

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, Township of Jefferson, being part of Section 4, Township 1, Range 16, United States Military Lands, and containing 1.069 acres of land, more or less, and being all of a tract of land conveyed to Rachel Zylberberg of record in Instrument Number 19991220315525, (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio, said 1.069 acres being more particularly described as follows:

Commencing at an iron pipe found at the northeast corner of Reserve "A" as shown on the record plot of McNeill Farms Section One as recorded in Plat Book 72, Page 21.

Thence with a south line of said McNeill Farms Section One, and with the north line of a 1.833 acre tract conveyed to 7334 East Broad, LLC of record in Instrument Number 19904160095190, North 79° 11'40" East a distance of 233.00 feet to an iron pipe set, said iron pipe marking the true point of beginning of the herein described tract.

Thence continuing with a south line of said McNeill Farms Section One, and with a south line of Cabot's Mill as recorded in Plat Book 77, Page 32, North 78°11'40" East, passing over an iron pipe found at 68.79 feet, a total distance of 126.67 feet to an iron pipe found.

Thence with a west line of said Cabot's Mill, and with a west line of a 1.371 acre tract conveyed to H. Robert & Jane Aspery of record in O.R. 10961 F15, and with a west line of a 0.527 acre tract conveyed to H. Robert & Jane Aspery of record in O.R. 07190 115, South 0° 03'43" East, passing over iron pipes found at 16.90 feet and 197.00 feet, a total distance of 375.09 feet to an iron pipe set in the northerly right of way line of East Broad Street (State Route 16);

Thence with the northerly line of Broad Street, South 78°15'48" West a distance of 127.00 feet to an iron pipe set;

Thence with the east line of the aforesaid 1.833 acre 7334 East Broad, LLC tract, North 0°00'29" West a distance of 375.01 feet to the point of beginning.

Containing 1.069 acres of land, more or less.

Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The south line of McNeill Farms Section One was assigned a bearing of North 78°11'40" East as shown on the record plat thereof, as recorded in Plat Book 72, Page 12.

All iron pipe set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics".

The above description was written by Kevin Beachy, Ohio Professional Surveyor No. 7891 of Geo Graphics, Inc., and is based upon the results of a survey of the premises performed in March, 2000.

SURVEYING NOTES:

All linear dimensions shown are in feet and decimal parts thereof.

Record boundary dimensions, where different from measured field dimensions, are shown in parenthesis.

References to record plats and deeds are as shown on the drawing.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 38049C-0281 G (effective date August 2, 1995), the property surveyed and shown hereon lies within Zone X (areas determined to be outside 500-year floodplain).

Bench Mark: A chiseled square on the east side of a concrete light pole base located along the westerly line of the site, approximately 64 feet north of the southwest corner was assigned an elevation of 957.88 as determined by a differential level loop run from Franklin County Engineers Monument No. 018 which has an elevation of 958.07 (NAVD 88 Datum).

Add 900.00' to all spot elevations shown.

Current City of Columbus Zoning Classification: LC2

The utilities and services shown on this drawing were located based upon observable field evidence and utility records supplied by the client. Underground lines were NOT physically located.

The topographic field work was performed in March, 2000.

DUPS Reference Number: 315-077-013

Field Location of Underground Utilities 1-800-362-2764

TITLE COMMITMENT NOTES:

The surveyor was provided a Commitment for Title Insurance issued by First American Title Insurance Company (Commitment No. HTA-2513) dated October 24, 2000. The following items appearing in Schedule B - Section II are hereby addressed as follows:

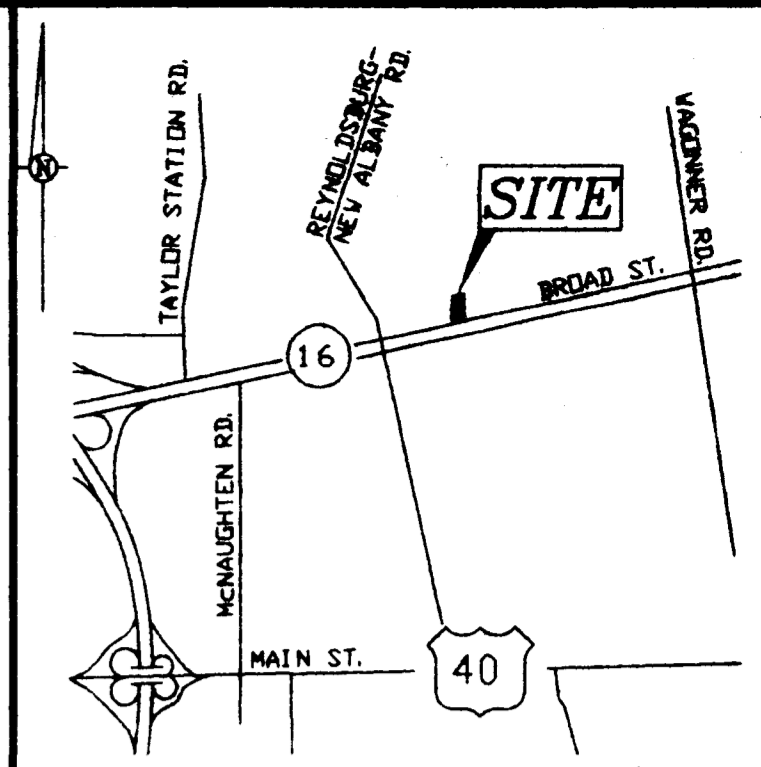
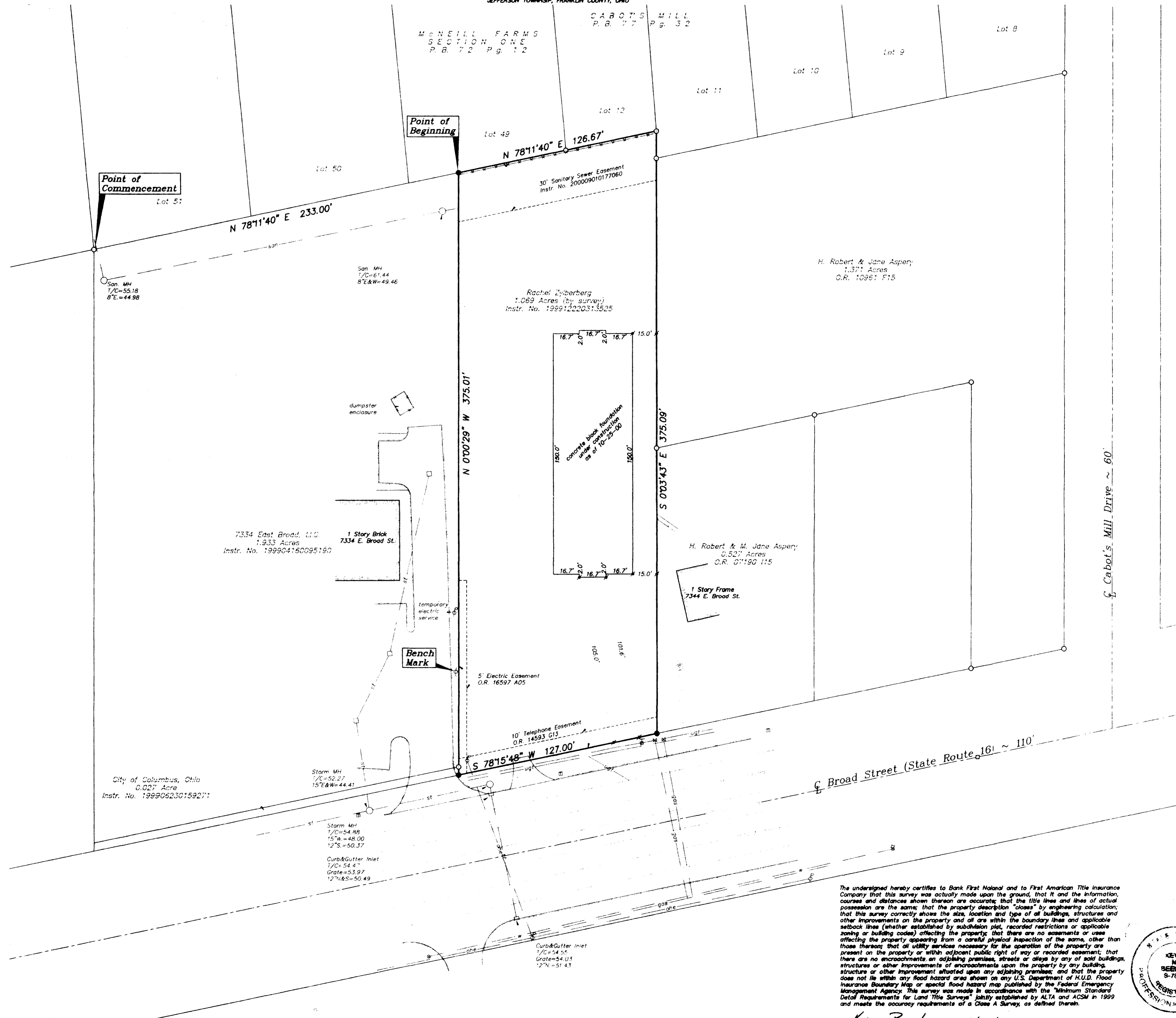
- Easement to Ohio Bell Telephone Company of record in Official Record Volume 14593, Page 613 is shown on survey.
- Right of Way and Easement to Columbus Southern Power Company of record in Official Record Volume 16597, Page A05 is shown on survey.
- Easement to the City of Columbus or record as instrument Number 200009010177060 is shown on survey.

UTILITY SERVICES

- Gas Service:**
Columbia Gas of Ohio, Inc.
920 West Goodale Boulevard
Columbus, Ohio 43212
614-460-2083
- Electric Service:**
Columbus Southern Power
218 N. Front Street
Columbus, Ohio 43215
614-845-7780
- Telephone Service:**
Ohio Bell Telephone
150 East Gay Street
Columbus, Ohio 43215
614-223-4811
- Water Service:**
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
614-845-7788
- Storm Sewer & Sanitary Sewer:**
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
614-845-8108
- Building Regulations:**
City of Columbus
787 Carajay Avenue
Columbus, Ohio 43224
614-845-7314

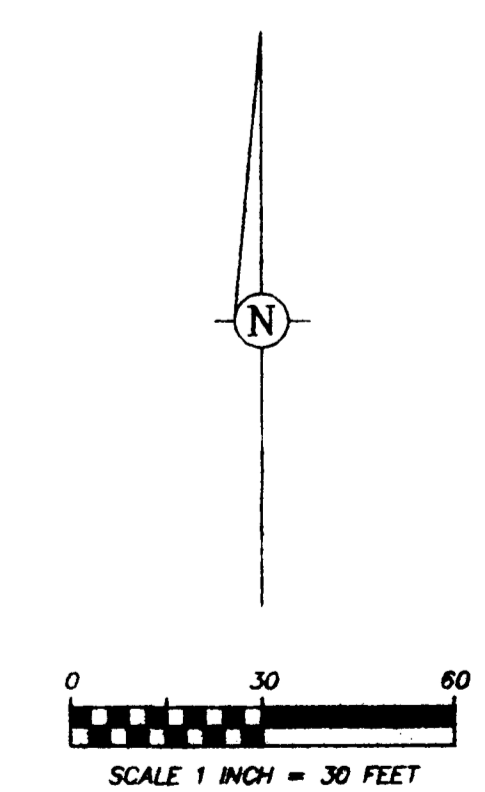
ALTA/ACSM LAND TITLE SURVEY FOR RACHEL ZYLBERBERG

SITUATED IN AND BEING PART OF SECTION 4, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO



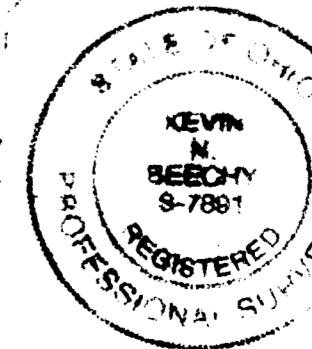
LOCATION MAP No Scale

- LEGEND**
- 3/4" Iron Pipe (Found/Set)
 - PK Nail (Found/Set)
 - ▲ Railroad Spike (Found/Set)
 - ODOT Monument
 - Catch Basin
 - Sewer Manhole or Grease Trap
 - Well Cap
 - Fire Hydrant
 - Water Valve
 - Gas Valve
 - Yardlight
 - Light or Utility Pole
 - Sign Pole
 - Utility Pole Anchor
 - Pad-Mounted Transformer
 - Traffic Control Box
 - Telephone Pedestal
 - Overhead Utility Line
 - Underground Utility Line
 - Storm Sewer Line
 - Sanitary Sewer Line
 - Water Line
 - Fence Line
 - Septic Tank
 - Green Space Area
 - Existing Spot Elevation



The undersigned hereby certifies to Bank First National and to First American Title Insurance Company 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 all 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 assessments or uses affecting the property appearing from a careful physical inspection of the same, other than those 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 of encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1999 and meets the accuracy requirements of a Class A Survey, as defined therein.

Kevin Beachy
Ohio Professional Surveyor No. 7891



Geo-Graphics Inc.
Land Surveying & Civil Engineering
3337 Lithington Ave. Columbus, Ohio 43227
614-231-2076

ALTA/ACSM LAND TITLE SURVEY FOR RACHEL ZYLBERBERG
1.069 ACRES, 7340 EAST BROAD ST.
TOWNSHIP OF JEFFERSON
FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=30'	KB	KB	03-28-00	1 OF 1