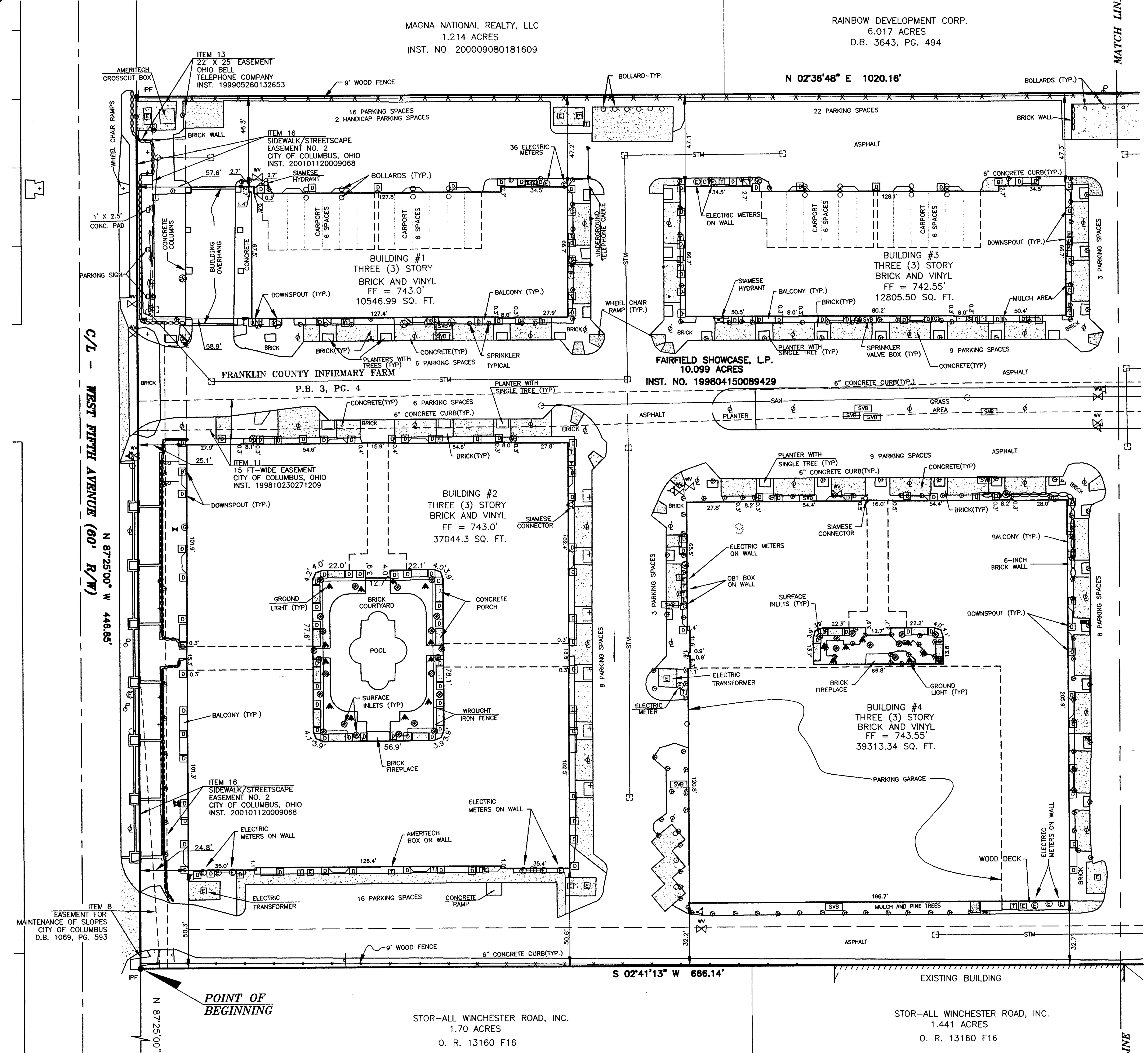


LEGEND

- ● IPF IRON PIN FOUND
- ○ IPS IRON PIN SET
- ◆ PKNF PK NAIL FOUND
- LIGHT POLE
- POWER POLE
- GROUND LIGHT
- GUY WIRE
- GUY POLE
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- COMBINATION POLE
- CATCH BASIN
- CURB INLET
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC POLE
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSS RAILROAD SPIKE SET
- SPRINKLER
- SPRINKLER VALVE BOX
- SIGN
- MAILBOX
- WATER VALVE
- WATER TAP
- WATER METER
- WATER METER PIT
- FIRE HYDRANT
- DOWNSPOUT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE POLE
- CABLE T.V. PEDESTAL
- GAS MARKER
- GAS METER
- GAS VALVE
- GAS TAP
- —STM— STORM SEWER LINE
- —SAN— SANITARY SEWER LINE
- —GAS— GAS LINE
- —WA— WATER LINE
- —U.G.T— UNDERGROUND TELEPHONE LINE
- —U.G.E— UNDERGROUND ELECTRIC LINE
- — O.H. — OVERHEAD UTILITY LINE
- CONCRETE

GENERAL NOTES:

1. ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R. D. ZANDE".

2. THIS SURVEY DOES REPRESENT ALL OF THE EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL AS PROVIDED IN TITLE COMMITMENT NUMBER 222630 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND PROGRESSIVE LAND TITLE, WITH AN EFFECTIVE DATE OF JULY 3, 2002.

3. FENCE OWNERSHIP CANNOT BE DETERMINED BY THE SURVEYOR, ALTHOUGH FENCE DOES APPEAR TO LIE ON THE SUBJECT PARCEL ENTIRELY.

4. TRACT 2 AS LISTED IN THE PRO FORMA OWNERS POLICY CONSISTS OF THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CHESAPEAKE AND OHIO RAILWAY COMPANY, A VIRGINIA CORPORATION, AND THE COLUMBUS SHOW CASE COMPANY, AN OHIO CORPORATION, BY DEED OF RECORD IN DEED BOOK 1069 PAGE 622, DOES AFFECT THE SUBJECT PARCEL, BUT CANNOT BE SHOWN ON THIS SURVEY

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 87°25'00" W FOR THE NORTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF RECORD IN INSTRUMENT NO. 199804150089429 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

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 NUMBER 39049 C 0235 G, WITH AN EFFECTIVE DATE OF AUGUST, 2, 1995, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES PER TITLE COMMITMENT:

THE FOLLOWING ITEMS NUMBERS ARE PER SCHEDULE B OF THE CASE NUMBER L156325 ISSUED BY LAWYERS TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JANUARY 23, 2002 AT 6:59 A.M..

ITEM 8 – A PERPETUAL EASEMENT FOR THE MAINTENANCE OF SLOPES GRANTED TO THE CITY OF COLUMBUS, OHIO, OF RECORD IN DEED BOOK 1072, PAGE 593, BEING AN EASEMENT THAT VARIES IN WIDTH ALONG THE NORTH RIGHT OF WAY LINE OF FIFTH AVENUE, DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN ON THIS SURVEY.

ITEM 9 – A PERPETUAL EASEMENT FOR THE MAINTENANCE OF SLOPES GRANTED TO THE CITY OF COLUMBUS, OHIO, OF RECORD IN DEED BOOK 1072, PAGE 595, BEING AN EASEMENT THAT VARIES IN WIDTH ALONG THE SOUTH RIGHT-OF-WAY LINE OF KING AVENUE, DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN ON THIS SURVEY.

ITEM 10 – TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CHESAPEAKE AND OHIO RAILWAY COMPANY, A VIRGINIA CORPORATION, AND THE COLUMBUS SHOW CASE COMPANY, AN OHIO CORPORATION, OF RECORD IN DEED BOOK 1069 PAGE 622, DOES AFFECT THE SUBJECT PARCEL BUT CANNOT BE SHOWN ON THIS SURVEY. ALSO REFERED TO AS TRACT 2 OF THE PRO FORMA OWNER'S POLICY.

ITEM 11 – AN EXCLUSIVE PERPETUAL EASEMENT FOR THE OPERATION AND MAINTENANCE OF A SANITARY SEWER LINE AS GRANTED TO THE CITY OF COLUMBUS, OHIO, OF RECORD IN INSTRUMENT NUMBER 199810230271209, SAID EASEMENT 15 FEET IN WIDTH, DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN ON THIS SURVEY.

ITEM 12 – AN EASEMENT FOR THE INSTALLATION AND OPERATION OF COMMUNICATION LINES AND SYSTEMS AND INCLUSIVE RIGHTS TO PROVIDE ENTERTAINMENT SERVICES AS GRANTED TO TIME WARNER ENTERTAINMENT COMPANY, COLUMBUS DIVISION, OF RECORD IN INSTRUMENT NUMBER 199904190096041, SAID EASEMENTS BEING OF AN UNSPECIFIED WIDTH, BOTH OF WHICH DO AFFECT THE SUBJECT PARCEL AND CANNOT BE PLOTTED, SINCE SAID EASEMENT IS OF A BLANKET TYPE EASEMENT.

ITEM 13 – AN EASEMENT FOR THE CONSTRUCTION AND OPERATION OF COMMUNICATION LINES AS GRANTED TO OHIO BELL TELEPHONE COMPANY (A.K.A. AMERITECH OHIO, AN OHIO CORPORATION), OF RECORD IN INSTRUMENT NUMBER 199905260132653, BEING AN EASEMENT THAT IS 25 FEET BY 22 FEET, DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN ON THIS SURVEY.

ITEM 14 – AN EASEMENT FOR THE CONSTRUCTION AND OPERATION OF A GAS PIPE LINE AS GRANTED TO COLUMBIA GAS OF OHIO, OF RECORD IN INSTRUMENT NUMBER 199906140150644, BEING AN EASEMENT THAT IS 5 FEET IN WIDTH AND , DOES AFFECT THE SUBJECT PARCEL, BUT CANNOT BE PLOTTED ON THIS SURVEY, SINCE THE CENTERLINE OF SAID EASEMENT BEING THE SAME LOCATION AS THE PIPELINES AS INITIALLY LAID.

ITEM 15 – AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ELECTRICAL TRANSMISSION LINES AS GRANTED TO COLUMBUS SOUTHERN POWER COMPANY, OF RECORD IN INSTRUMENT NUMBER 199906240161364, BEING AN EASEMENT THAT IS 10 FEET IN WIDTH, DOES AFFECT THE SUBJECT PARCEL, BUT CANNOT BE PLOTTED ON THIS SURVEY, SINCE THE CENTERLINE OF SAID EASEMENT BEING ELECTRIC CABLE AS INSTALLED BENEATH THE SURFACE OF THE GROUND.

ITEM 16 – AN EASEMENT FOR THE CONSTRUCTION OF PUBLIC SIDEWALKS AND STREETSCAPE, AS GRANTED TO THE CITY OF COLUMBUS, OHIO, OF RECORD IN INSTRUMENT NUMBER 200101120009068, CONSISTING OF AN TWO (2) EASEMENTS THAT VARIES IN WIDTH,
(1) EASEMENT 1 DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN ON THIS SURVEY,
(2) EASEMENT 2 DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN ON THIS SURVEY.

ITEM A – A PERPETUAL EASEMENT FOR HIGHWAY AND ROADWAY PURPOSES TO THE CITY OF COLUMBUS, OHIO, OF RECORD IN DEED BOOK 1072, PAGE 598, SAID EASEMENT BEING 3 FEET IN WIDTH, DOES NOT AFFECT THE SUBJECT PARCEL, BUT IS SHOWN ON THIS SURVEY. AS IT LIES WITHIN THE RIGHT-OF-WAY OF KING AVENUE.

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.

ZONING NOTE:

THE SUBJECT PROPERTY IS CURRENTLY ZONED MANUFACTURING (M), AMENDED BY COLUMBUS CITY COUNCIL VARIANCE APPLICATION NUMBER: CV97-059 AND COLUMBUS CITY COUNCIL ORDINANCE NUMBER 178-98, ADOPTED ON FEBRUARY 9, 1998, COPIES DISTRIBUTED WITH THE SURVEY.

ENCROACHMENTS:

EXCEPT AS SHOWN THERE IS NO PHYSICAL EVIDENCE OF ANY ENCROACHMENTS.

CERTIFICATION:

TO: FAIRFIELD SHOWCASE, LP, A DELAWARE LIMITED PARTNERSHIP, GEARY PORTER & DONOVAN A PROFESSIONAL CORPORATION, LAWYERS TITLE INSURANCE CORPORATION, AND JUPITER ACQUISITION CORPORATION, AN ILLINOIS CORPORATION:

I HEREBY CERTIFY THAT ON THE 12TH DAY OF MARCH 2003:

1. 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, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 8, 9, 10, 11(A), 11(B) AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM 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."

2. THIS SURVEY IS A TRUE AND CORRECT SURVEY OF MERIDIAN APARTMENTS LOCATED AT 1401 ASCHINGER BLVD., COLUMBUS, OHIO 43212, AND SHOWS THE TRUE AND CORRECT LOCATION OF THE BOUNDARIES OF SUCH PROPERTY AS PER THE RECORDED DESCRIPTION SET FORTH HEREON AND CONTAINED IN CASE NUMBER L156325 ISSUED BY LAWYERS TITLE INSURANCE CORPORATION AND DATED JANUARY 23, 2003, AT 6:59 AM;

3. THIS SURVEY CORRECTLY SHOWS THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON (IF ANY) AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD (OR WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY; THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREBY AND ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF;

4. EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY, SETBACK LINES OR ENCROACHMENTS ACROSS THE SUBJECT PROPERTY, NO EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AND NO PARTY WALLS OR ENCROACHMENTS UPON ADJOINING PROPERTY, STREETS OR ALLEYS OR ANY EASEMENT OR RIGHT-OF-WAY OF OTHERS BY ANY OF SAID IMPROVEMENTS UPON THE PROPERTY DESCRIBED HEREIN, EXCEPT AS SHOWN;

5. THE PROPERTY SURVEYED CONTAINS 10.099 ACRES MORE OR LESS AND IS NOT LOCATED WITHIN A FLOOD PLAIN AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY;

6. THE PROPERTY SURVEYED DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER APPLICABLE STATE, COUNTY OR MUNICIPAL LAW OR ORDINANCES. ALL UNDERGROUND UTILITIES ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS;

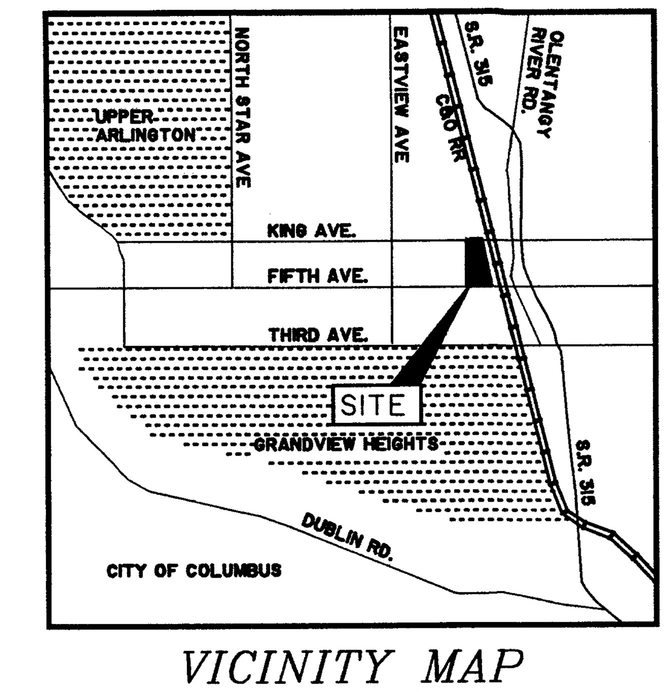
7. THE PROPERTY HAS A ZONING DESIGNATION OF (M) MANUFACTURING (SEE ZONING NOTE) AND INGRESS AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY WEST FIFTH AVENUE AND KING AVENUE, THE SAME BEING PAVED, DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY THE CITY OF COLUMBUS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY JEFFREY D. HOFIUS.

STATE OF OHIO ★ JEFFREY D. HOFIUS S-7455 REGISTERED ★ PROFESSIONAL SURVEYOR

R. D. ZANDE & ASSOCIATES, INC.

3/12/03
JEFFREY D. HOFIUS DATE
REGISTERED SURVEYOR NO. S-7455
R.D. ZANDE & ASSOCIATES, INC.
1237 DUBLIN ROAD
COLUMBUS, OH 43215
(614)-486-4383
RDZ JOB NUMBER 4627A4



VICINITY MAP
NOT TO SCALE

DESCRIPTION

TRACT 1:

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18, UNITED STATES MILITARY DISTRICT AND BEING ALL OF THAT 10.099 ACRE TRACT CONVEYED TO FAIRFIELD SHOWCASE, L.P. BY DEED OF RECORD IN INSTRUMENT NUMBER 199804150089429, OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF SAID 10.099 ACRE TRACT IN THE NORTHERLY RIGHT-OF-WAY LINE OF WEST FIFTH AVENUE, SAME BEING IN THE WESTERLY LINE OF THAT 1.70 ACRE TRACT CONVEYED TO STOR-ALL WINCHESTER ROAD, INC. BY DEED OF RECORD IN OFFICIAL RECORD 13160 F16, BEING REFERENCED BY AN IRON PIN FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF THE C & O RAILROAD, NORTH 87°25'00" WEST, A DISTANCE OF 298.27 FEET;

THENCE NORTH 87°25'00" WEST, A DISTANCE OF 446.85 FEET, ALONG THE LINE COMMON TO SAID 10.099 ACRE TRACT AND THE RIGHT-OF-WAY OF SAID WEST FIFTH AVENUE, TO AN IRON PIN FOUND AT THE COMMON CORNER OF SAID 10.099 ACRE TRACT AND THAT 1.214 ACRE TRACT CONVEYED TO MAGNA NATIONAL REALTY, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200009080181609;

THENCE NORTH 02°36'48" EAST, A DISTANCE OF 1020.16 FEET, ALONG A LINE COMMON TO SAID 10.099 ACRES, SAID 1.214 ACRES, THAT 6.017 ACRE TRACT CONVEYED TO RAINBOW DEVELOPMENT CORP. BY DEED OF RECORD IN DEED BOOK 3643, PAGE 494 AND VAN B. DELASHMUTTS AMD, A SUBDIVISION OF RECORD IN PLAT BOOK 5, PAGE 194 TO AN IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF SAID 10.099 ACRE TRACT, SAME BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF KING AVENUE;

THENCE SOUTH 88°18'43" EAST, A DISTANCE OF 347.46 FEET, ALONG A LINE COMMON TO SAID 10.099 ACRE TRACT AND THE RIGHT-OF-WAY OF SAID KING AVENUE, TO AN IRON PIN FOUND AT A NORTHEASTERLY CORNER OF SAID 10.099 ACRE TRACT, SAME BEING IN THE WESTERLY LINE OF THAT 0.65 ACRE TRACT CONVEYED TO CSX TRANSPORTATION, INC. BY DEED OF RECORD IN DEED BOOK 748, PAGE 229;

THENCE SOUTH 12°58'44" EAST, A DISTANCE OF 373.13 FEET, ALONG A LINE COMMON TO SAID 10.099 ACRE AND SAID 0.65 ACRE TRACTS, TO A T-RAIL FOUND AT A COMMON CORNER OF SAID 10.099 ACRE TRACT AND THAT 0.209 ACRE TRACT CONVEYED TO CSX TRANSPORTATION, INC. BY DEED OF RECORD IN DEED BOOK 748, PAGE 229;

THENCE SOUTH 02°41'13" WEST, A DISTANCE OF 666.14 FEET, ALONG A LINE COMMON TO SAID 10.099 ACRE TRACT, SAID 0.209 ACRE TRACT AND SAID 1.70 ACRE TRACT, TO THE POINT OF TRUE BEGINNING, CONTAINING 10.099 ACRES, MORE OR LESS.

ALTA/ACSM LAND TITLE SURVEY OF

10.099 ACRES

LYING IN

QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18

UNITED STATES MILITARY DISTRICT

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

30 0 30 60

SCALE IN FEET

SCALE: 1 INCH = 30 FEET *DATE: MARCH 12, 2003*

PREPARED BY:

R.D.Zande & Associates
1237 DUBLIN ROAD
COLUMBUS, OHIO 43215

RECEIVED
JUN 02 2003
Franklin County Engineer
Dean C. Ringle, P.E.,P.S.

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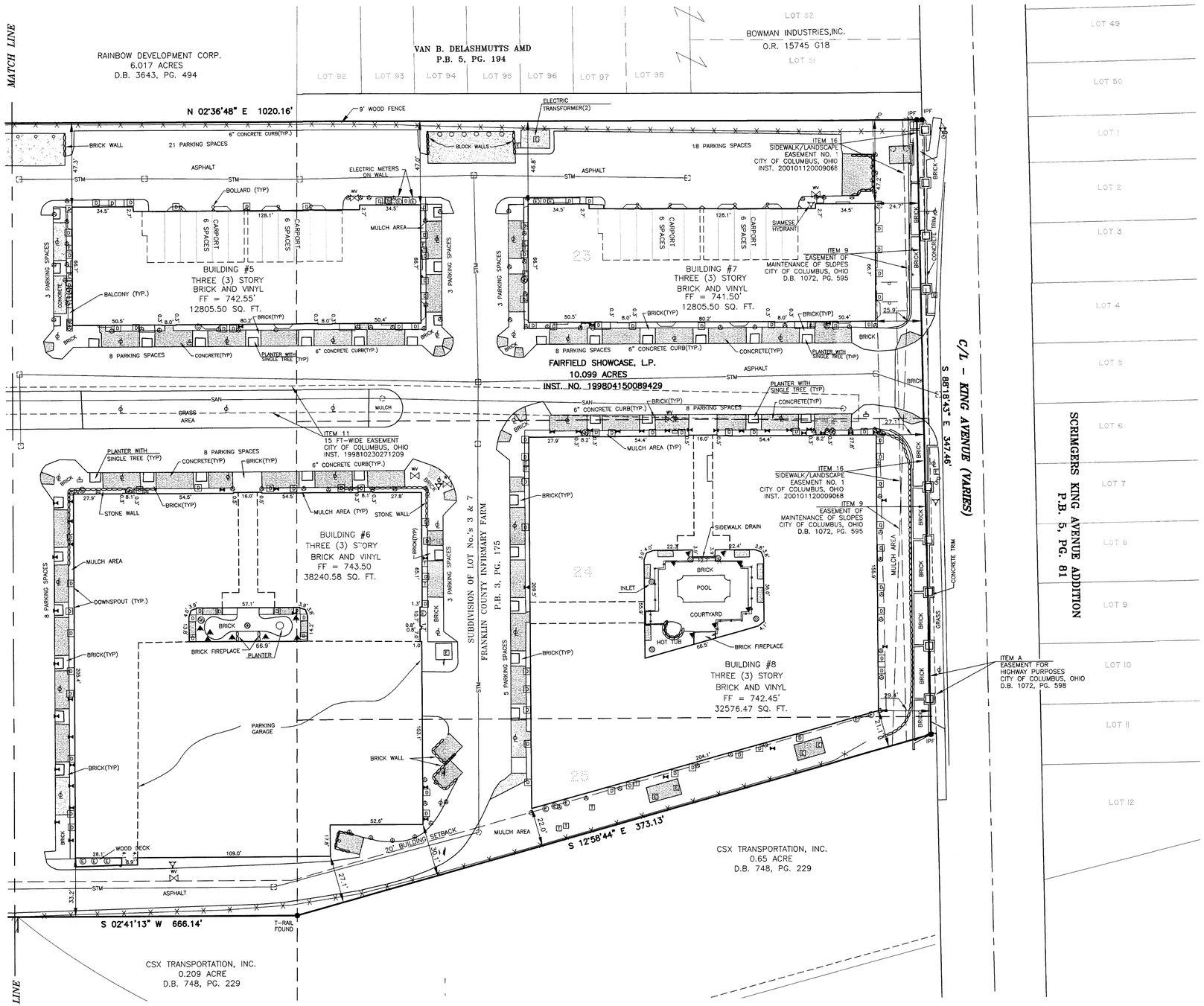
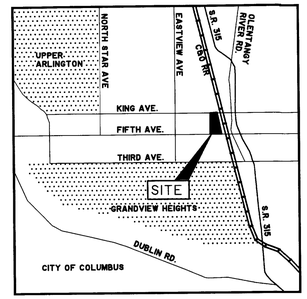
81857250 10.099 Ac Resurvey
(010)-61774 Fifth-King





VICINITY MAP
NOT TO SCALE

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- PKNF PK NAIL FOUND
- LIGHT POLE
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- CONCRETE

ALTA/ACSM LAND TITLE SURVEY OF

10.099 ACRES

LYING IN

QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18

UNITED STATES MILITARY DISTRICT

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

30 0 30 60

SCALE IN FEET

SCALE: 1 INCH = 30 FEET *DATE: MARCH 12, 2003*
REVISED MAY 14, 2003

PREPARED BY:

R.D.Zande & Associates

1237 DUBLIN ROAD
COLUMBUS, OHIO 43215

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