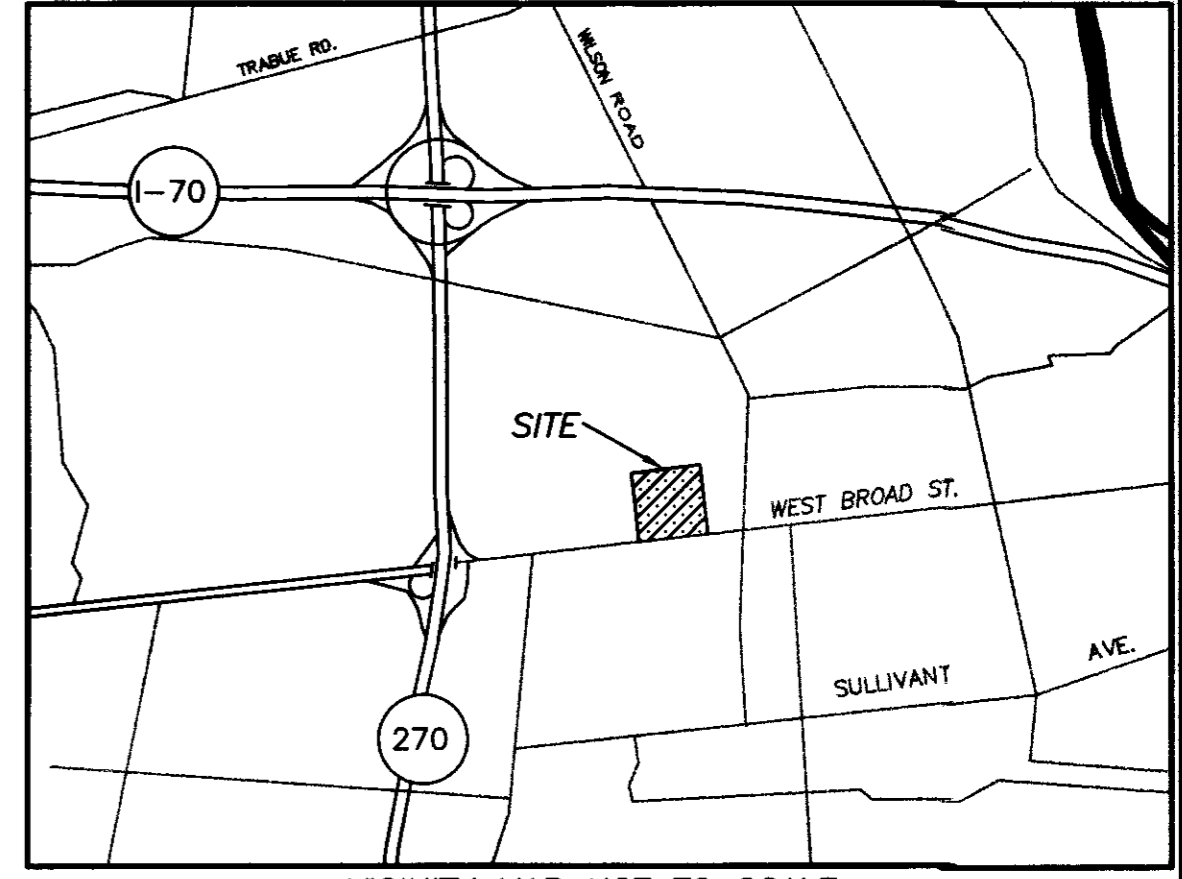
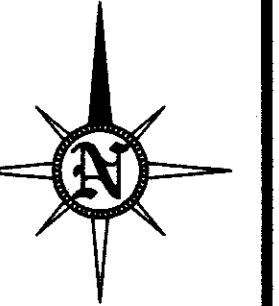
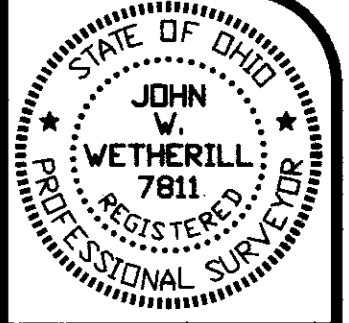
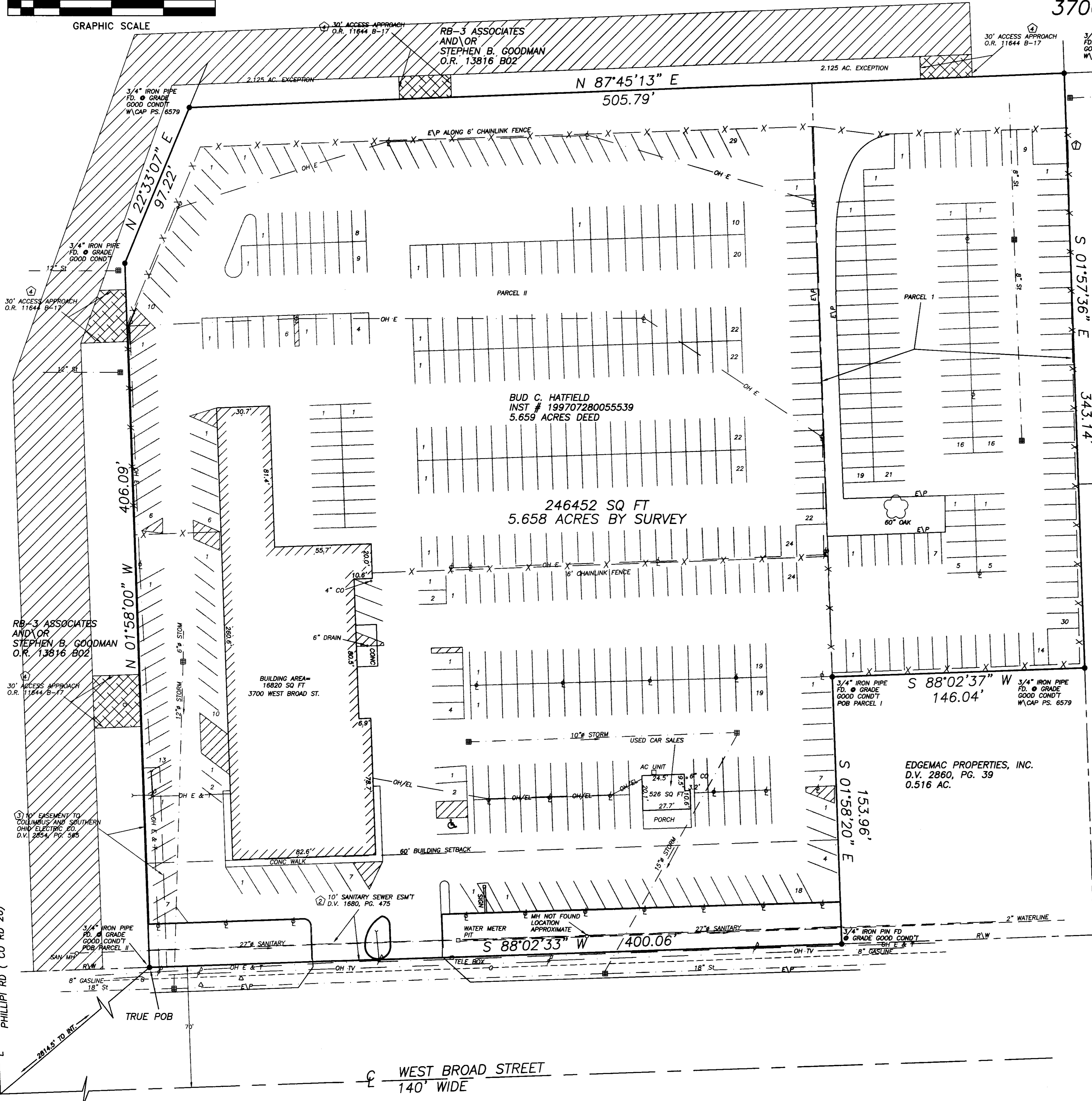


GRAPHIC SCALE

ALTA AS-BUILT SURVEY OF 3700 WEST BROAD ST.



VICINITY MAP NOT TO SCALE



3700 W. BROAD ST.
Description of 5.658 acres

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 3315, and being Parcel I and II of a 5.659 acre tract as conveyed to Bud C. Hatfield as recorded in Instrument No. 199707280055539 Franklin County Recorder's Office containing 5.658 acres and being further described as follows:

Beginning at a found 3/4" iron pipe at grade in good condition, said iron pipe being the southwest corner of said 5.659 acre tract and being the southeast corner of a tract of land as conveyed to RB-3 Associates and/or Stephen B. Goodman as recorded in O.R. 13816 B02, and being in the north line of West Broad St. (70' wide) said iron pipe being 2814.5 feet from the intersection of the centerlines of West Broad St. and Phillipi Rd.;

Thence North 01 degrees 58' 00" West 406.09 feet, along the west line of said 5.659 acre tract, being the east line of said RB-3 Associates tract, to a found 3/4" iron pipe with cap stamped "PS 6579" at grade in good condition;

Thence North 87 degrees 45' 13" East 505.79 feet, along a north line of said 5.659 acre tract, being a south line of said RB-3 Associates tract, to a found 3/4" iron pipe with cap stamped "PS 6579" at grade in good condition, said iron pipe being the northeast corner of said 5.659 acre tract;

Thence South 01 degrees 57' 36" East 343.14 feet, along an east line of said 5.659 acre tract, being a west line of said RB-3 Associates tract, and being a west line of a 1.516 acre tract as conveyed to RB-3 Associates and/or Stephen B. Goodman as recorded in O.R. 13887 A06, to a found 3/4" iron pipe with cap stamped "PS 6579" at grade in good condition, said iron pipe being a southeast corner of said 5.659 acre tract, and being a northeast corner of a 0.516 acre tract as conveyed to Edgemac Properties, Inc. as recorded in D.V. 286, Pg. 39;

Thence South 88 degrees 02' 37" West 146.04 feet, along a south line of said 5.659 acre tract, being the north line of said 0.516 acre tract, to a found 3/4" iron pipe at grade in good condition, said iron pipe being a northeast corner of said 5.659 acre tract, and being the northwest corner of said 0.516 acre tract;

Thence South 01 degrees 58' 20" East 153.96 feet, along an east line of said 5.659 acre tract being the west line of said 0.516 acre tract, to a found 3/4" iron pipe at grade in good condition in the north line of said West Broad St., said iron pipe being the southeast corner of said 5.659 acre tract, and being the southwest corner of said 0.516 acre tract;

Thence South 88 degrees 02' 33" West 400.06 feet, along the south line of said 5.659 acre tract, being the north line of said West Broad St., to the Place of Beginning, containing 5.658 acres or 246452 square feet (by survey), more or less subject to all legal easements and right-of-ways of record.

Bearings are referenced to the north line of said West Broad St. as being South 88 degrees 02' 33" West, and are used to denote angles only. Iron pins set are 5/8" rebar 30" long with yellow plastic cap stamped "J & J Surveying". Documents referred to are recorded in the Franklin County Recorder's Office.

EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT # 98160341, EFFECTIVE DATE 12/24/98, SCHEDULE B SECTION 2, AND ARE DENOTED AS THIS:-
2- SANITARY SEWER EASEMENT IN D.V. 1680, PG. 475, IS PLOTTED AND APPLIES TO THE SUBJECT PROPERTY. TEMPORARY EASEMENT NO LONGER APPLIES.
3-10' EASEMENT TO COLUMBIUS AND SOUTHERN OHIO ELECTRIC COMPANY D.V. 2854, PG. 565 APPLIES AND IS PLOTTED.
4-INGRESS AND EGRESS EASEMENTS IN O.R. 11644 B-17, APPLY AND ARE PLOTTED, AS OF THE DATE OF THIS SURVEY THE DRIVEWAY APPROACHES AND THE LOCKABLE GATES HAVE NOT BEEN INSTALLED.

5-9 NOT ADDRESSED.

**NOT
REVIEWED**

LEGEND

- 1 Lot Numbers
- Lot Lines
- Property Lines
- SAN Sanitary Sewer
- ST Storm Sewer
- W Water Main
- G Gas Line
- U Underground Cable
- UG Undergrade Lines
- D Dead Volume
- O Official Record
- M Man Hole
- I Iron Pin Set
- L.P.F. L.P.F. Found
- S Storm Inlet
- P Fire Hydrant
- U Utility Pole
- O Guy Wire
- F Fence
- S Sign
- V Valve Box
- M Man Hole
- T Telephone Closure
- E Electric Meters
- L Light Pole
- B Backlog
- F Flood Light
- M Mail Box
- D Dumpster
- C Car Inlet
- D Diameter
- S Sanitary
- W Water
- C Concrete
- C Curb
- P Pavement
- P Pole Numbers
- T Overgrown Tree
- D Deciduous Tree
- S Shrub
- T Traffic Signal Pole
- D DOWNEY EASEMENT
- A ACCESS EASEMENTS

ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS PANEL 228 OF 387, MAP NUMBER 39049C0228 G, EFFECTIVE DATE AUGUST 2, 1995, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE TO 500-YEAR FLOODPLAIN.

PARKING:
THERE ARE 382 REGULAR PARKING SPACES AND 1 RESERVED FOR HANDICAP PARKING.

ENCROACHMENTS:
0'-6" CHAINLINK FENCE, ALONG EAST LINE ONTO RB-3 ASSOCIATES.

ZONING:
THE SITE IS CURRENTLY ZONED C-4, COMMERCIAL 4, SETBACKS ARE 60' FROM THE NORTH LINE OF WEST BROAD ST.

TO: MMR HOLDINGS, L.L.C., MMR MAR REALTY, L.P., CHICAGO TITLE INSURANCE COMPANY AND FORD MOTOR CREDIT COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT, AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11, 13, 14 AND 16, OF TABLE THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A URBAN SURVEY.

John Vetherill 2/4/99
JOHN W. VETHERILL P.S. 7811 DATE

REVISED DESCRIPTION	DATE	BY
ADD ZONING AND SETBACK	1/25/99	JWV
	1/26/99	JWV

ALTA AS-BUILT SURVEY OF 3700 WEST BROAD ST.

J & J SURVEYING SERVICES, INC., dba
PAUL K. MOORE & ASSOCIATES
6515 E. LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
FAX# (614) 866-9132
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