NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

- STORM SEWER INLET
- STORM SEWER MANHOLE
- FIRE HYDRANT
- WATER TAP
- W — WATER LINE
- GAS VALVE
- GATE POST
- UTILITY POLE
- TELEPHONE BOX
- SANITARY SEWER MANHOLE
- OVERHEAD (UTILITY) LINES
- 1" IRON PIN SET (M-E COMPANIES/S-6872)
- IRON PIN FOUND
- LIGHT POLE

CAPITOL SQUARE, LTD.
21.418 ACRES
INST. No. 199910270269739
(14.542 ACRES)

CAPITOL SQUARE, LTD.
21.418 ACRES
INST. No. 199910270269739
6.876 ACRES

WALL

N81°47'33"E 415.83'

N15°35'08"W 274.11'

N18°52'41"W 176.89'

D.B. 558, PG. 470 – CITY OF COLUMBUS SEWER EASEMENT (72" SEWER)

D.R.V. 26251, PG. 616 – CITY OF COLUMBUS SEWER EASEMENT

THE COLUMBUS FEEDER OF THE OHIO & ERIE CANAL

BANK STREET 41'

S08°12'27"E

FRANKFORT STREET 66'

FRONT STREET

15"SIM

4"GAS LINE

6" WATERLINE

8" WATERLINE

2"GAS LINE

15" COMB.

1 1/2" WATER LINE

1060.14'

CONSOLIDATED RAIL CORPORATION

Δ=24°03'16"
R=1453.00'
CB=N33°18'13"W
CH=605.55'

BUILDING

O.R.V. 8385, PG. 110 – EASEMENT FOR WIRE AND PIPE FACILITIES

ELECTRIC METER ON POLE

GRAVEL DRIVE

SIDEWALK

N86°12'42"W 184.20'

S08°12'27"E 125.05'

N08°13'08"W 125.05'

S86°12'42"E 184.23'

10
TALLMADGE'S SOUTH ADD'N
P.B. 1, PG. 412

0.517 ACRE
9

KOSSUTH STREET 50'

S86°11'24"E
26.96'

S08°14'06"E 188.66'

N21°16'35"W 254.08'

CENTERLINE OF EASTERLY MOST TRACK

METAL ENCLOSURE

40.08'

N86°07'23"W
61.40'

PAVEMENT

WHITTIER ST.

72" SIM

PLACE OF BEGINNING

DESCRIPTION OF 6.876 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 28, Township 5, Range 22, Refugee Lands, being 6.876 acres of that 21.418 acre tract as described in a deed to Capitol Square, Ltd. of record in Instrument No. 199910270269739, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, said 6.876 acres being more particularly described as follows:

Beginning at an iron pin found at the most southeasterly corner of said 21.418 acre tract, being also the intersection of the northerly right-of-way line of Whittier Street, width varies, with the westerly right-of-way line of Bank Street, 41.00 feet wide at this location;

Thence North 86° 07' 23" West, along said northerly right-of-way line, passing an iron pin found at 40.08 feet, a total distance of 61.40 feet to an iron pin set at the southwesterly corner of said 21.418 acre tract;

Thence North 21° 16' 35" West, along the westerly line of said 21.418 acre tract and along the Consolidated Rail Corporation right-of-way line, a distance of 254.08 feet to an iron pin set at a point of curvature;

Thence continuing along said westerly line and said right-of-way line, with the arc of a curve to the left, having a radius of 1453.00 feet, a central angle of 24° 03' 16", the chord of which bears North 33° 18' 13" West, a chord distance of 605.55 feet to an iron pin set in the easterly line of The Columbus Feeder of The Ohio & Erie Canal;

Thence along said easterly line the following courses:

1. North 18° 52' 41" West, a distance of 176.89 feet to an iron pin set 35.12 feet left of Canal Station 35+00.76;
2. North 15° 35' 08" West, a distance of 274.11 feet to an iron pin set;

Thence North 81° 47' 33" East, through said 21.418 acre tract with a new division line, a distance of 415.83 feet to an iron pin set in the easterly line of same and in the westerly right-of-way line of Bank Street, 41.00 feet wide at this location;

Thence South 8° 12' 27" East, along said westerly right-of-way line, a distance of 1060.14 feet to an iron pin found at the southeasterly corner of Lot 13 of T.W. Tallmadge's South Addition, of record in Plat Book 1, Page 412, in the northerly line of Lot 19 of J.F. Bartlit's subdivision, of record in Plat Book 1, Page 242 and at an angle point in the right-of-way line of Bank Street;

Thence South 86° 11' 24" East, along said northerly line and said right-of-way line, a distance of 26.96 feet to an iron pin found at the northeasterly corner of Lot 19;

Thence South 8° 14' 06" East, continuing along the westerly right-of-way line of Bank Street, 20.00 feet in width along this line, a distance of 188.66 feet to the place of beginning and containing 6.876 acres of land.

Bearings herein are based on the State Plane Coordinate System, Ohio South Zone, NAD 83, utilizing monuments COL 4-55 and FRANK 62.

DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of lots 9 and 10 of "Tallmadge's South Addition", as the same are numbered and delineated upon the plat thereof, of record in Plat Book 1, Page 412, Recorder's Office, Franklin County, Ohio.

CERTIFICATION

The undersigned hereby certifies to Don M. Casto Organization; First Bank, Central Ohio First American Title Insurance Company and to Chemical Title Agency, Inc., as of 5/26/2000 that this survey was actually made upon the ground, that all and the information, lines and distances shown thereon are accurate, that the title lines and lines of actual possession are the same, that the property description "shown" by engineering calculation, that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set back lines (where established by subdivision plat, recorded restrictions or applicable zoning or building code), affecting the property, that there are no easements or uses affecting the property apparent from a careful physical inspection of the same, other than those shown thereon, that all utility services necessary for the operation of the property, are present on the property or within adjacent public right of way or recorded easement, that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated on any adjoining premises, that the property does not lie within the 100 year flood hazard area as per F.I.R.M. No. 39049C0235 G, dated 8/2/95. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1997 and meets the accuracy requirements as defined therein and includes the following items of Table A thereof: 1, 2, 3, 4, 6, 7, 8, 9, 10, and 11.

NOTES

The property is located within Zone "X" outside the limit of the 100 year floodplain, according to F.I.R.M. No. 39049C0235 G, dated 8/2/95.

This survey was prepared with a First American Title Insurance Company title commitment prepared by Chemical Title Agency and designated file No. 53643.

SHEET NO.: ALTA	FIELD: EV		
PRINT DATE: 06/02/2000	PM: BW		
SCALE: HORIZONTAL: 1"=50'	DRAW: DC		
DATE: MAY 2000	JOB NO.: 00-120		

ALTA/ACSM SURVEY

BREWER'S YARD APARTMENTS
6.876 ACRES
COLUMBUS, OHIO

M-E COMPANIES
SURVEY Group
635 Brooksedge Boulevard
Westerville, OH 43081
Contact: BOB WYND
614-818-4900 Ext. 239
Fax 818-4902

Robert S. Wynd 6872 — REGISTERED SURVEYOR — NO

6/2/00 — DATE

STATE OF OHIO
ROBERT S. WYND
6872
REGISTERED SURVEYOR

REVISIONS

DATE	BY	DESCRIPTION