

Description of 1 000 acre tract
1850-1860 North Star Avenue
Parcel No. 010-126393, 126388, 126392, 126387.

Situated in the State of Ohio, County Of Franklin, City of Columbus, Township of Clinton, and being a part of Township 1, Quarter Township 3, Range 18, United States Military Lands, and being the same premises conveyed to King/ Star Limited Partnership, an Ohio Limited Partnership, as recorded in Official Record 13616 G02. at the Franklin County Recorders Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a P.K. Nail (set), said P.K. Nail being located in the centerline of North Star Avenue (60 feet wide), said P.K. Nail being located in the west line of Clinton Township and the east line of Perry Township, said P.K. Nail also being located at the most northwesterly property corner of 0.25 acre tract (Tract 1), belonging to Martin W. and Karen L. Wilt of record in 033994 H07 at the Franklin County Recorders Office, Franklin County, Ohio, said iron pin also being located at the True Point of Beginning of said 1 000 acre tract of land;

Thence continuing along said centerline of said North Star Avenue, N 01° 00' 00" E, a distance of 153.12 feet to a P.K. Nail (set), said P.K. Nail being located at the southwesterly property corner of a 0.25 (Parcel 1) acre tract of land belonging to First City Bank of record in Official Record 20097 D19 at said Recorders Office.

Thence along the southerly property line of said 0.25 acre tract, and also along a southerly property line of Parcel 2 also belonging to First City Bank, of said record and also along a southerly property line of a 0.2323 acre tract belonging to David K. Johnson of record in Instrument No. 199909080228919 at said Recorders Office, S 88° 15' 00" E, (passing an iron pin at a distance of 30.00 feet), a total distance of 281.65 feet to an iron pin (set);

Thence along a westerly property line of said 0.2323 acre tract and also along the westerly property line of a tract of land belonging to Anne R. Albers, Wingate Village Condos of record in Instrument No. 199904060085962 at said Recorders Office, S 00° 38' 00" W, a distance of 153.12 feet to an iron pin (set), said iron pin being located at the most northeasterly property corner of said 0.25 acre tract.

Thence along the northerly property line of said 0.25 acre tract, N 88° 15' 00" W, (passing an iron pin (found) at a distance of 252.63 feet) a total distance of 282.63 feet to the True Point of Beginning and containing 1 000 acres of land more or less, and being subject to all easements, restrictions, and rights-of-way (if any) of previous record

Roger P. Arnold Date July 29, 2004
Professional Surveyor No. 6065

1850-1860 N. STAR AVE.
Basis of bearing: the bearing of the centerline of North Star Avenue being, N 01° 00' 00" E, as shown in Official Record 13616 G02

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to Media Investments, LLC, Media Source, Inc., Sky Bank, Assurance Title Agency of Ohio, Inc and First American Title Insurance Company, together with each of their successors and assigns, that (a) this plat of survey and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association, the American Congress on Surveying and Mapping in 1999, meets the accuracy requirements of an urban survey, as defined therein, and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 14, 15 and 16 of Table A thereof, and (b) this plat of survey and the property description set forth hereon ("Property") was prepared by me, a registered land surveyor in the State of Ohio and was actually made upon the ground. In addition, the undersigned hereby certifies that (1) the information, courses and distances shown on this survey are correct, (2) the size, location and type of improvements are shown hereon and all are located within the boundaries of the Property, and set back from the Property lines the distances indicated, (3) the Property is contiguous to, and has access to and from N. STAR AVE., a public roadway, (4) there are no easements or encumbrances (including utility lines) affecting the Property other than as shown and depicted on this survey, (5) there are no encroachments of any improvements on this Property over any easements or encumbrances, or onto adjoining property other than as shown and depicted on this survey, (6) there are no encroachments of any improvements on adjoining property onto the Property, (7) all recorded easements and other exceptions, as noted in Assurance Title Agency of Ohio, Inc's Commitment for Title Insurance No. 00009194, dated June 24, 2004, as revised July 14, 2004, have been correctly plotted hereon, (8) all zoning, use and density classifications are shown thereon, (9) the Property constitutes one contiguous parcel without gaps or gores.

EASEMENTS THAT DO NOT APPLY TO SUBJECT PREMISES

- DB 2196 PG 376
- DB 2196 PG 377
- DB 2439 PG 189
- DB 2239 PG 470
- OR 6343 F12
- DB 2239 PG 467
- DB 2239 PG 463

RECEIVED

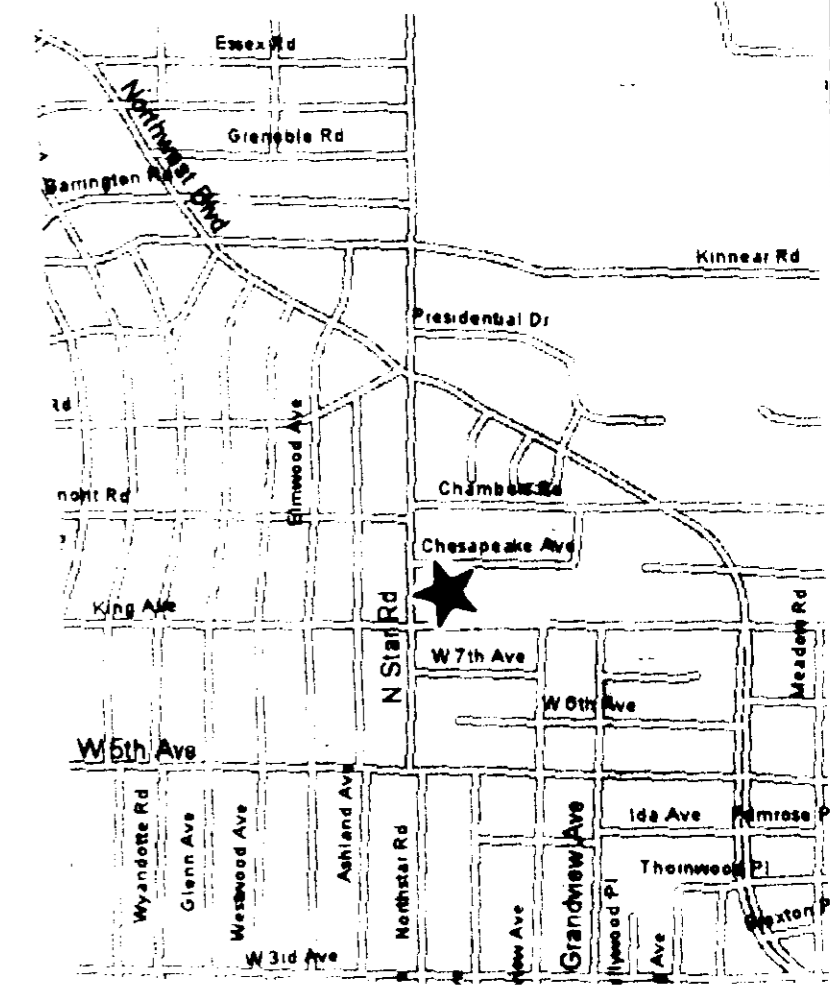
AUG 02 2004

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

ALTA/ACSM LAND TITLE SURVEY

1850-1860 N. STAR AVE.

SCALE 1" = 30'	APPROVED BY	DRAWN BY
DATE 7-28-04	<i>R.P. Arnold</i>	R.P. ARNOLD
CITY OF COLUMBUS		
FRANKLIN COUNTY, OHIO		DRAWING NUMBER
		927



VICINITY MAP

NOTE: IRON PINS SET ARE 30" X 1" O.D. WITH YELLOW PLASTIC CAPS INSCRIBED 6065

TITLE 33 ZONING CODE DENSITY SHALL NOT EXCEED TWELVE (12) TOWN HOUSES PER ACRE OF LAND

SUBJECT PROPERTY IS IN COMPLIANCE WITH THE CURRENT ZONING CODE AS A LEGAL NON-CONFORMING USE

TITLE 33 ZONING CODE
CHAPTER 3333 APARTMENT DISTRICTS
3333.41 STANDARDS
(1) - TWO (2) PARKING SPACES PER UNIT SHALL BE LOCATED ON OR ADJACENT TO THE LOT TO BE SERVED THEREBY

ZONING: AR1 - APARTMENT RESIDENTIAL

SUBJECT PROPERTY APPEARS IN FLOOD ZONE "X" ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 39049C0231H, THE EFFECTIVE DATE MARCH 16, 2004.

SUBJECT PROPERTY IS IN COMPLIANCE WITH THE CURRENT ZONING CODE AS A LEGAL NON-CONFORMING USE

PARKING SUMMARY
52 = REGULAR
0 = HANDICAP

ARNOLD SURVEY COMPANY

3911 BROADWAY STREET, GROVE CITY, OHIO 43123
TELEPHONE (614) 875-7684 FAX: (614) 875-9017

