

ALTA/ACSM LAND TITLE SURVEY

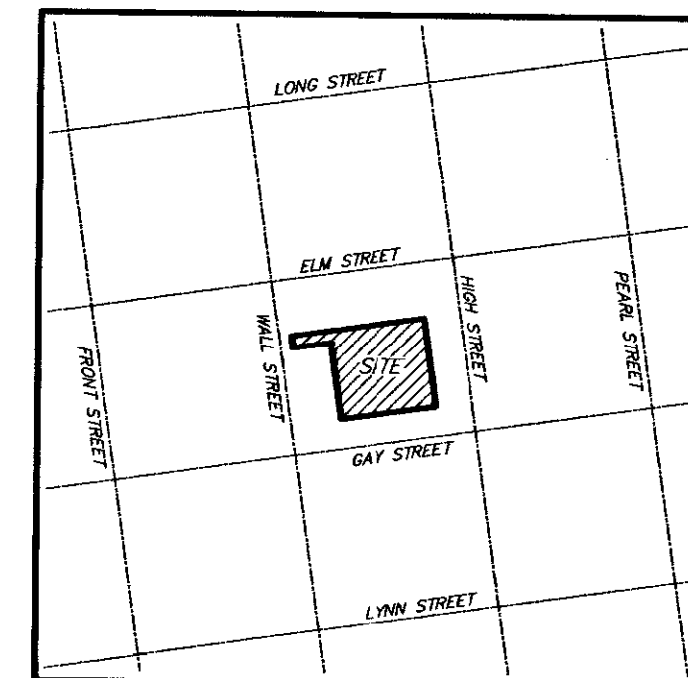
LOT NOS. 280 & 281

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

RECEIVED

FEB 21 2006

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



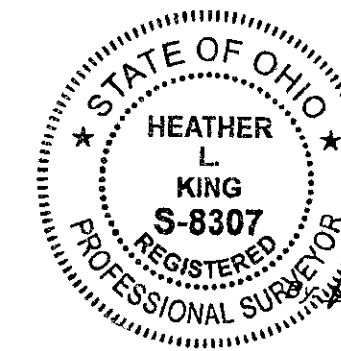
LOCATION MAP
NOT TO SCALE

Schedule B Items from Title Commitment No. 06-11968 issued by Esquire Title Services, Inc. with an effective date of January 24, 2006 at 7:00 A.M.

Item 12 Subject tract is in the area described in Party Wall Agreements of record in Deed Book 123, Page 377, Lease Record 3, Page 264 and Miscellaneous Record Volume 152, Page 594., being along the line common to Lots 281 and 282.

SURVEYORS' CERTIFICATE

The undersigned certifies to The Huntington National Bank, Long & Wilcox, LLC and to Esquire Title Services, Inc. as of February 20, 2006, that this survey was actually made upon the ground; that is 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 calculations and the land area calculated is accurate. This survey correctly shows the size, location and type of all buildings, structures, drives and parking areas and other improvements on the property and all are within boundary lines and applicable set-back 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 hereon; that all common 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 is access to public ways; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures and other improvements or 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 HUD Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made according with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 1999 and meets the accuracy requirements of an "Urban" survey as defined therein.



Heather L. King 2/20/06
Professional Surveyor No. 8307

0.409 ACRE

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Lots 280 and 281 of the City of Columbus, of record in Deed Book F, Page 332, being Parcel Nos. 1, 2, 3, 4 and 5 as conveyed to International Properties by deed of record in Instrument Number 199809230242040, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at an iron pin set at the southeasterly corner of said Lot 280, being the intersection of the northerly right-of-way line of Gay Street (82.5 feet wide) with the westerly right-of-way line of High Street (100 feet wide) and the southeasterly corner of said Parcel No. 4;

Thence South 81° 50' 14" West, a distance of 135.50 feet, with the northerly right-of-way line of said Gay Street and the southerly line of said Parcel No. 4, to an iron pin set at the intersection of said northerly right-of-way line with the easterly line of Fisher Alley (12.5 feet wide);

Thence North 08° 09' 46" West, a distance of 108.50 feet, with the westerly lines of said Parcel Nos. 4, 1, 5 and 3 and the easterly line of said Fisher Alley, to a magnetic nail set in the southerly line of said Parcel No. 2;

Thence South 81° 50' 14" West, a distance of 52.50 feet, with the southerly line of said Parcel No. 2 and the northerly line of said Fisher Alley, to a magnetic nail set in the easterly right-of-way line of Wall Street (33 feet wide);

Thence North 08° 09' 46" West, a distance of 16.52 feet, with the easterly right-of-way line of said Wall Street and the westerly line of said Parcel No. 2, to the southwesterly corner of the tract conveyed to CEM Limited Partnership by deed of record in Official Record 31075 108, referenced by a PK Nail found (0.71 feet North);

Thence North 81° 50' 14" East, a distance of 188.00 feet, with the line common to said Parcel No. 2 and CEM Limited Partnership tract, to the common corner thereof in the westerly right-of-way line of said High Street, referenced by a PK Nail found (0.12 feet South, 0.11 feet East);

Thence South 08° 09' 46" East, a distance of 125.02 feet, with said westerly right-of-way line and the easterly lines of said Parcel Nos. 2, 3, 5, 1 and 4 (passing PK Nails found at 52.04 feet and 66.80 feet), to the POINT OF BEGINNING, containing 0.409 acre, more or less.

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83, South Zone (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 43 & FRANK 143, with a bearing of North 08° 09' 46" West for a portion of High Street, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

LINE	BEARING	LENGTH
L1	N08°09'46"W	16.52

According to the Federal Emergency Management Agency's Flood Insurance Map (dated March 16, 2004), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 3901700234H, Map No. 39049C0234H.

UTILITY STATEMENT: The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

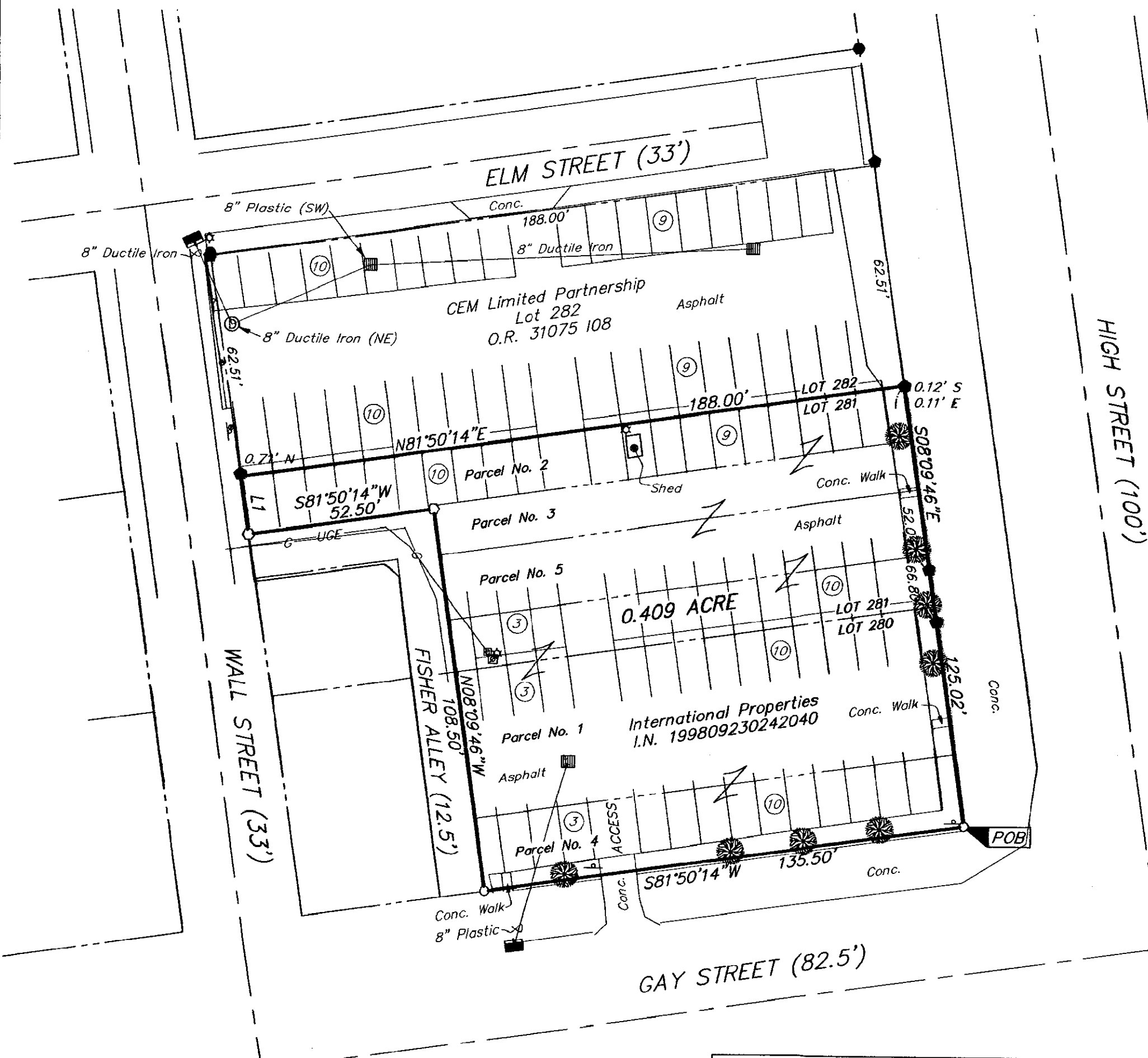
Parking:

58 Regular Parking Spaces
+ 0 Handicap Parking Spaces

58 Total Parking Spaces

UTILITY LEGEND

- = Parking Meter
- ☆ = Light Pole
- ⊗ = Electric Meter
- ⊕ = Electric Pull Box
- = Sign
- = Curb Inlet
- ▣ = Catch Basin
- ⊙ = Storm Manhole
- G — = Gas Line
- UGE — = Underground Electric
- — — = Centerline



Note:
Parcels are zoned DD: Downtown District.

Note:
This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

Note:

1. There was no visible evidence of current earth moving or building construction at the time of survey.
2. There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
3. There was no visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.



- = I.P. FND.
- = MAG. NAIL FND.
- = MAG. NAIL SET
- = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

	Date: February 20, 2006	
	Scale: 1" = 30'	
	Job No: 2006-0234	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

I:\CHDHATA1\SURVEY\PROJECT\20060234\DWG\60234AS.DWG<18X24 LANDSCAPE> - NO.XREFS - LAST SAVED BY HKING [2/20/2006 11:59:38 AM] - PLOTTED BY HKING [2/20/2006 11:59:38 AM]