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

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and 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 199912220351525, (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 recorded plat of McNeill Farms Section One as recorded in Plat Book 72, Page 21;

Thence with a north line of said McNeill Farms Section One, and with the north line of a 1.933 acre tract conveyed to 7334 East Broad, LLC, of record in Instrument Number 199904150095190, North 78° 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 north line of said McNeill Farms Section One, and with a south line of Cabot's Mill as recorded in Plat Book 70, Page 32, North 78°11'40" East, passing over an iron pipe found at 66.75 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 Asperg of record in O.R. 10991 F15, and with a west line of a 0.527 acre tract conveyed to H. Robert & M. Jane Asperg of record in O.R. 07190 I15, 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 1.933 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, and appropriate easements.

Basis of Bearings: The south line of McNeill Farms Section One was assumed to be North 78°11'40" East as shown on the recorded plat thereof as recorded in Plat Book 72, Page 21.

All iron pipes set are 5/8 inch inside diameter by 30 inches in length with an orange plastic cap marked "Zenith".

The corner markers are shown as [illegible] on the plat hereon. [illegible] are not shown.

SURVEYING NOTES:

All bearings and distances shown are to be the ancient parts thereof.

Measured distances, where different from recorded or deed, shown in parentheses.

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 39049C0226F & (effective date August 2, 1982), 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. 648 which has an elevation of 908.07 (NAVD 88 Datum).

All 900.00" to 78.00" chiseled square

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.

OUPS 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. [illegible]) dated October [illegible], 2000, with the following items appearing in Schedule B, Section 2 (Exceptions):

9. Easement to Ohio Bell Telephone Company of record in Official Record Volume 14593, Page 613 is shown on survey.

10. Right of Way and Easement to Columbus Southern Power Company of record in Official Record Volume 16597, Page A05 is shown on survey.

11. 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
614-460-2683

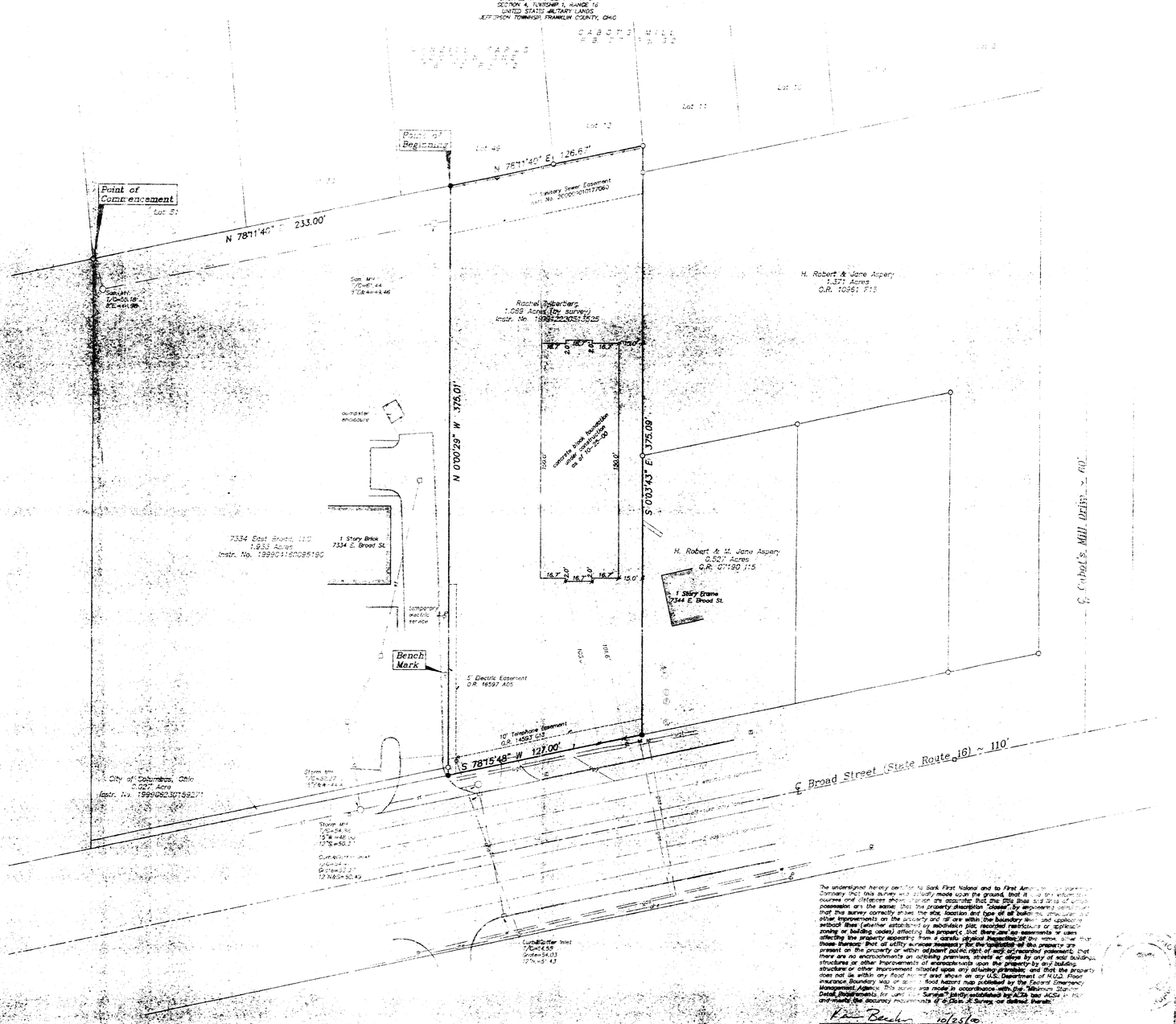
Electric Service:
Columbus Southern Power
215 N. Front Street
Columbus, Ohio 43215
614-464-7200

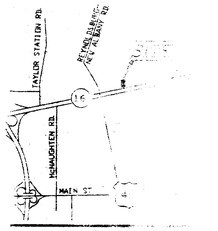
Telephone Service:
Ohio Bell Telephone
150 East Gay Street
Columbus, Ohio 43215
614-223-4911

Water Service:
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
614-645-7782

Storm Sewer & Sanitary Sewer:
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
614-645-8156

Building Regulations:
City of Columbus
775 Yearling Avenue
Columbus, Ohio 43224
614-645-7314





LOCATION MAP
(not to scale)

LEGEND

- 3/4" Iron Pipe (Found/Set)
- PK Nail (Found/Set)
- Railroad Spike (Found, Set)
- ZENITH Monument
- Catch Basin
- Sewer Manhole or Grease Trap
- Well Cap
- Fire Hydrant
- Water Valve
- Gas Valve
- Spotlight
- Light or Utility Pole
- Tele Pole
- Utility Pole Anchor
- Post-Mounted Transformer
- Tree
- 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 hereon are accurate, that the title lines and lines of actual possession are the same, that the property description "closes" by engineering computation, 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 easements or uses affecting the property appearing from a careful physical inspection of the same, other than those thereon that of utility surface easements for the installation of the property, no 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, structures 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 any 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 ACSM and ALTA and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof.

Kevin Beechy 10/25/00
Ohio Professional Surveyor No. [illegible] Date

0 30 60
SCALE: 1 INCH = 30 FEET

Geo-Spatial, Inc.
Land Surveying & Civil Engineering
[illegible] Lithopolis Road Columbus, Ohio 43232
614-864-2010

ALTA/ACSM LAND TITLE SURVEY
RACHEL ZYLBERBERG
1.069 ACRES, SITUATED IN
TOWNSHIP OF JEFFERSON
FRANKLIN COUNTY, OHIO

DRAWN	CHECKED	DATE
[illegible]	KEB	10-25-00