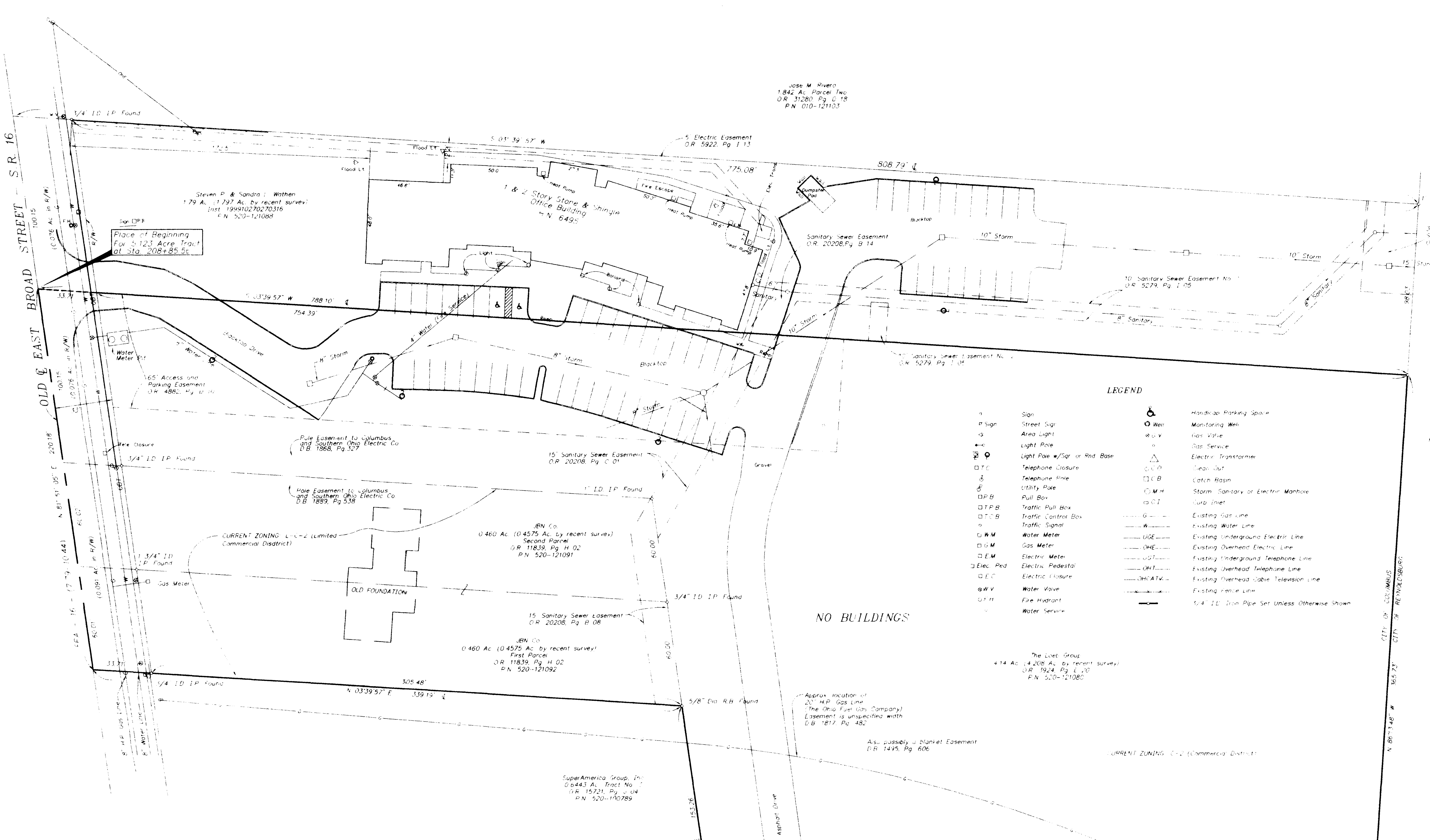

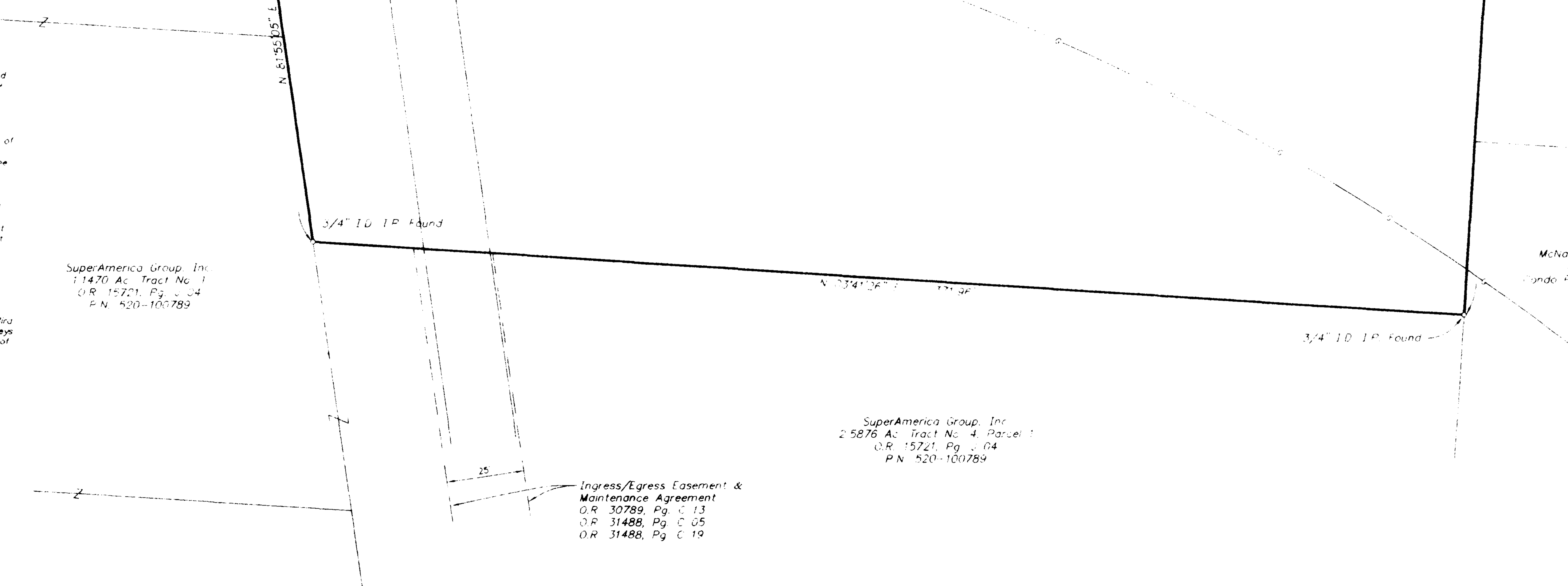

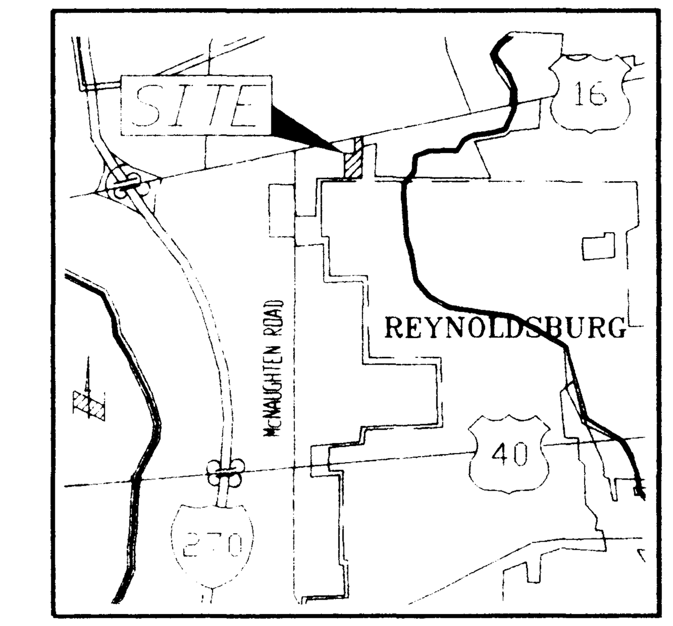

LOCATION MAP
NO SCALE

SCALE 1" = 30'
0 30 60 90
GRAPHIC SCALE

DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, in Lot Number Eighteen (18) in Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, and being all of the following three (3) tracts of land:

1. all of a 4.14 acre tract (4.208 acres by recent survey) conveyed to The Loeb Group by deed of record in Official Record 3924, Page E 20, Recorder's Office, Franklin County, Ohio
2. all of a 0.460 acre tract (0.4575 acre by recent survey) conveyed as First Parcel to JBN Co. by deed of record in Official Record 11839, Page H 02, Recorder's Office, Franklin County, Ohio, and
3. all of a 0.460 acre tract (0.4575 acre by recent survey) conveyed as Second Parcel to JBN Co. by deed of record in Official Record 11839, Page H 02, Recorder's Office, Franklin County, Ohio

all bounded and described as follows:

Beginning at a point in the centerline of East Broad Street (State Route 16), at the northeast corner of said 4.208 acre tract and at the northwest corner of a 1.79 acre tract of land (1.797 acres by recent survey) conveyed to Steven P. and Sandra L. Wathen by deed of record in Instrument 199910270270316, Recorder's Office, Franklin County, Ohio, said point being at centerline station 208+85.5± of East Broad Street, as said centerline is shown upon Sheet 5 of 10 of Ohio Department of Transportation right-of-way plans for FRA-16-(7.79-10.44);

thence S 3° 39' 57" W along the east line of said 4.208 acre tract and along the west line of said 1.797 acre tract a distance of 788.10 feet to a 3/4-inch I.D. iron pipe set at the southeast corner of said 4.208 acre tract, at the southwest corner of said 1.797 acre tract and in the north line of Brook Farm Section 2, as shown of record in Plat Book 60, Pages 28 and 29, Recorder's Office, Franklin County, Ohio, (passing a point in the south right-of-way line of East Broad Street at 33.71 feet);

thence N 86° 13' 48" W along the south line of said 4.208 acre tract, along a portion of the north line of said Brook Farm Section 2 and along a portion of the north line of McNaughten Commons Condominium, as shown of record in Condominium Plat Book 30, Pages 47-72, Recorder's Office, Franklin County, Ohio, a distance of 365.73 feet to a 3/4-inch I.D. iron pipe found at the southwest corner of said 4.208 acre tract and at the southeast corner of a 2.5876 acre tract of land conveyed as Tract No. 4, Parcel 1 to SuperAmerica Group, Inc. by deed of record in Official Record 15721, Page J 04, Recorder's Office, Franklin County, Ohio;

thence N 3° 41' 26" E along a west line of said 4.208 acre tract and along the east line of said 2.5876 acre tract a distance of 371.96 feet to a 3/4-inch I.D. iron pipe found at a northwest corner of said 4.208 acre tract, at the northeast corner of said 2.5876 acre tract and in the south line of a 1.1470 acre tract of land conveyed as Tract No. 1 to SuperAmerica Group, Inc. by deed of record in Official Record 15721, Page J 04, Recorder's Office, Franklin County, Ohio;

thence N 81° 55' 05" E along a portion of a north line of said 4.208 acre tract, along a portion of the south line of said 1.1470 acre tract and along the south line of a 0.6443 acre tract of land conveyed as Tract No. 3 to SuperAmerica Group, Inc. by deed of record in Official Record 15721, Page J 04, Recorder's Office, Franklin County, Ohio, a distance of 153.26 feet to a 5/8" diameter rebar found at the southwest corner of said 0.4575 acre First Parcel and at the southeast corner of said 0.6443 acre tract;

thence N 3° 39' 57" E along the west line of said 0.4575 acre First Parcel and along the east line of said 0.6443 acre tract a distance of 339.19 feet to a point in the centerline of East Broad Street, at the northwest corner of said 0.4575 acre First Parcel and at the northeast corner of said 0.6443 acre tract (passing a 3/4-inch I.D. iron pipe found in the south right-of-way line of East Broad Street at 305.48 feet);

thence N 81° 51' 05" E along the centerline of East Broad Street, along the north line of said 0.4575 acre First Parcel, along the north line of said 0.4575 acre Second Parcel and along a north line of said 4.208 acre tract a distance of 220.18 feet to the place of beginning (passing a point at the northeast corner of said 0.4575 acre First Parcel and at the northwest corner of said 0.4575 acre Second Parcel at 60.01 feet and passing a point at the northeast corner of said 0.4575 acre Second Parcel and at a northwest corner of said 4.208 acre tract at 120.03 feet);

containing 5.123 acres of land more or less and being subject to all legal highways, easements and restrictions of record. (Of the above described 4.817 acres, 0.167 acre is within the right-of-way of East Broad Street.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from actual field surveys performed in August, 1994, and in September, 2000. Basis of bearings is the centerline of East Broad Street assumed to be N 81° 51' 05" E and all other bearings are based upon this meridian.

STEWART TITLE GUARANTY COMPANY
ORDER NO. 000100564
EFFECTIVE DATE: SEPTEMBER 7, 2000 AT 7:59 A.M.

The undersigned hereby certifies to The Huntington National Bank and to Stewart Title Guaranty Company as of September 13, 2000 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of buildings, structures and other improvements on the property and all are within the boundary lines and applicable setback lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing 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 visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or visible encroachments upon the property by any visible building, structure or other improvement situated upon any adjoining premises; the Property is in Zone X (areas determined to be outside the 500-year floodplain) on Flood Insurance Rate Map, Panel 277 of 387, Franklin County, Ohio, and incorporated areas, Map No. 39049C0277 G (Effective Date: August 2, 1995). This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 1999 and meets the accuracy requirements of an Urban Class Survey, as defined therein.

The parcels are contiguous along their common lines.
Violations of zoning ordinances, restrictions or other rules and regulations are determined and enforced by the zoning and planning boards of the community in which the property is located.

"Certify" is understood to be an expression of a professional opinion based upon the surveyor's best knowledge, information and belief, and that it thus constitutes neither a guarantee nor a warranty.

Ted L. Robinson
Ohio Surveyor #5361
C.F. Bird & R.J. Bull, Inc.
2875 W. Dublin-Granville Rd.
Columbus, OH 43235
614/761-1661

STATE OF OHIO — TEDDY LANDON ROBINSON S-5361 — REGISTERED SURVEYOR

Schedule B items 1 thru 10 of the Title Commitment apply to the Property and are as shown.

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS — 2875 W. DUBLIN-GRANVILLE RD. COLUMBUS, OHIO

VENTURE COMMERCIAL L.L.C.

ALTA/ACSM LAND TITLE SURVEY
WEST OF 6495 E. BROAD STREET
COLUMBUS, OHIO

REV. SEPTEMBER 21, 2000
REV. SEPTEMBER 20, 2000

4.817 AC. IN LOT 18, QTR. TWP. 3, T. 1 N., R. 16 W., U.S.M.L.				
SCALE 1" = 30'			JOB NO.	1/1
DWN. JAS	CKD. RJB	SEP. 11, 2000	89-279	

H:\JOBS\Land Projects\1995\E79\dwg\Equity.dwg 09/11/00 03:14:05 PM EDT