

DESCRIPTION PER TITLE COMMITMENT

TRACT ONE:

DESCRIPTION OF A 0.096 ACRE TRACT, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 19, Refugee Lands, and being 54 feet off the north end of Lot 9 and a 6 foot by 54 foot strip off the northwest corner of Lot 10 (Parcel III) and being the southerly 76 feet off the remainder of Lot 9 and a 6 foot by 54 foot strip off the remainder of Lot 10 (Parcel IV) of Kelley Place Addition to the City of Columbus, a subdivision of record in Plat Book 3, Page 238 as conveyed to Centerisama Parking Lot, Inc. by deeds of record in Deed Book 3625, Page 860, Deed Book 3625, Page 862 and Deed Book 3625, Page 864 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a magnetic nail set at the intersection of the northerly right-of-way line of Gay Street (width varies) as established and conveyed to the City of Columbus by deed of record in Deed Book 788, Page 504 and the easterly right-of-way line of Normandy Avenue (50 feet in width);

Thence North 08° 07' 51" West, a distance of 113.50 feet, along the easterly right-of-way line of Normandy Avenue, to a magnetic nail set at the northwesterly corner of said Lot 9, being at the intersection of the westerly right-of-way line of said Normandy Avenue and the southerly right-of-way line of a 14 foot wide alley;

Thence North 81° 52' 21" East, a distance of 37.00 feet, along said southerly right-of-way line of a 14 foot wide alley, to a magnetic nail set;

Thence South 08° 07' 51" East, a distance of 113.50 feet, crossing said Lot 10 to a magnetic nail set on the northerly right-of-way line of Gay Street;

Thence South 81° 52' 21" West, a distance of 37.00 feet, along said northerly right-of-way line of Gay Street, to the POINT OF BEGINNING, containing 0.096 acre, more or less.

All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a yellow cap bearing the name "R.D. ZANDE".

The bearings in the above description are based on an assumed bearing North 81° 47' 13" East for the southerly right-of-way line of Long Street.

BEING MORE RECENTLY DESCRIBED AS FOLLOWS:

Situated in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 19, Refugee Lands, and being 54 feet off the north end of Lot 9 and a 6 foot by 54 foot strip off the northwest corner of Lot 10 (Parcel III) and being the southerly 76 feet off the remainder of Lot 9 and a 6 foot by 54 foot strip off the remainder of Lot 10 (Parcel IV) of Kelley Place Addition to the City of Columbus, a subdivision of record in Plat Book 3, Page 238 as conveyed to Gay Street Condominium, LLC by deed of record in Instrument Number 200605080088011 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a magnetic nail set at the intersection of the northerly right-of-way line of Gay Street (width varies) as established and conveyed to the City of Columbus by deed of record in Deed Book 791, Page 581 and the easterly right-of-way line of Normandy Avenue (50 feet in width);

Thence North 08° 07' 09" West, a distance of 113.50 feet, along the easterly right-of-way line of Normandy Avenue, to a magnetic nail set at the northwesterly corner of said Lot 9, being at the intersection of the westerly right-of-way line of said Normandy Avenue and the southerly right-of-way line of a 14 foot wide alley;

Thence North 81° 53' 03" East, a distance of 37.00 feet, along said southerly right-of-way line of a 14 foot wide alley, to a magnetic nail set;

Thence South 08° 07' 09" East, a distance of 113.50 feet, crossing said Lot 10 to a magnetic nail set on the northerly right-of-way line of Gay Street;

Thence South 81° 53' 03" West, a distance of 37.00 feet, along said northerly right-of-way line of Gay Street, to the POINT OF BEGINNING, containing 0.096 acre, more or less.

Bearings herein based on the bearing of North 81° 53' 03" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

TRACT TWO:

DESCRIPTION OF A 0.233 ACRE TRACT, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 22, Refugee Lands, being part of Lots 10, 11, 12 and 13 of Kelley Place Addition to the City of Columbus a subdivision of record in Plat Book 3, Page 238 as conveyed to Gay Street Condominium, LLC by deed of record in Instrument Number 201402040014213, (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Begin for reference at a magnetic nail set on the northerly right-of-way Gay Street (width varies) at the intersection with the easterly right-of-way line of Normandy Avenue (width varies) at the northwesterly corner of the 16.5 foot strip taken off the entire south side of Lot 9 and the west 6.00 feet of Lot 10 for the widening of Gay Street as conveyed to City of Columbus by deed of record in Deed Book 791, Page 581, also being the southwesterly corner of a 0.096 acre tract conveyed to Gay Street Condominium, LLC by deed of record in Instrument Number 200605080088011;

Thence North 81° 53' 03" East, a distance of 37.00 feet, along the northerly line of Gay Street and the northerly line of said 16.5 foot strip and the southerly line of the 0.096 acre tract to a magnetic nail set the southeasterly corner of said 0.096 acre tract, being the northwesterly corner of a 16.5 foot strip taken off the entire south side of the easterly remainder of Lot 10 for the widening of Gay Street as conveyed to City of Columbus by deed of record in Deed Book 774, Page 316, the Point of True Beginning for the herein described tract;

Thence North 08° 07' 09" West, a distance of 113.50 feet, along the easterly line of the 0.096 acre tract to a magnetic nail set on the southerly line of an Alley (14 feet in width);

Thence North 81° 53' 03" East, a distance of 92.99 feet, along the southerly line of the said Alley, being the northerly line of Lots 10, 11 and 12 to a magnetic nail set;

Thence the following five (5) courses and distances across Lot 12 of Kelley Place Addition:

1. South 08° 06' 57" East, a distance of 47.28 feet, to a magnetic nail set;
2. South 81° 53' 03" West, a distance of 6.64 feet, to a magnetic nail set;
3. South 08° 07' 30" East, a distance of 47.39 feet, to a magnetic nail set;
4. North 81° 53' 03" East, a distance of 0.83 feet, to a magnetic nail set;
5. South 08° 06' 57" East, a distance of 18.83 feet, to a magnetic nail set on the northerly right-of-way line of Gay Street and the northerly line of a 16.5 foot strip taken off the entire south side of Lot 12 and the west 8.00 feet of Lot 13 for the widening of Gay Street as conveyed to the City of Columbus by deed of record in Deed Book 774, Page 313;

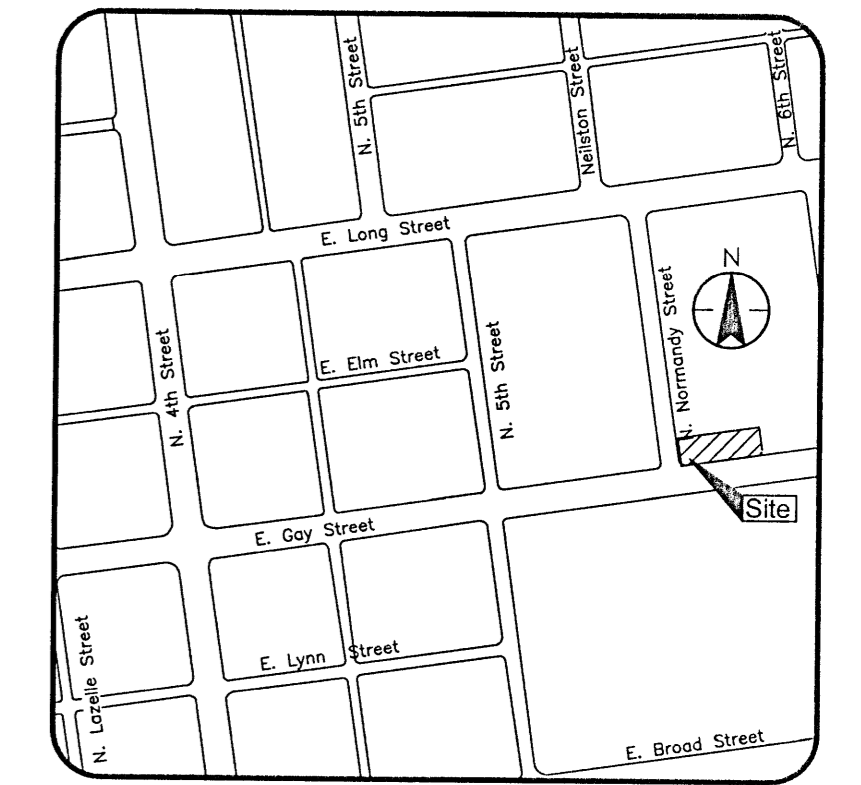
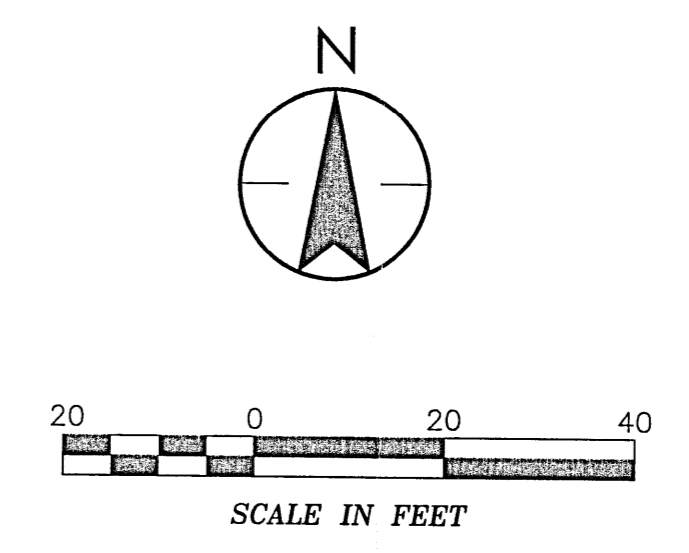
Thence South 81° 53' 03" West, a distance of 87.18 feet, along the northerly right-of-way line of Gay Street and the northerly line of the said 16.5 foot strips for widening of Gay Street conveyed to City of Columbus by deeds of record in Deed Book 774, Page 313, Deed Book 778, Page 353 and Deed Book 774, Page 316, to the Point of True Beginning, containing 0.233 acre, more or less, being subject to all easements, restrictions and rights-of-way of record;

FLOOD NOTE:

The subject property lies in Zone X (areas of 0.2% annual chance flood; areas of 1% annual chance flood with an average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), Number 39049C0328K, with an effective date of June 17, 2008, 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.



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. This survey represents all the easements listed in the Title Commitment under (NOTES PER TITLE COMMITMENT) that may affect the subject parcel.
2. This survey does not represent any underground utilities that may affect the subject parcel.
3. All record information obtained from the Franklin County Engineer's Office and Franklin County Recorder's Office.

Pertinent Documents:

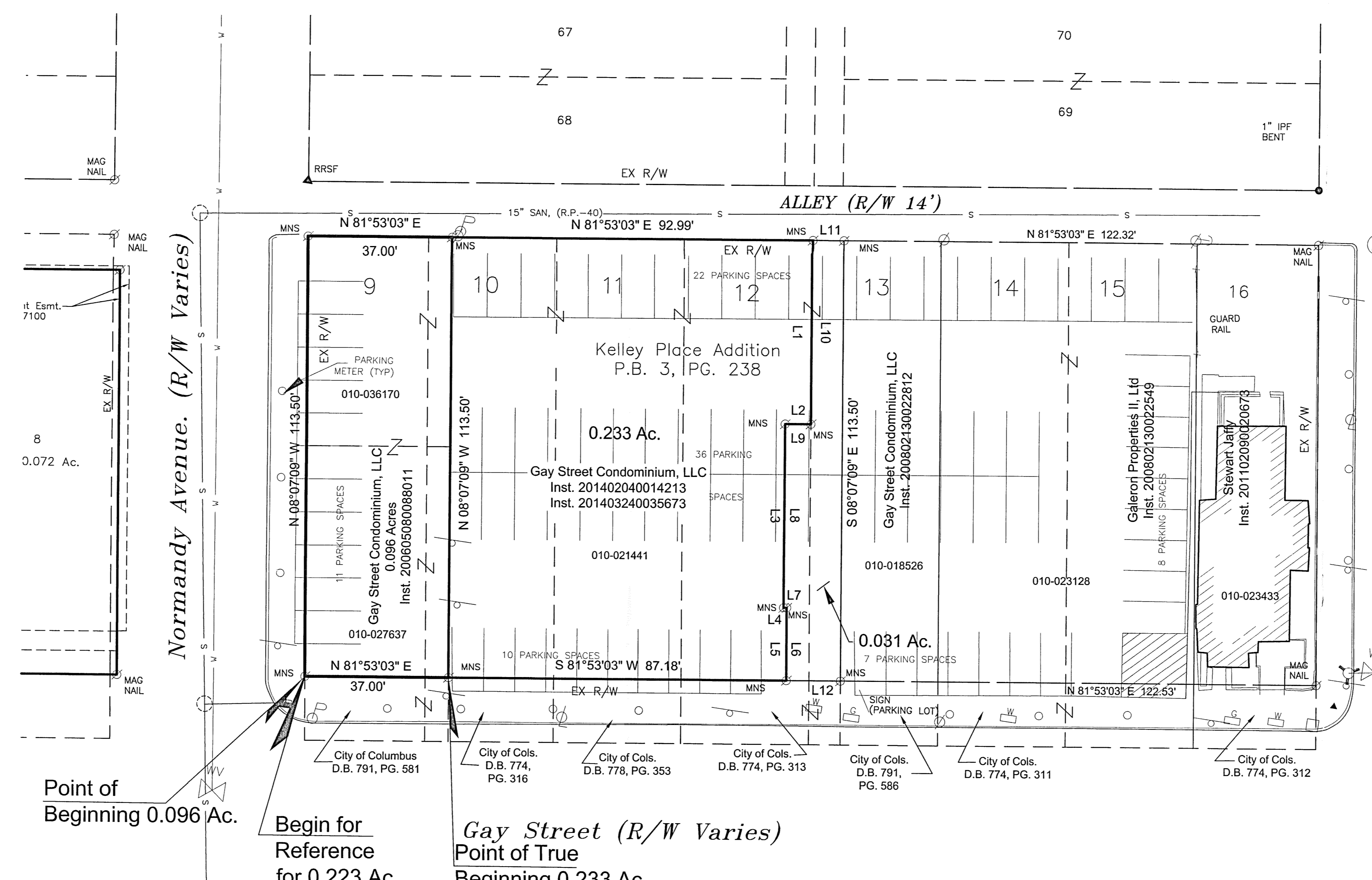
Previous Surveys
Recorded deeds as shown on survey

BASIS OF BEARINGS:

Bearings are based on the bearing of North 81° 53' 03" East for the northerly right-of-way line of Gay Street, as determined by a network of GPS field observations performed in August 2006. Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

LEGEND

- IPS Iron Pipe Set, 3/4 inch, 30 inches in length, with a yellow cap stamped the name "STANTEC"
- RRSF Railroad Spike Found
- PKNF PK Nail Found
- Light Pole
- Power Pole
- Guy Wire
- Guy Pole
- Electric Transformer
- Electric Manhole
- Combination Pole
- Catch Basin
- Curb Inlet
- Storm Manhole
- Sanitary Manhole
- Sanitary Clean Out
- Traffic Manhole
- Traffic Pull Box
- Traffic Pole
- Underground Utility Marker
- Gas Meter
- Gas Valve
- Gas Line
- Telephone Pedestal
- Telephone Manhole
- Telephone Pole
- Cable T.V. Pedestal
- RFB Retbar Found
- CGSS Cotton Gin Spindle Set
- MON Monument Box Found
- CMF Concrete Right-of-way Monument Found
- Stone Stone Found
- PKNS PK Nail Set
- Sign
- Mailbox
- Water Valve
- Water Tap
- Water Meter
- Water Meter Pit
- Fire Hydrant
- Downspout
- Test Box
- Benchmark
- Railroad Stop Block
- Monitor Well
- Handicap Parking Space
- 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
- Fence



Point of Beginning 0.096 Ac. Begin for Reference for 0.233 Ac. Point of True Beginning 0.233 Ac.

NOTES PER TITLE COMMITMENT:

The following item numbers are per Schedule BII Exceptions of the title commitment issued by First American Title Insurance Company, Number 52136200 with an effective date of April 09, 2014 at 7:00 A.M. Encumbrances recorded after April 09, 2014 are not shown on this plat.

ITEM 17 - Declaration of Covenants and Restrictions for One Neighborhood New Community Authority of record in Instrument Number 200710150180220; First Supplemental Declaration of Covenants and Restrictions of record in Instrument Number 20100506066183; Second Supplemental Declaration of Covenants and Restrictions of record in Instrument Number 201212200196213, Recorder's Office, Franklin County, Ohio AFFECTS the subject tracts.

ITEM 18 - Terms, conditions, covenants, restrictions, assessments, charges, obligations and easements as set forth in or arising from the Declaration, Bylaws and Drawings of One Neighborhood Condominium, of record as Official Instrument No. 200802270029753, and as shown on the Drawings thereof, filed in Condominium Plat Book 200, pages 32 through 34, inclusive, and as Official Instrument No. 200802270029756, and Correction to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 200803250045130, and as shown on the Drawing thereof filed in Condominium Plat Book 201, page 16, and First Amendment to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 200805230079371, and as shown on the Drawings thereof, filed in Condominium Plat Book 203, pages 31 through 32, inclusive, and as Official Instrument No. 200805230079373, and First Supplemental Amendment to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 200810150153451, and Second Amendment to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 200810150153448, and as shown on the Drawings thereof, filed in Condominium Plat Book 207, pages 33 through 37, inclusive, and as Official Instrument No. 200810150153449, and Second Supplemental Amendment to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 200810210155614, and Third Supplemental Amendment to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 200810210155615, and Third Amendment to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 200902260026136, and as shown on the Drawings thereof, filed in Condominium Plat Book 209, pages 15 through 17, inclusive, and as Official Instrument No. 200902260026137, and Fourth Supplemental Amendment to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 200903050030801, and Fifth Supplemental Amendment to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 200904160053667, and sixth Supplemental Amendment to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 200905150070118, and Fourth Amendment to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 201009210123046, and as shown on the Drawings thereof, filed in Condominium Plat Book 218, pages 83 through 85, inclusive, and as Official Instrument No. 201009210123046, and Fifth Amendment to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 20106220078074, and as shown on the drawings thereof, filed in Condominium Plat Book 221, pages 74 through 76, inclusive, and as Official Instrument No. 201106220078079, and Eighth Supplemental Amendment to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 201107130087055, and in the Sixth Amendment to Declaration of Condominium of One Neighborhood Condominium, of record as Official Instrument No. 20111220152505, and as shown on the Drawings thereof, filed in Condominium Plat Book 223, pages 70 through 72, inclusive, and as Official Instrument No. 20111220152508 amendments DO AFFECT the subject tracts.

GENERAL NOTES:

1. This survey represents all the easements listed in the Title Commitment under (NOTES PER TITLE COMMITMENT) that may affect the subject parcel.
 2. This survey does not represent any underground utilities that may affect the subject parcel.
 3. All record information obtained from the Franklin County Engineer's Office and Franklin County Recorder's Office.
- Pertinent Documents:
Previous Surveys
Recorded deeds as shown on survey
4. The property has direct access to Gay Street on the south, Normandy Avenue to the west and an alley to the north, all are public right of ways.
 5. The properties shown hereon are the same properties described in the title commitment.

CERTIFICATION:

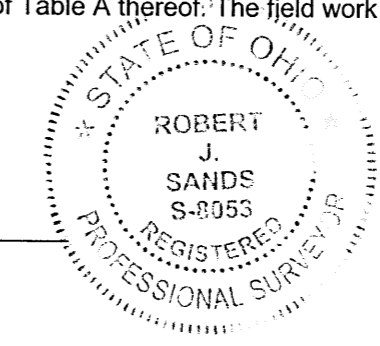
To: Gay Street Condominium, LLC, First American Title Insurance Company, ValMer Land Title Agency, LLC and The Citizens Banking Company d/b/a Champaign Bank, an Ohio banking corporation, its successors and/or assigns, as their interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 8, 9, 10, 11a and 13 of Table A thereof. The field work was completed on January 2014.

STANTEC CONSULTING SERVICES INC.

Robert J. Sands
Professional Surveyor No. S-8053

Date: 01/15/14



ALTA/ACSM LAND TITLE SURVEY OF
0.233 ACRE & 0.096 ACRE
LYING IN
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
PART OF LOTS 9, 10, 11 AND 12
HALF SECTION 25, TOWNSHIP 5, RANGE 22
REFUGEE LANDS

Scale: 1 inch = 20 Feet
Date: January, 2014
PREPARED BY:
FRANKLIN COUNTY ENGINEER
Dean C. Ringle, P.E., P.S.

