

DESCRIPTION:

DESCRIPTION OF A 0.795 ACRE TRACT
LOCATED SOUTH OF LONG STREET AND
EAST OF FIFTH STREET
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Shute in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 25, Township 5, Range 22, Refugee Lands, being all of Lots 45 through 53 of Kelley Place Addition, a subdivision of record in Plat Book 3, Page 238, as conveyed to Chavez Acquisitions Limited Partnership by deed of record in Instrument Number 200306200186433 (all records herein of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

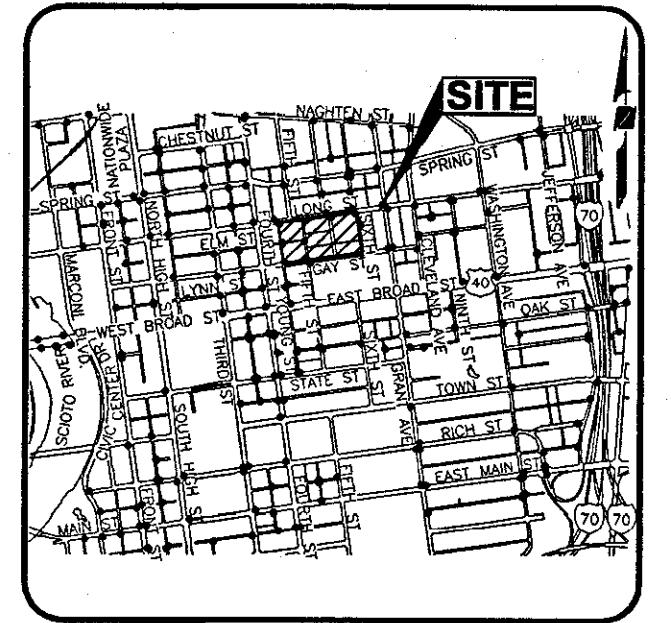
Beginning at a point common to the southwest corner of Lot 53 of said Kelley Place Addition and the intersection of the easterly right-of-way line of Fifth Street (43 feet in width) and the northerly right-of-way line of an alley (14 feet in width), said point being referenced by a railroad spike found, 0.06 feet east;

Thence North 08°07'51" West, a distance of 130.43 feet, along the easterly right-of-way line of said Fifth Street, the westerly line of said Lot 53, to a 3/4 inch iron pin set at the northwest corner of said Lot 53, being on the southerly right-of-way line of Long Street (82.5 feet in width);

Thence North 81°47'13" East, a distance of 265.46 feet, along the southerly right-of-way line of said Long Street, the northerly line of said Kelley Place Addition, to a 3/4 inch iron pin set at the northeast corner of said Lot 45, at the intersection of the southerly right-of-way line of said Long Street and the westerly right-of-way line of Normandy Avenue (50 feet in width);

Thence South 08°07'51" East, a distance of 130.43 feet, along the westerly right-of-way line of said Normandy Avenue, the easterly line of said Lot 45, to a 3/4 inch iron pin set at the southeast corner of said Lot 45, at the intersection of the westerly right-of-way line of said Normandy Avenue and the northerly right-of-way line of said alley;

Thence South 81°47'13" West, a distance of 265.45 feet, along the northerly right-of-way line of said alley and the southerly line of said Kelley Place Addition, to the POINT OF BEGINNING, containing 0.795 acres, more or less, subject to all easements, restrictions, and rights-of-way of record.



VICINITY MAP
(NOT TO SCALE)

LEGEND

- IPF Iron Pin Found
- IPS Iron Pin Set
- ▲ RRSP Railroad Spike Found
- △ RRSS Railroad Spike Set
- ◆ P/NF Pk Nail Found
- ⊕ Light Pole
- ⊖ Power Pole
- ⊗ Guy Wire
- ⊙ Electric Transformer
- ⊕ Electric Manhole
- ⊖ Combination Pole
- ⊗ Catch Basin
- ⊙ Curb Inlet
- ⊕ Storm Manhole
- ⊖ Sanitary Manhole
- ⊗ Traffic Manhole
- ⊕ Traffic Signal Box
- ⊖ Gas Meter
- ⊙ Gas Valve
- ⊕ Gas Top
- ⊖ Telephone Pedestal
- ⊗ Telephone Manhole
- ⊕ Telephone Pole
- ⊖ Cable TV Pedestal
- ⊕ C/S/S Cotton Gin Spike Set
- ⊖ M/M Monument Box Found
- ⊗ C/MF Concrete right-of-way monument found
- ⊕ Stone
- ⊖ Stone Found
- Sign
- ⊖ Mailbox
- ⊕ Water Valve
- ⊖ Water Tap
- ⊕ Water Meter
- ⊖ Water Meter Pit
- ⊕ Fire Hydrant
- ⊖ Downspout
- ⊕ Test Bore
- ⊖ Benchmark
- ⊕ Railroad Stop Block
- ⊖ Monitor Well
- ST — Storm Sewer Line
- SS — Sanitary Sewer Line
- G — Gas Line
- W — Water Line
- T — Underground Telephone Line
- E — Underground Electric Line
- OH — Overhead Utility Line

TREE LEGEND

- ⊕ Deciduous trees
- ⊖ Coniferous trees

GENERAL NOTES:

- This survey represents the easements that were listed in the Title Commitment issued by First American Title Insurance Company.
- This survey may not represent all underground utilities that may affect the subject parcel.
- All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a yellow cap bearing the name "R. D. Zande".

BASIS OF BEARINGS:

The bearings shown hereon are based off an assumed bearing of North 81°47'13" East for the southerly right-of-way line of Long Street.

ZONING NOTE:

The subject property is currently zoned DD.

FLOOD NOTE:

The subject property lies in Zone X (area determined to be outside the 500 year flood plain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), Number 39049C0255H, with an effective date of March 16, 2004, published by the Federal Emergency Management Agency.

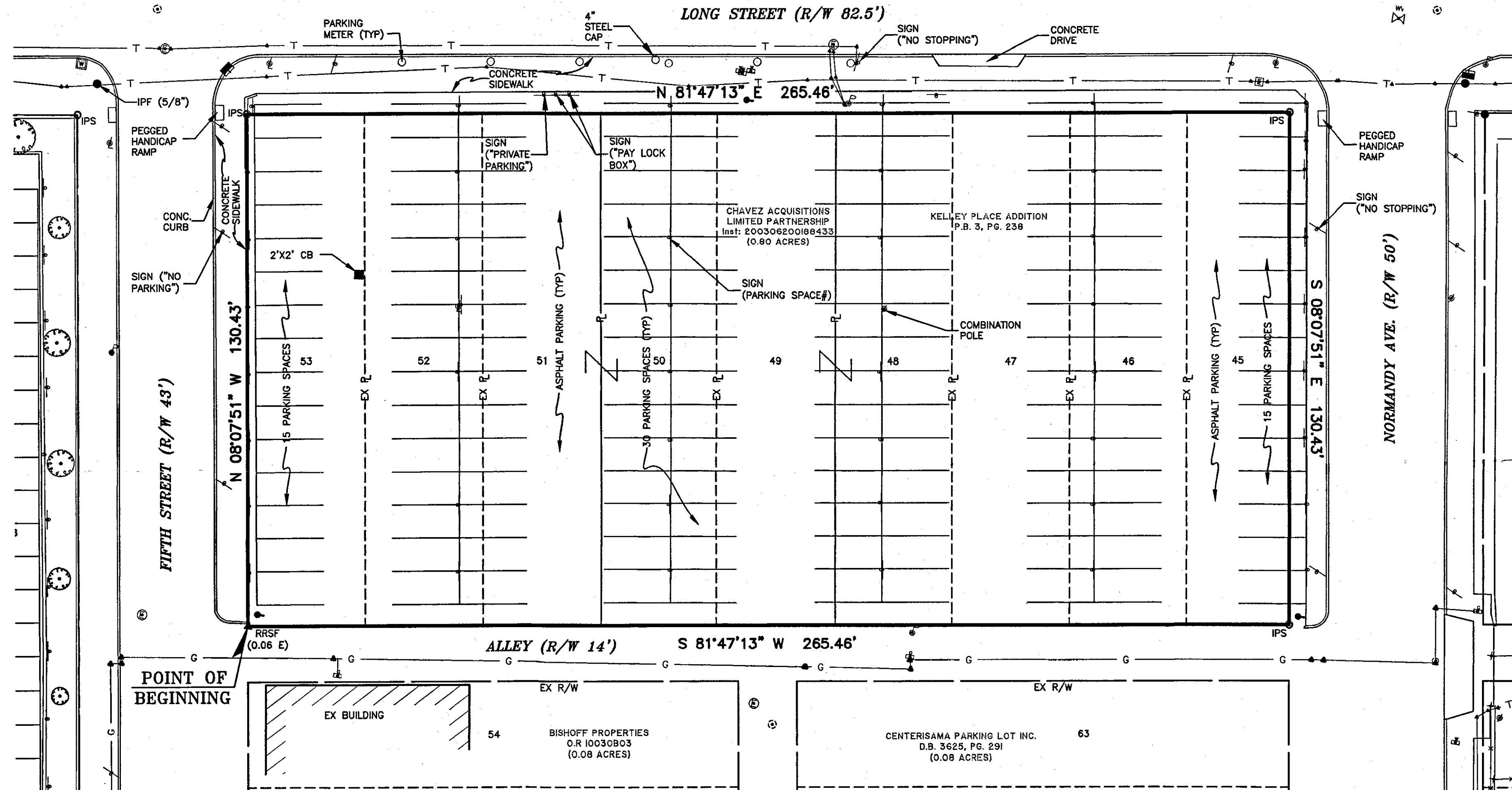
UTILITY STATEMENT:

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

NOTES PER TITLE COMMITMENT:

The following item numbers are per Schedule B- of the title commitment issued by First American Title Insurance Company, Number 1290771 with an effective date of December 22, 2005 at 7:59 a.m.. Encumbrances recorded after this date are not shown on this plot.

- ITEM 15 - Easement to The Ohio Bell Telephone Company of record in Deed Book 1877, Page 599, does not affect subject property.
- ITEM 16 - Easement reserved in Ordinance No. 425-62, does not affect subject property.



ALTA/ACSM SURVEY OF
0.795 Acre
LYING IN

Lots 45, 46, 47, 48, 49, 50, 51, 52, & 53
Kelley Place Addition Subdivision
Half Section 25, Township 5, Range 22
Refugee Lands
City of Columbus, Franklin County, Ohio

Scale: 1 inch = 20 Feet
RDZ Job#: 758851

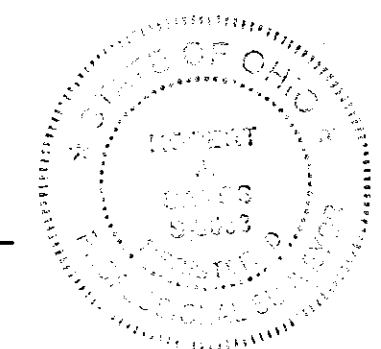
CERTIFICATION:

To: TOW, Ltd., First American Title Insurance Company, Chavez Properties-Columbus Long, LLC, its successors and/or assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

R. D. ZANDE & ASSOCIATES, INC.

Robert J. Zande *o/p/s/p/s*
Robert J. Zande DATE
Professional Surveyor No. S-8053



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PREPARED BY:
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