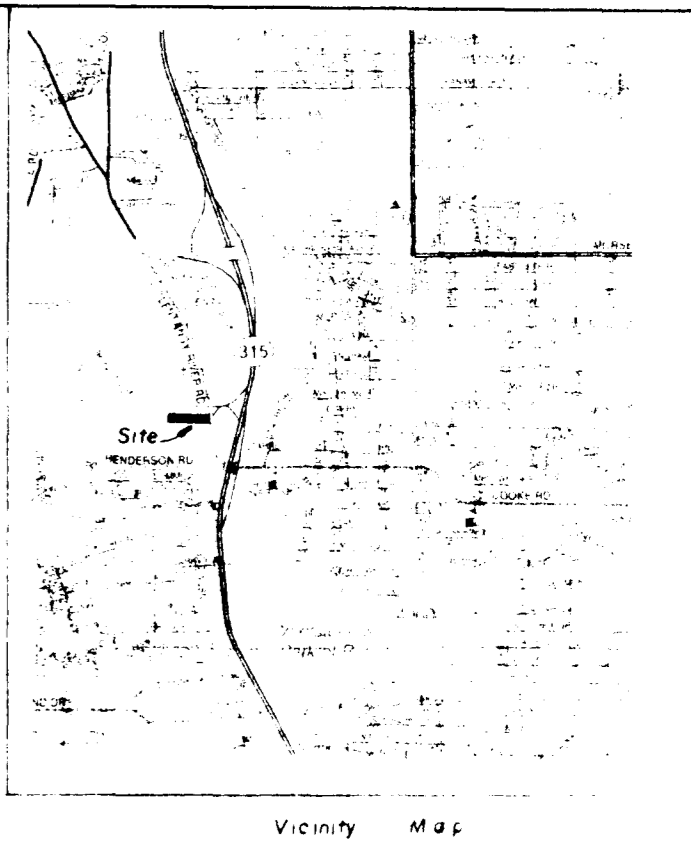
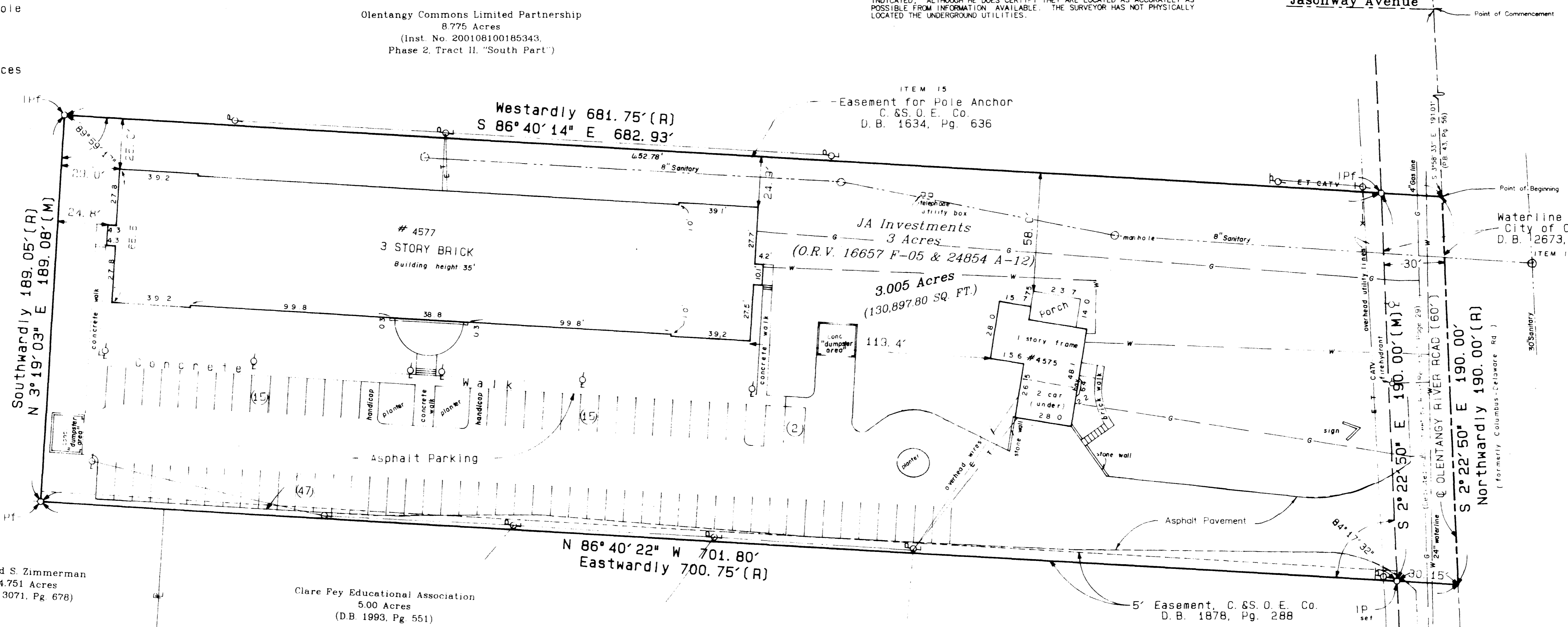


**LEGEND**

- Power and Light Pole
- Power and Telephone Pole
- Light Pole
- Telephone Pole
- Number of Parking Spaces
- IPF = Iron Pin Found
- (R) = Record (Deed)
- (M) = Measured

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



Revised: September 26, 2002  
 GRAPHIC SCALE - 1" = 30'  
 JULY 18, 2002  
 ALTA/ACSM Land Title Survey

**Original Legal Description**

Situated in State of Ohio  
 County of Franklin, City of Columbus

Legal description of the land:  
 Being a part of the George S. Coe farm of 121.68 acres, which farm is parts of lots 18 and 19 on the plat of the survey of Quarter Township 2, Township No. 1, Range 18, United States Military Lands, made for John Rathbone, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Deed Book 15, page 256-4-2, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning in the south line of the George S. Coe farm and in the center of the Columbus and Delaware Road; thence northwardly along the center of said Columbus and Delaware Road, one hundred ninety (190) feet; thence westwardly on a line parallel with the south line of the said George S. Coe farm, six hundred eighty-one and seventy-five hundredths (681.75/100) feet; thence southwardly along a line at right angles to the north and south lines of the said George S. Coe farm, one hundred and eighty-nine and five hundredths (189.05/100) feet; thence eastwardly along the south line of the said George S. Coe farm, seven hundred and seventy-five hundredths (700.75/100) feet to the place of beginning, containing three (3) acres more or less.

Commonly Known as: 4575 Olentangy River Road, Columbus, OH

**New Legal Description**

3.005 Acres  
 4575 Olentangy River Road

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Farm Lot 18 in Quarter Township 2, Township No. 1, Range 18, United States Military Lands, part of the original George S. Coe 121.68 Acre tract, being the JA Investments 3 Acre tract (Official Record Volume 16657 F-05 and 24854 A-12, Recorder's Office, Franklin County, Ohio, all references made are of said Recorder's Office unless otherwise noted) and being more particularly described as follows:

Commencing at the centerline intersection of Olentangy River Road (60 feet wide) with Jasonway Avenue as delineated upon the "Dedication of Jasonway Avenue and Olentangy River Road and Easements" plat (Plat Book 43, Page 56);

Thence, along the centerline of said Olentangy River Road, S 3° 58' 33" E, 191.01 feet to the northeast corner of said JA Investment tract, the TRUE POINT OF BEGINNING of the herein described tract;

Thence, along the centerline of said Olentangy River Road, S 2° 22' 50" E, 190.00 feet to a point at the southeast corner of said 121.68 Acre tract;

Thence, along the south line of said 121.68 Acre tract, the north line of the Clare Fey Educational Association 5.00 Acre tract (Deed Book 1993, Page 551), part of the north line of the Richard S. Zimmerman 14.751 Acre tract (Deed Book 3071, Page 678), N 86° 40' 22" W, 701.80 feet to an iron pin found (passing an iron pipe set at 30.15 feet);

Thence, along an easterly line of the Olentangy Commons Limited Partnership 8.775 Acre tract (Instrument Number 200108100185343; Phase 2 - Tract B - "South Part"), N 3° 19' 03" E, 189.08 feet to an iron pin found;

Thence, along a southerly line of said 8.775 Acre tract, S 86° 40' 14" E, 682.93 feet to a point in the centerline of said Olentangy River Road (passing an iron pin found at 652.78 feet), to the place of beginning, CONTAINING 3.005 ACRES.

**Easements per Title First Agency Commitment No. 7514944**  
 Effective Date July 1, 2002 at 7:00 a.m.  
 Schedule B - Section 2

- Item 15.** Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1634, Page 636. **Plotted.**
- Item 16.** Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1878, Page 288. **Plotted.**
- Item 17.** Easement to the City of Columbus of record in Deed Book 2673, Page 50. **Plotted.**
- Item 18.** Right of Way of Olentangy River Road over the easterly thirty (30) feet of the property and gas main located therein, as shown on the plat of survey prepared by The Jennings-Lawrence Co., by Roy T. Underwood, Ohio Registered Surveyor No. 4084, dated June 1976, as revised July 1, 1976, September 11, 1978, January 16, 1981 and February 2, 1981. **Plotted.**

**ZONING DATA**  
 Minimum set-back (front): 50'  
 Minimum side-yard: 5'  
 Minimum rear-yard: no less than 25% of total yard area  
 Height Restriction: 35'

Survey of 3.005 Acres, part of Farm Lot 18, Quarter Township 2, Township 1 United States Military Lands, City of Columbus, Franklin County, Ohio for:

**Capstone Realty Advisors, LLC**  
 and/or  
**JA Olentangy Investments, LLC**  
 and/or  
**Federal Home Loan Mortgage Corporation,**  
 their successors and/or assigns as their interests may appear  
 and/or  
**Title First Agency, Inc.**  
 and/or  
**Chicago Title Insurance Company**

**General Notes**

1. Basis of bearings is the north line of said 3.005 Acre tract, held as S 86° 40' 14" E as per the "Dedication of Jasonway Avenue and Olentangy River Road and Easements" plat (P.B. 43, Pg. 56).
2. Zoning designation for site is ARLD per City of Columbus.
3. Parking spaces available on site are: 2 handicap spaces  
 77 regular spaces  
 79 parking spaces total
4. Underground utilities located per City of Columbus Record Plan (RP) 2710 and The Jennings-Lawrence Co. survey dated June, 1976, revised February 2, 1981. The utilities were not field located and are shown from records only.
5. Property storm drainage is surface runoff into existing swale along south property line and then easterly to Olentangy River Road.

The undersigned hereby certifies:  
 Capstone Realty Advisors, LLC  
 JA Olentangy Investments, LLC  
 Federal Home Loan Mortgage Corporation  
 Title First Agency, Inc.  
 Chicago Title Insurance Company

that this map of plat and the survey on which it is based were made from a careful and survey and close visual inspection of the property depicted thereon, and that the same are in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" as promulgated and adopted by the ALTA/ACSM and the ALTA/ACSM 1999 includes items 2.1-2.4, 2.6-2.9, 3.1-3.3, and 3.5-3.7. The undersigned hereby certifies that the Accurate Standards as adopted by ALTA/ACSM and the ALTA/ACSM 1999 are followed in this certification, undersigned hereby certifies that the Best and Truest copy resulting from the survey measurements made in the survey do not exceed the accuracy of the Plat. In addition, that this survey shows the location of all buildings, structures, and other visible improvements situated on said Property, that, except as shown hereon, there is no observable evidence of encroachments or rights of way on said Property, and that the easements of rights of ways of which the undersigned has been advised, and the encroachments on said Property by buildings, structures, or other improvements, are shown situated on adjoining property, except as shown, and that the Property is free of other encroachments, and that the Property described herein is within the Flood Hazard Area, as established by the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Community Panel No. 9101-B, dated April 21, 1999 and is not located in a Special Flood Hazard Area. The undersigned has received an examination copy of the insurance commitment 7514944, effective July 1, 2002, date issued by Title First Agency, Inc. the company for the Property, and each instrument listed therein affecting the insured property and the location of said easements to the extent they can be located have been shown hereon. The legal descriptions herein describe the same property as the title commitment and the parcels are contiguous along their common lines.

Myers Surveying Company, Inc.  
 Albert J. Myers, Registered Professional Surveyor  
 7/26/02  
**Myers Surveying**  
 2740 East Main Street, (614) 246-9677  
 Bexley, Ohio 43209-2577, myers@myers.net

