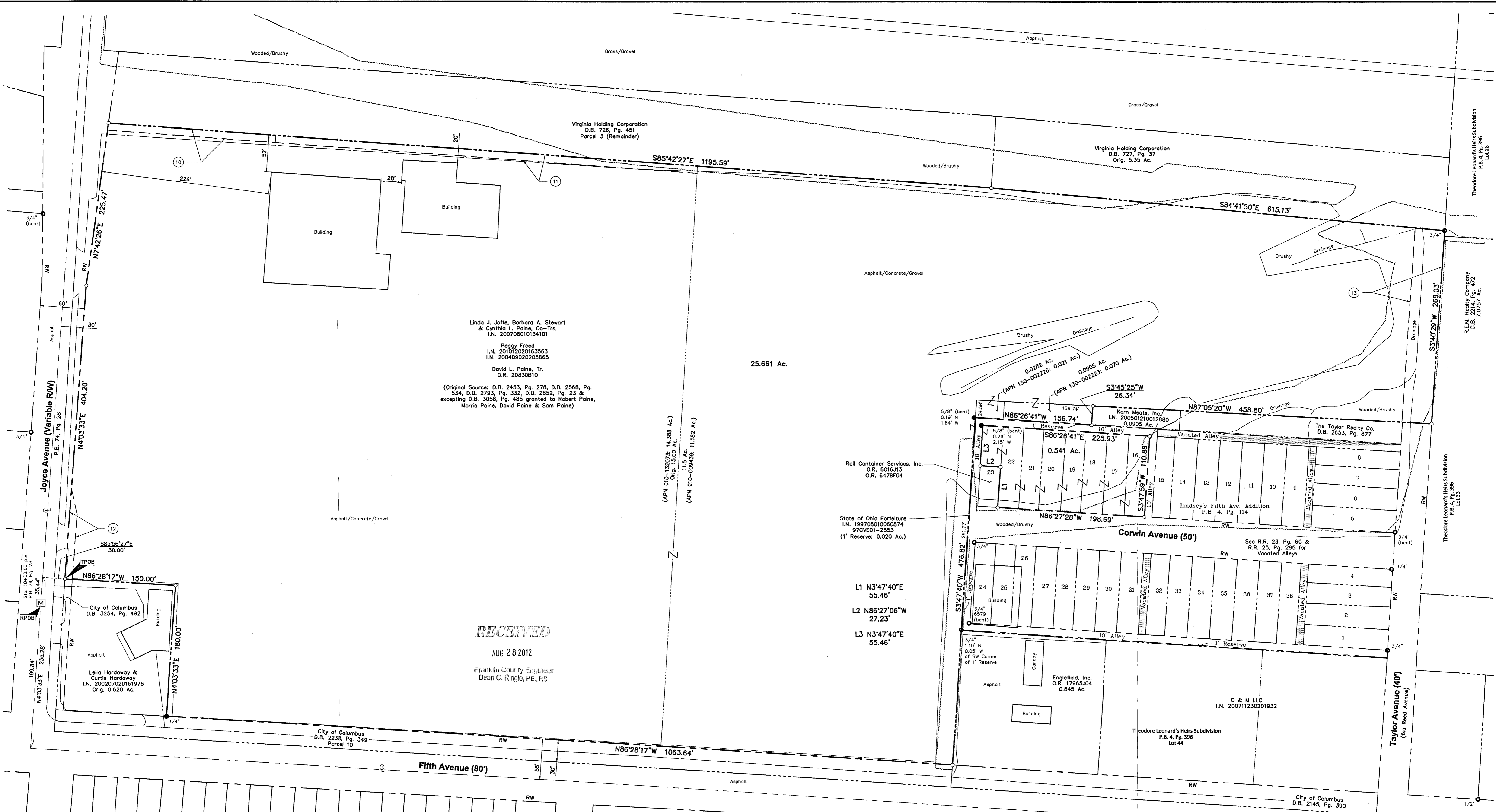


Z:\V2-0002-475\dwg\0002-475\title.dwg Layout1 Jul 18, 2012



Linda J. Joffe, Barbara A. Stewart  
& Cynthia L. Paine, Co-Trs.  
I.N. 200708010134101

Peggy Freed  
I.N. 201012020163563  
I.N. 200409020205865

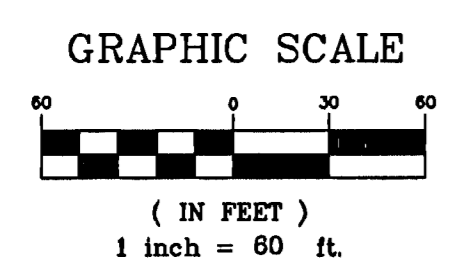
David L. Paine, Tr.  
O.R. 20830810

(Original Source: D.B. 2453, Pg. 278, D.B. 2568, Pg. 534, D.B. 2793, Pg. 332, D.B. 2852, Pg. 23 & excepting D.B. 3058, Pg. 485 granted to Robert Paine, Morris Paine, David Paine & Sam Paine)

**RECEIVED**

AUG 28 2012

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



Bearings are based on the Ohio State Plane Coordinate System NAD83 (GCRS96). A bearing of N 86° 28' 17" W was held for the north right-of-way line of Fifth Avenue as said right-of-way was granted as Parcel 10 in Deed Book 2238, Page 349.

- Iron Pin Set
- ⊗ PK Nail Set
- △ RR Spike Set
- Iron Rod Found
- Iron Pipe Found
- ⊗ PK Nail Found
- ▲ RR Spike Found
- ⊠ Mon Box Found

All iron pins set are 3/4" diameter iron pipe, 30" long with plastic cap inscribed Advanced 7661.

This drawing is based on existing records and an actual field survey performed in July 2012.

- L1 N3°47'40"E 55.46'
- L2 N86°27'06"W 27.23'
- L3 N3°47'40"E 55.46'

Quarter Township 4, Township 1, Range 18  
United States Military District  
City of Columbus, Township of Clinton, Franklin County, Ohio

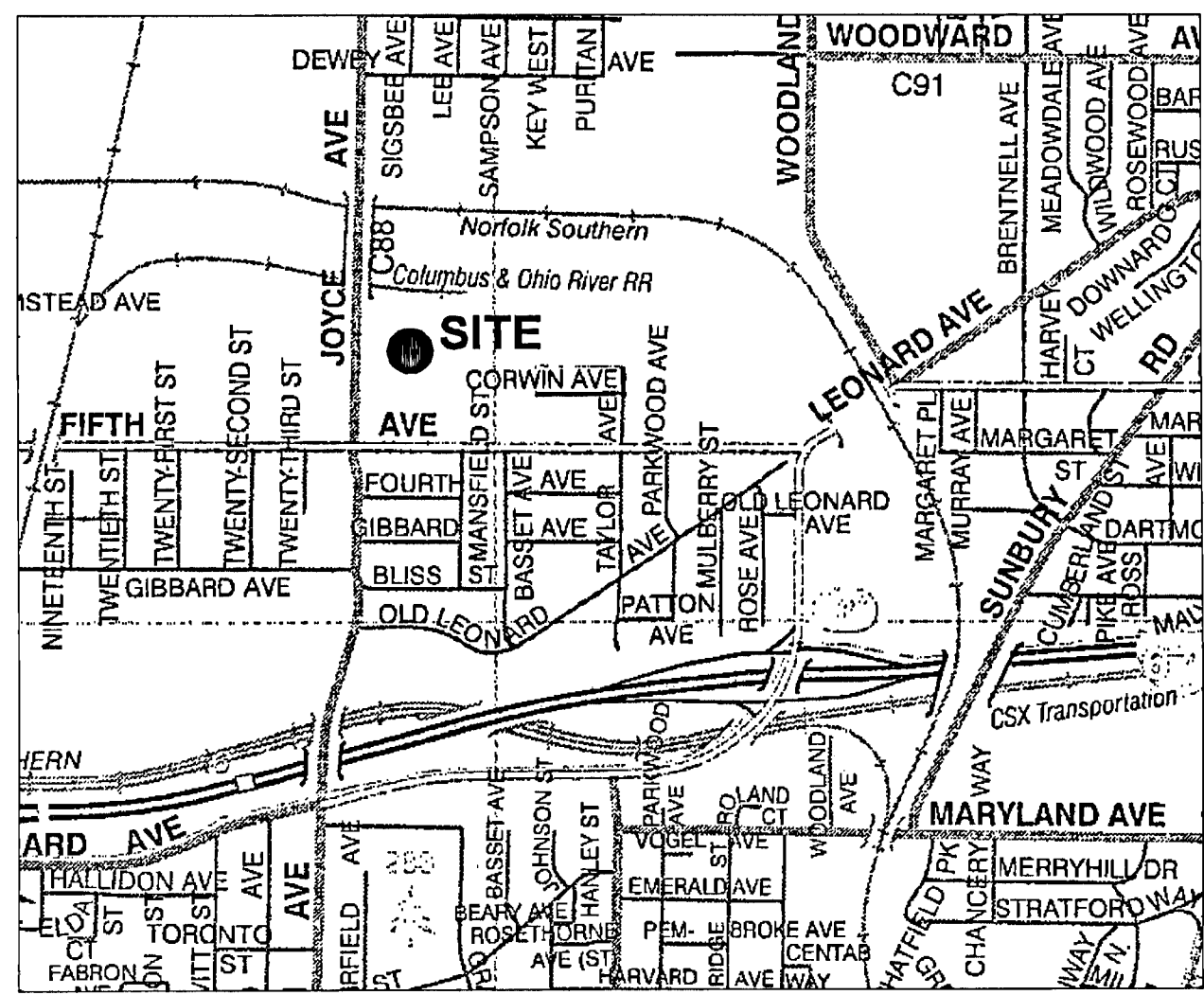
**ALTA/ASCM Land Title Survey**

422 Beecher Road  
Cathanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

**ADVANCED CIVIL DESIGN ENGINEERS**

SCALE: 1" = 60'  
DATE: 07/20/2012

SHEET 1 / 2



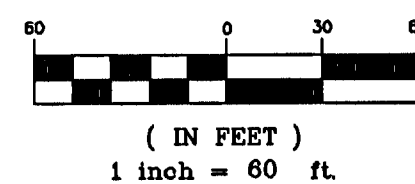
LOCATION MAP  
NO SCALE

LEGEND

- Iron Rod Found
- Iron Pin Set
- Iron Pipe Found
- ⊗ PK Nail Set
- ✕ PK Nail Found
- ⊗ RR Spike Set
- ▲ RR Spike Found
- Ⓜ Electric Manhole
- Ⓜ Mon Box Found
- Ⓜ Electric Transformer
- Concrete Post
- Ⓜ Comm Manhole
- Ⓜ Tacked Hub / Trav Pt
- Ⓜ Pole Elec
- Ⓜ Post Sign / Lamp
- Ⓜ Pole Elec Tel
- Ⓜ Sign
- Ⓜ Pole Elec Tel Light
- Ⓜ Billboard / OH Sign
- Ⓜ Pole Tel
- Ⓜ Sanitary Manhole
- Ⓜ Pole Tel Light
- Ⓜ Sanitary Cleanout
- Ⓜ Pole Light
- Ⓜ Storm Manhole
- Ⓜ Pole Signal
- Ⓜ Catch Basin
- Ⓜ Traffic Box
- Ⓜ Curb Inlet W / Grate
- Ⓜ Gas Valve
- Ⓜ Guy Pole
- Ⓜ Gas Meter
- Ⓜ Guy Wire
- Ⓜ Underground Line Marker
- Ⓜ Fire Hydrant
- Ⓜ Mailbox
- Ⓜ Water Valve
- Ⓜ Monitoring Well

All iron pins set are 3/4" diameter iron pipe, 30" long with plastic cap inscribed Advanced 7661.  
This drawing is based on existing records and an actual field survey performed in July 2012.

GRAPHIC SCALE



Bearings are based on the Ohio State Plane Coordinate System NAD83 (CORS98). A bearing of N 86° 28' 17" W was held for the north right-of-way line of Fifth Avenue as sold right-of-way was granted as Parcel 10 in Deed Book 2236, Page 349.

LEGAL DESCRIPTIONS

00000 Fifth Avenue, Columbus, Ohio

All that certain piece or parcel of land situate in the City of Columbus, County of Franklin, State of Ohio, and bounded and described as follows:

**BEGINNING** at a point corner to land of Virginia Holding Corporation and land conveyed by said Holding Corporation to Robert Paine et al by deed dated June 21, 1961, recorded in Franklin County, Ohio, in Deed Book 2453, page 2718, said point being at right angles to and about 418 feet distant southwardly from a point in the center line of eastbound main track of the Norfolk and Western Railway Company at or about station 5076 + 85 and at Mile Post N-703+5111 feet, more or less, as measured from Norfolk, Virginia; thence through said land of Virginia Holding Corporation as follows: S. 85° 47' E. 398.86 feet to a point; thence S. 84° 42' E. 615.26 feet to a point in the dividing line between said land and land of said Railway Company; thence with the dividing line between said lands S. 3° 35' W. 7.16 feet to a point corner to land of said Railway Company; thence with the boundaries of said land of Virginia Holding Corporation as follows: continuing S. 3° 35' W. 258.6 feet to a point corner to said land; thence N. 87° 07' W. 615.9 feet to a point corner to said land; thence S. 3° 44' W. 501.4 feet to a point in the northern line of east Fifth Avenue, corner to said land; thence with the northern line of east Fifth Avenue N. 86° 34' W. 394.36 feet to a point corner to said land of Virginia Holding Corporation and aforesaid land conveyed to Robert Paine et al; thence with the dividing line between said lands N. 3° 26' E. 798.14 feet to the point of **BEGINNING**, and containing 11.5 acres, more or less.

Being part of the land acquired by Virginia Holding Corporation from Sophia Deutsch et al by deed dated February 14, 1923, recorded in Franklin County, Ohio, in Deed Book 727, page 37, and part of the land acquired by Virginia Holding Corporation from The Miller, Joyce and Gray Land Company by deed dated January 9, 1923, recorded in said County in Deed Book 726, page 451.

Parcel No. 010-009439-00

1000 Joyce Avenue, Columbus, Ohio

Situated in the County of Franklin, State of Ohio, and in the City of Columbus, and bounded and described as follows:

**Beginning** at the point of intersection of the north line of east Fifth Avenue with the east line of Joyce Avenue, said point being 55 feet distant N. 4° 00' E. from a point in the center line of right of way of east Fifth Avenue at Station 36+16.21 and about 1260 feet distant S. 4° 00' W. from a point in the center line of eastbound main track of the Norfolk and Western Railway Company at or about Station 5085+09 and at Mile Post N-704+625 feet, more or less, as measured from Norfolk, Virginia; thence with the east line of Joyce Avenue as follows: parallel with and 30 feet distant eastwardly from the center line of Joyce Avenue N. 4° 00' E. 584.20 feet to a point; thence S. 7° 31' E. 225.43 feet to a point, said point being 100.17 feet distant S. 7° 31' W. as measured along said line of Joyce Avenue, from a point corner to the land of Virginia Holding Corporation and in the south line of the Norfolk and Western Railway Company, thence leaving said east line of Joyce Avenue and through the land of Virginia Holding Corporation as follows: by a line parallel with and 100 feet distant southwardly from the dividing line between said land of Virginia Holding Corporation and land of the Railway Company S. 85° 47' E. 797.25 feet to a point; thence S. 3° 26' W. 798.14 feet to a point in aforesaid north line of east Fifth Avenue, said point being at right angles to and 55 feet distant northwardly from the center line of right of way of said avenue at Station 44+35.21; thence with the north line of east Fifth Avenue parallel with and 55 feet distant northwardly from said centerline N. 86° 34' W. 818.00 feet to the point of **beginning** and containing 15.00 acres, more or less, as shown on Plan N-7824-F, dated May 2, 1961.

Being a part of Parcel No. 3 of the land acquired by Virginia Holding Corporation from The Miller, Joyce and Gray Land Company by deed dated January 9, 1923, recorded in Franklin County's Recorder's Office in Deed Book 726, page 451.

EXCEPTING THEREFROM THE FOLLOWING:

Being located in Fourth Quarter, Township 1, Range 18, United States Military Lands, being 0.620 acre of the Robert Paine, et al (4) tract of record in Deed Book 2453, page 2718, all references being to the Recorder's Office, Franklin County, Ohio, and further bounded and described as follows:

**Beginning** at an iron pin where the easterly right-of-way line of Joyce Avenue (60 feet in width), intersects the northerly right-of-way line of East Fifth Avenue (80 feet in width); thence along the easterly right-of-way line of the said Joyce Avenue, North 4° 00' East, 180 feet to an iron pin; thence South 86° 34' East, parallel to the northerly line of the said East Fifth Avenue, 150 feet to an iron pin; thence South 4° 00' West, parallel to the easterly line of the said Joyce Avenue, 180 feet to an iron pin in the northerly line of the said East Fifth Avenue; thence along the northerly right-of-way line of the said East Fifth Avenue, North 86° 34' West, 150 feet to the place of **beginning** and containing 26,999 square feet or 0.620 acre, more or less.

Parcel No. 010-132073-00

Corwin Avenue, Columbus, Ohio (Lots 16, 17, 18, and 19)  
1640 Corwin Avenue, Columbus, Ohio 43219 (Lot 20)  
1636 Corwin Avenue, Columbus, Ohio 43219 (Lots 21 and 22)

Situated in the County of Franklin, in the State of Ohio, and in the Township of Clinton, and bounded and described as follows:

Being Lots Numbers Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-One (21), and Twenty-Two (22) of LUCIAN LINDSEY'S FIFTH AVENUE ADDITION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, Page 11, Recorder's Office, Franklin County, Ohio.

Parcel Nos. 130-003165-00 (Lot 16), 130-004728-00 (Lot 17), 130-003173-00 (Lots 18 and 19), 130-001196-00 (Lot 20), and 130-004729-00 (Lots 21 and 22)

LEGAL DESCRIPTIONS

00000 Corwin Avenue, Columbus, Ohio

Situated in the County of Franklin, in the State of Ohio, and in the Township of Clinton, and bounded and described as follows:

Being in and part of the Fourth quarter of Township One (1), Range 18, U.S. Military Lands, Clinton Township, Franklin County, Ohio, and being also part of that certain one quarter (1/4) acre tract conveyed by Ray Lorrick to Fred Louck by Deed as the same is shown of record in Deed Book 1184, page 622, Franklin County Recorder's Office, and more particularly described as follows:

**Beginning** at a stake in the south line of the above mentioned one quarter (1/4) acre tract and in the north line of a 10 foot alley in Lindsey's Fifth Avenue Addition which said beginning point is 37.27 feet Easterly from an iron pin at the south west corner of said one quarter (1/4) acre tract; thence northerly and parallel to the west line of said one quarter (1/4) acre tract, 33 feet, of the north line thereof; thence easterly with said north line 119.47 feet to a stake; then southerly and parallel to the west line of said tract, 33 feet to a stake in the south line of said one quarter (1/4) acre tract, and in the north line of a ten foot alley in Lindsey's Fifth Avenue Addition; thence westerly with the said south line, and with said alley 119.47 feet to the place of **beginning** and containing .0905 acres, be the same more or less.

Parcel No. 130-002223-00

00000 Corwin Avenue, Columbus, Ohio

Situated in the County of Franklin, in the State of Ohio, and in the Township of Clinton, and bounded and described as follows:

Being in and part of the Fourth Quarter of Township 1, Range 18, U.S. Military Lands, Clinton Township, Franklin County, Ohio, and being also part of that certain One Quarter (1/4) acre tract conveyed by Ray Lorrick to Fred Louck by deed, as the same is shown of record in Deed Book 1184, page 622, Franklin County Recorder's Office, and more particularly described as follows:

**NOTE:** Scrivener's error in Deed Book page referenced on Vol. 2852, page 23, corrected as shown above.

**Beginning** at an iron pipe at the southwest corner of the above mentioned One Quarter (1/4) acre tract and at the northwest corner of Lindsey's Fifth Avenue Addition; thence with the west line of said One Quarter (1/4) acre tract, Northerly 33 feet to an iron bolt at the northwest corner of the said One Quarter (1/4) acre tract; thence with the north line of the said One Quarter (1/4) acre tract Easterly 37.27 feet to a stake; thence Southerly and parallel with the said west line, 33 feet to a stake in the south line of the said One Quarter (1/4) acre tract and in the north line of a 10 ft. alley in said Lindsey's Fifth Avenue Addition; thence with the south line of the said One Quarter (1/4) acre tract, westerly 37.27 feet to the place of **beginning** and containing .0282 acres, be the same more or less.

Parcel No. 130-002226-00

1588 Corwin Avenue, Columbus, Ohio 43219

Situated in the County of Franklin, in the State of Ohio, and in the Township of Clinton, and bounded and described as follows:

Being Lot 23 of Lucian Lindsey's Fifth Avenue Addition, Clinton Township, as the same is numbered and designated upon the recorded plat of said addition, of record in Plat Book 4, page 114, Recorder's Office, Franklin County, Ohio.

Excepting therefrom the following:

Being the South Half of Lot No. 23, as the same is numbered and delineated on the recorded plat of Lindsey's Fifth Avenue Addition as the same is shown of record in Plat Book 4, page 114, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**Beginning** at an iron pin at the southeast corner of Lot No. 23, above mentioned in the North line of Corwin Avenue; thence Westerly, with the South line of Lot No. 23 and the North line of Corwin Avenue, a distance of 27.3 feet to a point at the southwest corner of Lot No. 23, being also the point of intersection of the North line of Corwin Avenue with the east line of a 10-ft. alley; thence Northerly with the west line of Lot No. 23 and the east line of the aforesaid 10-ft. alley, a distance of 55.46 feet, more or less, to the midpoint of the Westerly line of Lot No. 23; thence Easterly across Lot 23, a distance of 27.3 feet to an iron pin at the midpoint of the easterly line of Lot No. 23; thence Southerly with the easterly line of Lot No. 23, a distance of 55.46 feet, more or less, to the place of **beginning**.

Parcel No. 130-001197-00

NOTES CORRESPONDING TO SCHEDULE B II OF COMMITMENT NO. HTA-9211

- 10 10' Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2510, page 109 is located on the subject parcel as shown.
- 11 10' Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2597, page 634 is located on the subject parcel as shown.
- 12 Work Agreement of record in Official Record Volume 17285, page E03 is located on the subject parcel as shown; For one year, recorded 07/11/91.
- 13 40' Easement to Norfolk and Western Railway Company of record in Deed Book 3523, page 706 is located on subject parcel as shown.
- 14 Pending Sult-Capital One Bank (USA), NA, Plaintiff, vs. Linda Joffe, Defendant-Complain, filed for record November 1, 2011 at 9:30a.m. as Case No. 11CV0113569, Court of Common Pleas; Copy not provided.
- 15 Pending Sult-Linda Joffe, Co-Trustee, The Robert Paine Living Trust, Plaintiff, vs. Jon Goldman, Trustee, Pain Sprinkles Trustee, Defendant-Complain for Declaratory Judgment filed for record February 1, 2012 at 7:25a.m. as Case No. 12CV001296, Court of Common Pleas; Copy not provided.

FLOOD NOTE

By graphic plotting only this property is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and incorporated Areas, Map Number 39049C0327K with effective date of 06/17/2008. No field surveying was performed to determine this zone.

MISCELLANEOUS NOTES

Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

There is no observable above ground evidence of this site being used as a solid waste dump, pump or any kind of sanitary land fill.

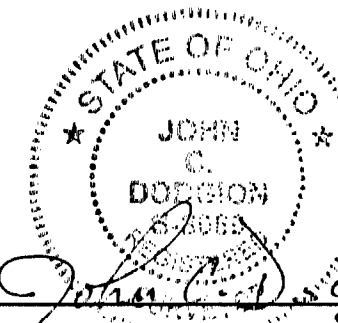
Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

The land described hereon is the land as described in Schedule A of the title commitment as issued by Hummel Title Agency, Inc., Commitment No. HTA-9211, effective date June 8, 2012 at 7:00 A.M.

ALTA / ACSM CERTIFICATION

To: 1000 Joyce Avenue, LLC, Hummel Title Agency, Inc. and First American Title Insurance Company;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 8, 9 and 15 of Table A thereof. The field work was completed in July 2012.



RECEIVED

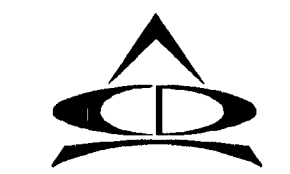
AUG 28 2012

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

08/27/2012  
 John C. Dodgion, P.S. 8069

Quarter Township 4, Township 1, Range 18  
 United States Military District  
 City of Columbus, Township of Clinton, Franklin County, Ohio

ALTA/ACSM Land Title Survey



ADVANCED  
 CIVIL DESIGN  
 ENGINEERS

422 Beecher Road  
 Gahanna, Ohio 43230  
 ph 614.428.7750  
 fax 614.428.7755

SCALE: 1" = 60'  
 DATE: 07/20/2012

SHEET 2 / 2