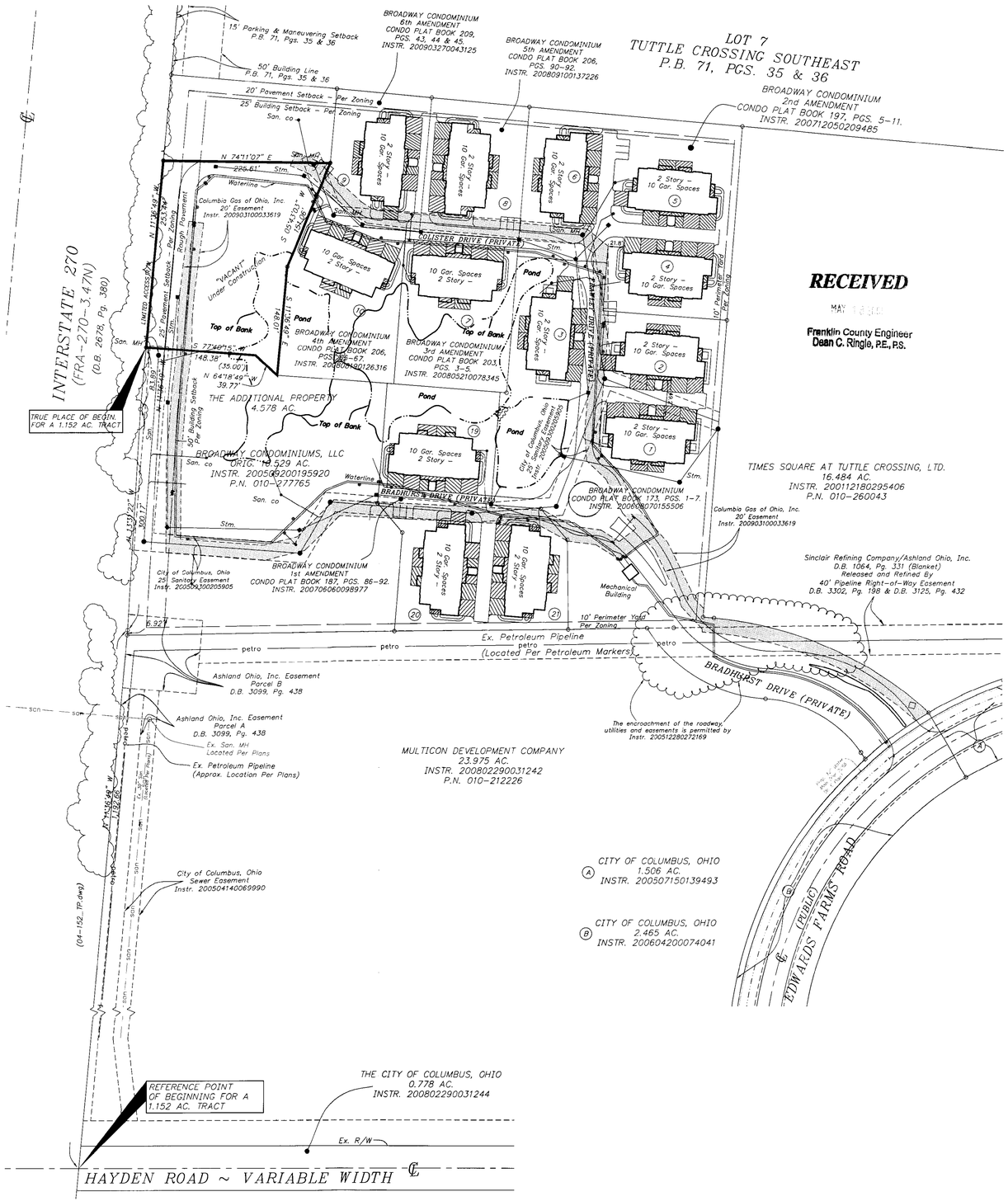


ALTA SYMBOLS LEGEND

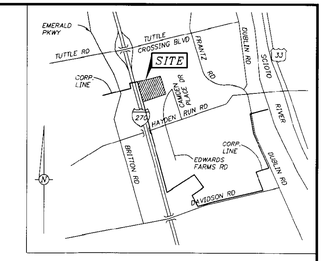
Sign	Sign	C.D.	Cable Television Drop
Sign	Street Sign	C.P.	Cable Television Pedestal
	Area Light	G.V.	Gas Valve
	Yard Light	G.S.	Gas Service
	Light Pole	G.M.	Gas Meter
	Light Pole w/Sgr. Base		Gas Marker
	Light Pole w/Rnc. Base	C.O.	Clean Out
	Electric Guy	STM CB	Catch Basin
	Electric Marker	Stm. Inlet	Curb Inlet
E.T.	Electric Transformer	Stm. MH	Manhole
E.M.	Electric Meter	San. MH	Manhole
E.D.	Electric Drop	DS	Down Spout
E.P.B	Electric Pull Box	RD	Roof Drain
E.P.	Electric Pedestal		Mail Box
E.O.	Electric Outlet		Flagpole
T.C.	Telephone Closure	Bo	Bollard
T.D.	Telephone Drop	WP	Wood Post
T.B.	Telephone Pull Box	MP	Metal Post
T.P.	Telephone Pedestal		
	Telephone Pole		
	Utility Pole		
P.B.	Pull Box		
Traffic P.B.	Traffic Pull Box		
Traffic C.B.	Traffic Control Box		
	Traffic Signal	g	Existing Gas Line
	Traffic Pole	w	Existing Water Line
	Traffic Pole w/ Walk	uge	Existing Underground Electric Line
Ser.	Sprinkler	ohe	Existing Overhead Electric Line
W.V.	Water Valve	ugt	Existing Underground Telephone Line
F.H.	Fire Hydrant	oht	Existing Overhead Telephone Line
W.M.	Water Meter	ohcatv	Existing Overhead Cable Television Line
W.S.	Water Service	ucatv	Existing Underground Cable Television Line
W.C. Valve	Water Control Valve		Existing Fence Line
I.C. Valve	Irrigation Control Valve		

SCALE: 1" = 80'

0 80 160 240

GRAPHIC SCALE

BASIS OF BEARINGS: The Centerline of Interstate Route 270, being N 11° 36' 49" W, as shown upon sheet 22 of 30 of Ohio Department of Transportation Right-of-way Plans for Fra-270-3.47 N.



LOCATION MAP
NO SCALE

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

DESCRIPTION OF A 1.152 ACRE TRACT
NORTH OF HAYDEN RUN ROAD, AT INTERSTATE 270,
CITY OF COLUMBUS, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 2418 and being a portion of an original 16.529 acre tract of land conveyed to Broadway Condominiums, LLC by deed of record in Instrument 200509200195920, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a point at the intersection of the centerline of Hayden Run Road with the east Limited Access Right-of-Way Line of Interstate 270, at the southeast corner of a 13.02 acre tract of land conveyed as Parcel 225-WL, for Interstate 270 right-of-way purposes, to State of Ohio by deed of record in Deed Book 2678, Page 380, at a southwest corner of an original 62.458 acre tract of land conveyed to Melvin W. & Florence M. Rings by deeds of record in Instrument 200208020190037 and Instrument 200208020190090, said point being 200.00 feet right of centerline station 549+06.78 of Interstate 270, as shown on Sheet 22 of 30 of Ohio Department of Transportation right-of-way plans for FRA-270-3.47 N, said point also being S 73° 14' 09" W a distance of 1,985.58 feet from Franklin County Monument #5274 found at an angle point in the centerline of Hayden Run Road;

thence N 11° 36' 49" W along the east Limited Access Right-of-Way Line of Interstate 270, along a portion of a west line of said original 62.458 acre tract and along a west line of said original 16.529 acre tract a distance of 1,192.66 feet to a 3/4" I.D. iron pipe set;

thence N 13° 31' 22" W along the east Limited Access Right-of-Way Line of Interstate 270, along a portion of a west line of said original 62.458 acre tract and along a west line of said original 16.529 acre tract (having been conveyed out of said original 62.458 acre tract) a distance of 300.17 feet to a 3/4" I.D. iron pipe set;

thence N 11° 36' 49" W along the east Limited Access Right-of-Way Line of Interstate 270 and along a west line of said original 16.529 acre tract a distance of 83.89 feet to a 3/4" I.D. iron pipe set at the true place of beginning of the tract herein intended to be described;

thence continuing N 11° 36' 49" W along the east Limited Access Right-of-Way Line of Interstate 270 and along a west line of said original 16.529 acre tract a distance of 253.44 feet to a 3/4" I.D. iron pipe set;

thence N 74° 11' 07" E crossing a portion of said original 16.529 acre tract a distance of 225.61 feet to a 3/4" I.D. iron pipe set at a corner of Broadway Condominium 6th Amendment, of record in Condo. Plat Book 209, Pages 43, 44 and 45 and recorded in Instrument 200903270043125;

thence S 05° 43' 03" W crossing a portion of said original 16.529 acre tract, along a west line of said Broadway Condominium 6th Amendment and along a west line of Broadway Condominium 4th Amendment, of record in Condo. Plat Book 206, Pages 65, 66 and 67 and recorded in Instrument 200808190126316 a distance of 151.06 feet to a 3/4" I.D. iron pipe set at the edge of a pond and at a corner of said Broadway Condominium 4th Amendment;

thence S 11° 36' 49" E crossing a portion of said original 16.529 acre tract and along a west line of Broadway Condominium 4th Amendment a distance of 148.61 feet to a point in a pond and at the southwest corner of said Broadway Condominium 4th Amendment;

thence N 64° 18' 49" W crossing a portion of said original 16.529 acre tract a distance of 39.77 feet to a point in a pond;

thence S 77° 40' 15" W crossing a portion of said original 16.529 acre tract a distance of 148.38 feet to the true place of beginning (passing a 3/4" I.D. iron pipe set on line at 35.00 feet);

containing 1.152 acres of land more or less.

The above description was prepared by Kevin L. Baxter, Ohio surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in July, 2002 and in April 2005. 3/4" I.D. iron pipe set are marked with a plastic cap stamped "Bird & Bull, Inc.". Basis of bearings is the centerline of Interstate Route 270, being N 11° 36' 49" W, as shown upon Sheet 22 of 30 of Ohio Department of Transportation right-of-way plans for FRA-270-3.47 N.

TOGETHER WITH all rights and interest as granted to Broadway Condominiums, LLC for roadway and utility easements by Ohio River Pipe Line LLC by that certain License dated November 22, 2005, filed December 28, 2005 and recorded as Instrument No. 200512280272169, Recorder's Office, Franklin County, Ohio.

TOGETHER WITH all common use of easements for utilities and ingress and egress as created in Article XIV and elsewhere in Declaration, Bylaws and Drawings for Broadway Condominium, filed of record August 7, 2006 and recorded as Instrument No. 200608070155504 and in Condominium Plat Book 173, Page 1; as amended by First Amendment, of record and recorded as Instrument No. 200706060098977 and in Condominium Plat Book 187, Page 86; as amended by Second Amendment, of record and recorded as Instrument No. 200712050209484 and in Condominium Plat Book 197, Page 5; as amended by Conforming Agreement, of record and recorded as Instrument No. 200804080053630; as amended by Third Amendment, of record and recorded as Instrument No. 200805210078345 and in Condominium Plat Book 203, Page 3; as amended by Fourth Amendment, of record and recorded as Instrument No. 200808190126316 and in Condominium Plat Book 206, Page 65; as amended by Fifth Amendment, of record and recorded as Instrument No. 200809100137226 and in Condominium Plat Book 206, Page 90; as amended by Sixth Amendment, of record and recorded as Instrument No. 200903270043125 and in Condominium Plat Book 209, Page 43, all records referenced to the Recorder's Office, Franklin County, Ohio.

ALTA/ACSM LAND TITLE SURVEY

COMMONWEALTH LAND TITLE INSURANCE COMPANY
FILE NO. 135627
EFFECTIVE DATE: APRIL 09, 2009 AT 6:00 A.M.

To: Commonwealth Land Title Insurance Company
Ohio Title Corporation
Broadway Condominiums, LLC
Advantage Bank

CERTIFICATION:
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 and NSPS in 2005, and includes Items 2,3,4,6,10,11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my opinion, as a land surveyor in the State of Ohio, the relative Positional Accuracy of this survey does not exceed that which is specified herein

FLOOD ZONE:
Property is in Zone X (areas determined to be outside the 500-year flood plain) on Flood Insurance Rate Map, Panel 170 of 367, Franklin County, Ohio and incorporated areas, Map No. 39049C0170 G (Effective Date: August 2, 1995).

TITLE ITEMS:
Item 9 – D.B. 1064, Pg. 331 & 338, assigned in D.B. 1599, Pg. 305, further assigned in A&R Vol. 190, Pg. 451 and modified in D.B. 3125, Pg. 432, apply and are as shown.
Item 10 – Intentionally deleted.
Item 11 – Instr. 200509300205905, applies and is as shown.
Item 12 – Instr. 200512280272169 is an agreement to encroach upon existing easement with roadway & utility improvements.
Item 13 – Instr. 200603070042977, applies to the subject premises, however, until subject premises is developed, there are no specific electric lines currently located on the subject premises.
Item 14 – Instr. 200604170070904, applies to the subject premises, however, until subject premises is developed, there are no specific telephone lines currently located on the subject premises.
Item 15 – Intentionally deleted.
Item 16 is terms, conditions, covenants, restrictions, assessments, charges, obligations and easements as set forth in the condominiums declarations and each current amendment and applies to subject premises.
Item 17 – Instr. 200803100033619, applies and is as shown.

MISCELLANEOUS NOTES:
As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a guaranty or warranty, either expressed or implied.

Violations of zoning ordinances, restrictions or other rules and regulations are determined and enforced by the zoning and planning boards of the community in which the property is located.

ZONING:
Property is Currently Zoned CPD (Commercial Planned Development) per City of Columbus Building Development Services. See Zoning Codes for Restrictions not Shown.

NOTE: As of the date of this survey the development has water, sanitary and storm lines in place. Electric and telephone are available to the existing structures and spider through the development to service such. Subject premises has rough pavement of the access drive and the buildings have been staked by the surveyor.

Kevin L. Baxter 4/15/09
Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date:

Bird+Bull Engineers + Surveyors
C.F. BIRD & R.J. BULL, INC.
Engineers and Surveyors
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

BROADWAY CONDOMINIUMS
BUILGINGS 11 AND 13

ALTA ACSM LAND TITLE SURVEY
NORTH OF HAYDEN RUN ROAD AT
INTERSTATE 270,
CITY OF COLUMBUS, FRANKLIN CO., OHIO

1.152 AC. IN V.M.S. NO. 2418			
SCALE: 1" = 80'		JOB NO.	1 / 1
DWN: KLB	CKD:	MARCH 25, 2009	04-152

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