

WEST FIFTH AVENUE 60'

LEGAL DESCRIPTIONS:

2.014 ACRES
SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN HALF SECTION 6, TOWNSHIP 5, RANGE 22, REFUGEE LANDS AND BEING ALL OF THE 1.6613 ACRE TRACT (PARCEL NUMBER 010-226068) OF LAND CONVEYED TO JOHNSON'S INDUSTRIAL CATERERS, INC., OF RECORD IN OFFICIAL RECORD 24600H19, AND THE 0.354 ACRE TRACT (PARCEL NUMBER 010-065226) OF LAND CONVEYED TO JOHNSON'S INDUSTRIAL CATERERS, INC., OF RECORD IN OFFICIAL RECORD 4474014, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FIFTH AVENUE (60 FEET WIDE) AND THE WESTERLY RIGHT-OF-WAY LINE OF HOLLY AVENUE (50 FEET WIDE);

THENCE SOUTH 00° 10' 00" EAST, A DISTANCE OF 196.97 FEET, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HOLLY AVENUE, TO AN IRON PIN SET AT THE EASTERLY COMMON CORNER OF SAID 1.6613 ACRE TRACT AND THE 0.2917 ACRE TRACT OF LAND CONVEYED AS PARCEL B TO B.E.T. INVESTMENTS I, LLC, OF RECORD IN INSTRUMENT NUMBER 200006090114894, SAID IRON PIN SET BEING THE POINT OF TRUE BEGINNING;

THENCE SOUTH 00° 10' 00" EAST, A DISTANCE OF 434.32 FEET, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HOLLY AVENUE AND THE TRACT OF LAND CONVEYED TO CITY OF COLUMBUS, OF RECORD IN DEED BOOK 2952, PAGE 122, AND THE EASTERLY LINES OF SAID 1.6613 ACRE TRACT AND THE REMAINDER OF SAID ORIGINAL 0.401 ACRE TRACT, TO AN IRON PIN SET AT THE COMMON CORNER OF SAID 0.354 ACRE TRACT, SAID CITY OF COLUMBUS TRACT AND THE 1.198 ACRE TRACT OF LAND CONVEYED TO CROSBY COMPANY, LTD., OF RECORD IN INSTRUMENT NUMBER 200203270077665;

THENCE NORTH 89° 57' 23" WEST, A DISTANCE OF 190.00 FEET, PASSING AN IRON PIN FOUND AT A DISTANCE OF 169.78 FEET, ALONG THE LINE COMMON TO SAID 0.354 AND 1.198 ACRE TRACTS, TO THE WESTERLY COMMON CORNER OF SAID 0.354 AND 1.198 ACRE TRACTS AND IN THE EASTERLY LINE OF THE TRACT OF LAND CONVEYED TO CSX TRANSPORTATION, INC. OF RECORD IN DEED BOOK 1113, PAGE 138, OFFICIAL RECORD 13276A14 AND OFFICIAL RECORD 13283G13;

THENCE NORTH 00° 10' 00" WEST, A DISTANCE OF 353.65 FEET, ALONG THE LINE COMMON TO SAID 0.354 AND 1.6613 ACRES TRACTS AND SAID CSX TRACT, TO AN IRON PIN SET AT THE SOUTHERLY COMMON CORNER OF SAID 1.6613 ACRE TRACT AND THE 0.403 ACRE TRACT OF LAND CONVEYED TO BRIAN S. HOOVER AND MICHAEL J. UCKER, OF RECORD IN INSTRUMENT NUMBER 201101180008747;

THENCE ALONG THE LINE COMMON TO SAID 1.6613 AND 0.403 ACRE TRACTS, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 08° 07' 14" EAST, A DISTANCE OF 90.72 FEET, TO A 3/4 INCH IRON PIN FOUND;
- 2) NORTH 00° 10' 00" WEST, A DISTANCE OF 39.97 FEET, TO A 3/4 INCH IRON PIN FOUND;
- 3) SOUTH 89° 14' 00" EAST, A DISTANCE OF 96.89 FEET, TO AN IRON PIN SET AT THE COMMON CORNER OF SAID 1.6613, 0.2917 AND 0.403 ACRE TRACTS, AND THE 0.069 ACRE TRACT CONVEYED AS PARCEL C TO B.E.T. INVESTMENTS I, LLC, OF RECORD IN INSTRUMENT NUMBER 200006090114894;

THENCE ALONG THE LINE COMMON TO SAID 1.6613 AND 0.2917 ACRE TRACTS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 01° 00' 50" WEST, A DISTANCE OF 24.77 FEET, TO A PK NAIL FOUND;
- 2) SOUTH 88° 59' 10" EAST, A DISTANCE OF 43.30 FEET, TO AN IRON PIN SET;
- 3) SOUTH 01° 34' 20" EAST, A DISTANCE OF 23.00 FEET, TO AN IRON PIN SET;
- 4) NORTH 89° 07' 50" EAST, A DISTANCE OF 36.70 FEET, TO THE POINT OF TRUE BEGINNING, CONTAINING 2.014 ACRES, MORE OR LESS, (OF WHICH 0.354 ACRES LIE IN PARCEL NUMBER 010-065226 AND 1.660 ACRES LIE WITHIN PARCEL NUMBER 010-226068) AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD, ESTRIC

1.104 ACRES

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN HALF SECTION 6, TOWNSHIP 5, RANGE 22, REFUGEE LANDS AND BEING ALL OF THE 0.201 ACRE TRACT OF LAND CONVEYED TO JOHNSON'S INDUSTRIAL CATERERS, INC. AS PARCEL 4 IN DEED BOOK 2952, PAGE 119 AND PARCEL 1 IN DEED BOOK 2952, PAGE 122, THE 0.343 ACRE TRACT OF LAND CONVEYED TO JOHNSON'S INDUSTRIAL CATERERS, INC. AS PARCEL 3 IN DEED BOOK 2952, PAGE 119 AND PARCEL 2 IN DEED BOOK 2952, PAGE 122, THE 0.425 ACRE TRACT OF LAND CONVEYED TO JOHNSON'S INDUSTRIAL CATERERS, INC. AS PARCEL 1 IN DEED BOOK 2952, PAGE 119 AND PARCEL 3 IN DEED BOOK 2952, PAGE 122, THE 0.395 ACRE TRACT OF LAND CONVEYED TO JOHNSON'S INDUSTRIAL CATERERS, INC., OF RECORD IN INSTRUMENT NUMBER 201006150073961, AND THE 0.114 ACRE TRACT OF LAND CONVEYED TO JOHNSON'S INDUSTRIAL CATERERS, INC., OF RECORD IN OFFICIAL RECORD 1756016 (ALL COMBINED INTO PARCEL NUMBER 010-002868), RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FIFTH AVENUE (60 FEET WIDE) AND THE EASTERLY RIGHT-OF-WAY LINE OF HOLLY AVENUE (50 FEET WIDE);

THENCE SOUTH 00° 10' 00" EAST, A DISTANCE OF 384.43 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HOLLY AVENUE, TO AN IRON PIN SET AT THE WESTERLY COMMON CORNER OF SAID TRACT 1 TO GRIMESBACH PROPERTIES, LTD., OF RECORD IN INSTRUMENT NUMBER 200902270027248, SAID IRON PIN SET BEING THE POINT OF TRUE BEGINNING;

THENCE NORTH 89° 50' 00" EAST, A DISTANCE OF 195.00 FEET, PASSING A 3/4 INCH IRON PIN FOUND AT A DISTANCE OF 175.13 FEET, ALONG THE LINE COMMON TO SAID 0.201, 0.114 AND 0.321 ACRES TRACTS AND THE 0.037 ACRE TRACT OF LAND CONVEYED AS TRACT 3 TO GRIMESBACH PROPERTIES, LTD., OF RECORD IN INSTRUMENT NUMBER 200902270027248, TO A 3/4 INCH IRON PIN FOUND AT THE EASTERLY COMMON CORNER OF SAID 0.114 AND 0.037 ACRE TRACTS AND IN A WESTERLY LINE OF THE 1.531 ACRE TRACT OF LAND CONVEYED TO CENTRO, INC. AND HIGHPEARL INC., OF RECORD IN INSTRUMENT NUMBER 200002040024965;

THENCE SOUTH 00° 10' 00" EAST, A DISTANCE OF 246.97 FEET, ALONG THE LINE COMMON TO SAID 0.114 AND 1.531 ACRES TRACTS, AND THE 1.147 ACRE TRACT OF LAND CONVEYED AS PARCEL 1 AND THE 0.012 ACRE TRACT OF LAND CONVEYED AS PARCEL 2 TO 1341 NORTON, LTD., OF RECORD IN INSTRUMENT NUMBER 200305140143877, TO A 3/4 INCH IRON PIN FOUND AT THE EASTERLY COMMON CORNER OF SAID TRACT AND THE 0.507 ACRE TRACT OF LAND CONVEYED TO THE BANNER DIE TOOL AND STAMPING COMPANY, OF RECORD IN OFFICIAL RECORD 1756007;

THENCE SOUTH 89° 59' 22" WEST, A DISTANCE OF 195.00 FEET, ALONG THE LINE COMMON TO SAID 0.114, 0.485 AND 0.507 ACRES TRACTS, THE 0.0117 ACRE TRACT OF LAND CONVEYED TO THE BANNER DIE TOOL AND STAMPING COMPANY, OF RECORD IN OFFICIAL RECORD 17791H09, AND THE 0.825 ACRE TRACT OF LAND CONVEYED TO THE BANNER DIE TOOL AND STAMPING COMPANY, OF RECORD IN DEED BOOK 1639, PAGE 346, TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF THE TRACT OF LAND CONVEYED TO CITY OF COLUMBUS, OF RECORD IN DEED BOOK 1507, PAGE 424 AND IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID HOLLY AVENUE.

THENCE NORTH 00° 10' 00" WEST, A DISTANCE OF 246.44 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HOLLY AVENUE, SAID CITY OF COLUMBUS TRACT AND THE TRACT OF LAND CONVEYED TO CITY OF COLUMBUS, OF RECORD IN DEED BOOK 1507, PAGE 399, AND THE WESTERLY LINE OF SAID 0.425, 0.343, AND 0.201 ACRE TRACTS, TO THE POINT OF TRUE BEGINNING, CONTAINING 1.104 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 00° 10' 00" W FOR THE CENTERLINE OF HOLLY AVENUE, OF RECORD IN DEED BOOK 2952, PAGE 122, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

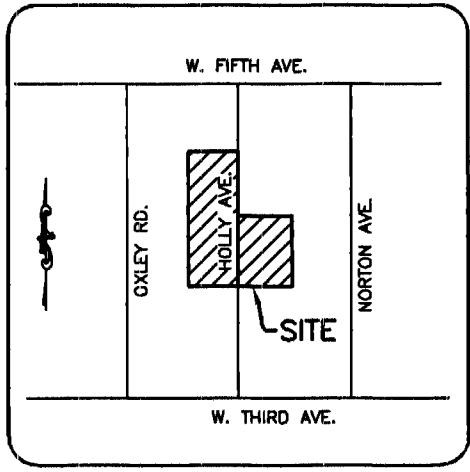
FLOOD ZONE NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 390400308K, WITH AN EFFECTIVE DATE OF 6/17/2008, THE SUBJECT TRACT LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

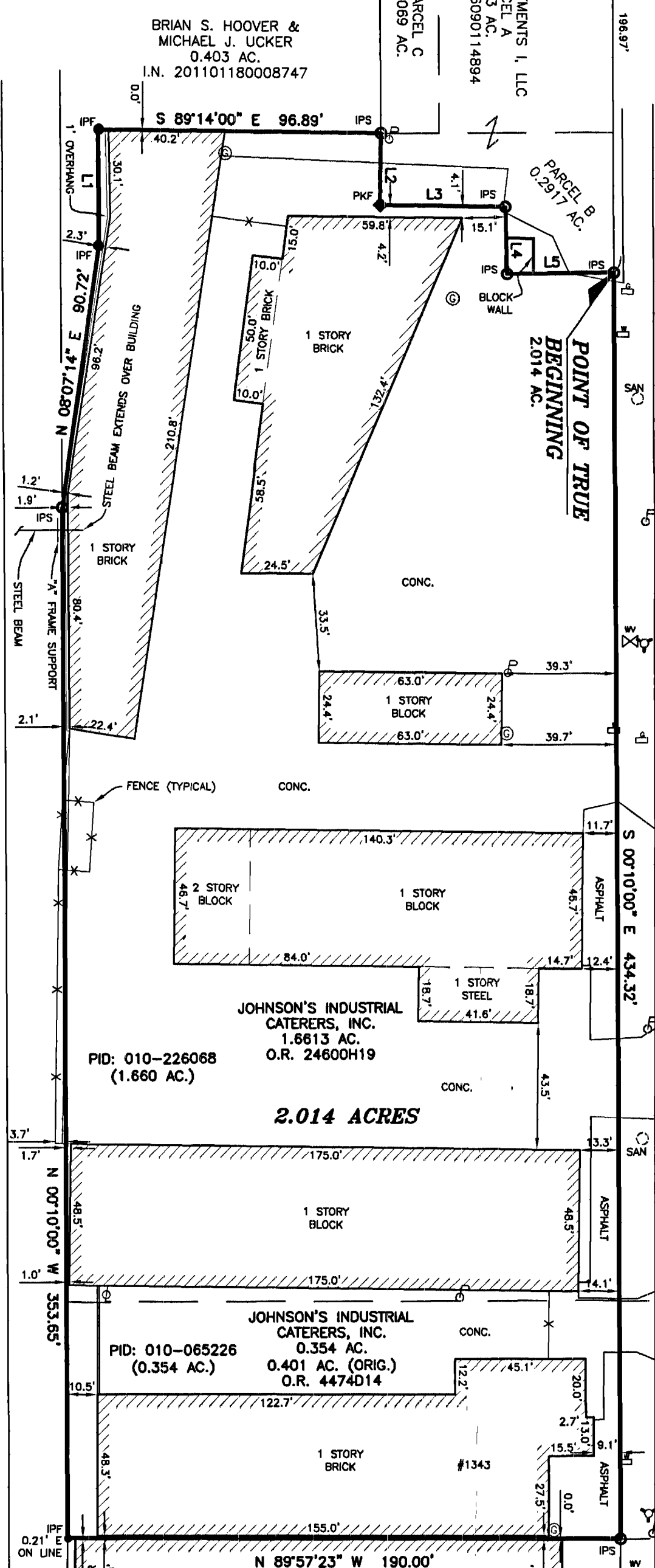
CERTIFICATION:

TO: JEROME SOLOVE DEVELOPMENT, INC., JOHNSON'S INDUSTRIAL CATERERS, INC., FOCUS TITLE, LLC, & CHICAGO TITLE INSURANCE COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 2011, AND INCLUDES ITEMS 1, 4, 7(A) & 11(A) 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."



VICINITY MAP (NOT TO SCALE)



CSX TRANSPORTATION, INC. D.B. 1113, PG. 138 O.R. 13276A14 O.R. 13283G13
CROSBY COMPANY LTD. 1.198 AC. I.N. 200203270077665

NOTES PER TITLE COMMITMENT:

- THE FOLLOWING ITEM NUMBERS ARE PER SCHEDULE B OF TITLE COMMITMENT NUMBER 2012082774 ISSUED BY FOCUS TITLE, LLC, WITH AN EFFECTIVE DATE OF AUGUST 13, 2012 AT 7:00 A.M.
- ITEM 9 OVERHEAD LINE EASEMENT TO COLUMBUS SOUTHERN POWER COMPANY OF RECORD IN INSTRUMENT NUMBER 19970806004963 AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
- ITEM 10 13' RAILROAD EASEMENT OF RECORD IN DEED BOOK 969, PAGE 259, AND REFERENCED IN DEED BOOK 2952, PAGE 122 AND PLAT BOOK 19, PAGE 47, LIES WITHIN THE AREA OF THE 0.485 AND 0.017 ACRE SUBJECT TRACTS, AS SHOWN HEREON.
- ITEM 11 20' RAILROAD EASEMENT TO THE CHESAPEAKE & OHIO RAILWAY COMPANY, AS REFERENCED IN DEED BOOK 2952, PAGE 122, AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.

ENCROACHMENTS:

- STEEL BEAM EXTENDS EASTERLY FROM ADJOINING PROPERTY OVER WESTERLY PROPERTY LINE OF 2.014 ACRE TRACT.
- FENCE ALONG WESTERLY LINE OF 2.014 ACRE TRACT NOT IN CONFORMANCE WITH LEGAL DESCRIPTION.
- FENCE ALONG SOUTHERLY LINE OF 1.104 ACRE TRACT NOT IN CONFORMANCE WITH LEGAL DESCRIPTION.
- BUILDINGS ALONG EASTERLY LINE OF 1.104 ACRE TRACT EXTEND INTO RAILROAD EASEMENT.

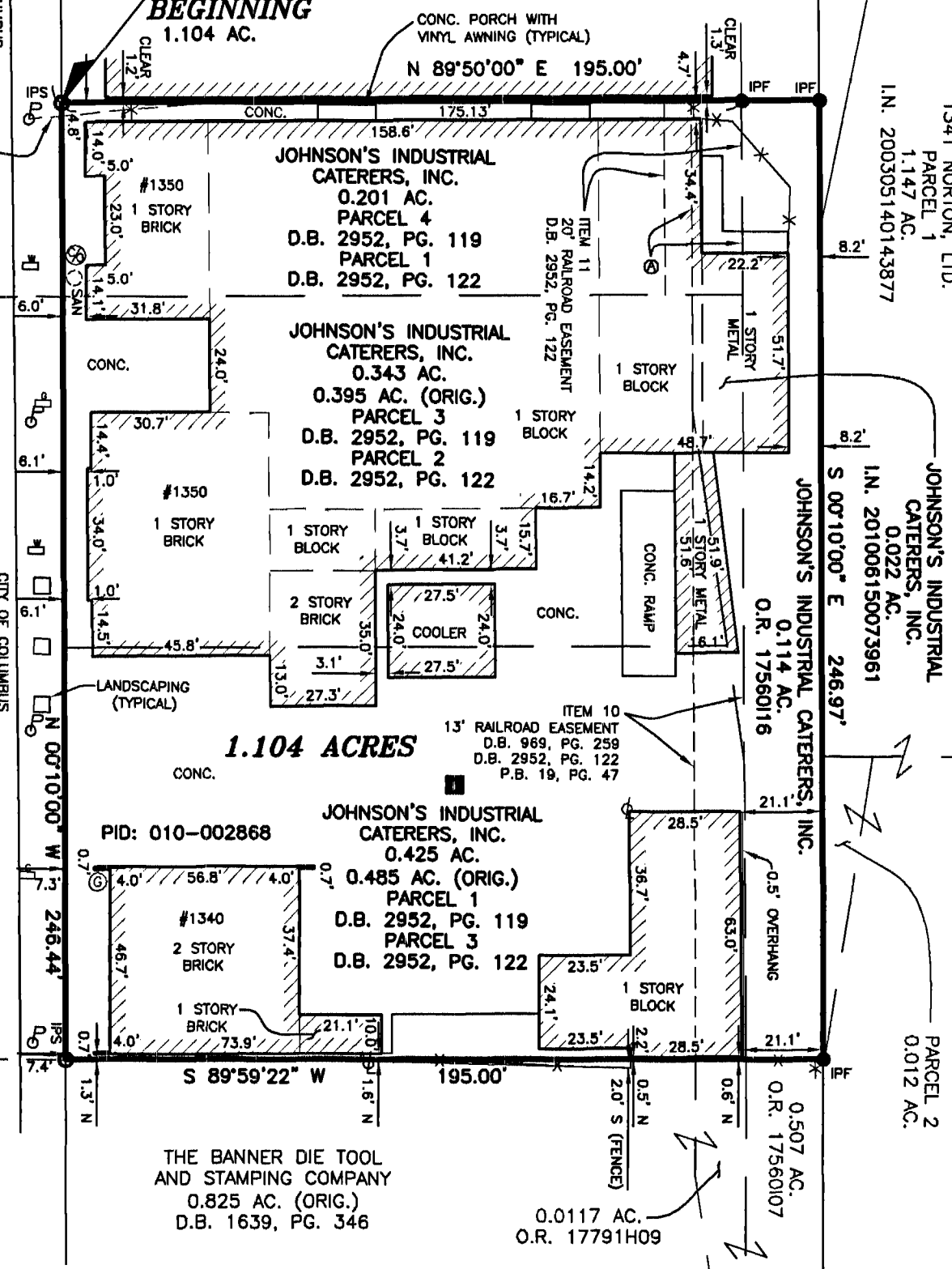
UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. 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.

LINE	BEARING	DISTANCE
L1	N 00°10'00" W	39.97'
L2	S 01°00'50" W	24.77'
L3	S 88°59'10" E	43.30'
L4	S 01°34'20" E	23.00'
L5	N 89°07'50" E	36.70'

GRIMESBACH PROPERTIES, LTD. TRACT 1 0.321 AC. I.N. 200902270027248

POINT OF TRUE BEGINNING 1.104 AC.

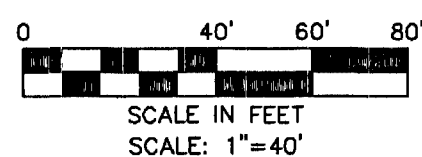


ALTA/ACSM LAND TITLE SURVEY OF 2.014 & 1.104 ACRES

LYING IN HALF SECTION 6, TOWNSHIP 5, RANGE 22 REFUGEE LANDS CITY OF COLUMBUS, COUNTY OF FRANKLIN STATE OF OHIO

LEGEND

- IPF 3/4" IRON PIN FOUND
- PKF PK NAIL FOUND
- IPS IRON PIN SET
- SAN SANITARY MANHOLE
- STM STORM MANHOLE
- SANITARY CLEANOUT
- WATER TAP
- GAS TAP
- POWER POLE
- LIGHT POLE
- GAS METER
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE



LANDMARK SURVEY GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212 PHONE: (614) 485-9000 FAX: (614) 485-9003

REV: 8/21/12
REV: 8/20/12
DATE: 8/14/12

FILE NO. 139897

DRAWN BY: Scott D. Grundel

Scott D. Grundel, P.S. REGISTERED SURVEYOR NO. 8047 DATE 8/14/12

