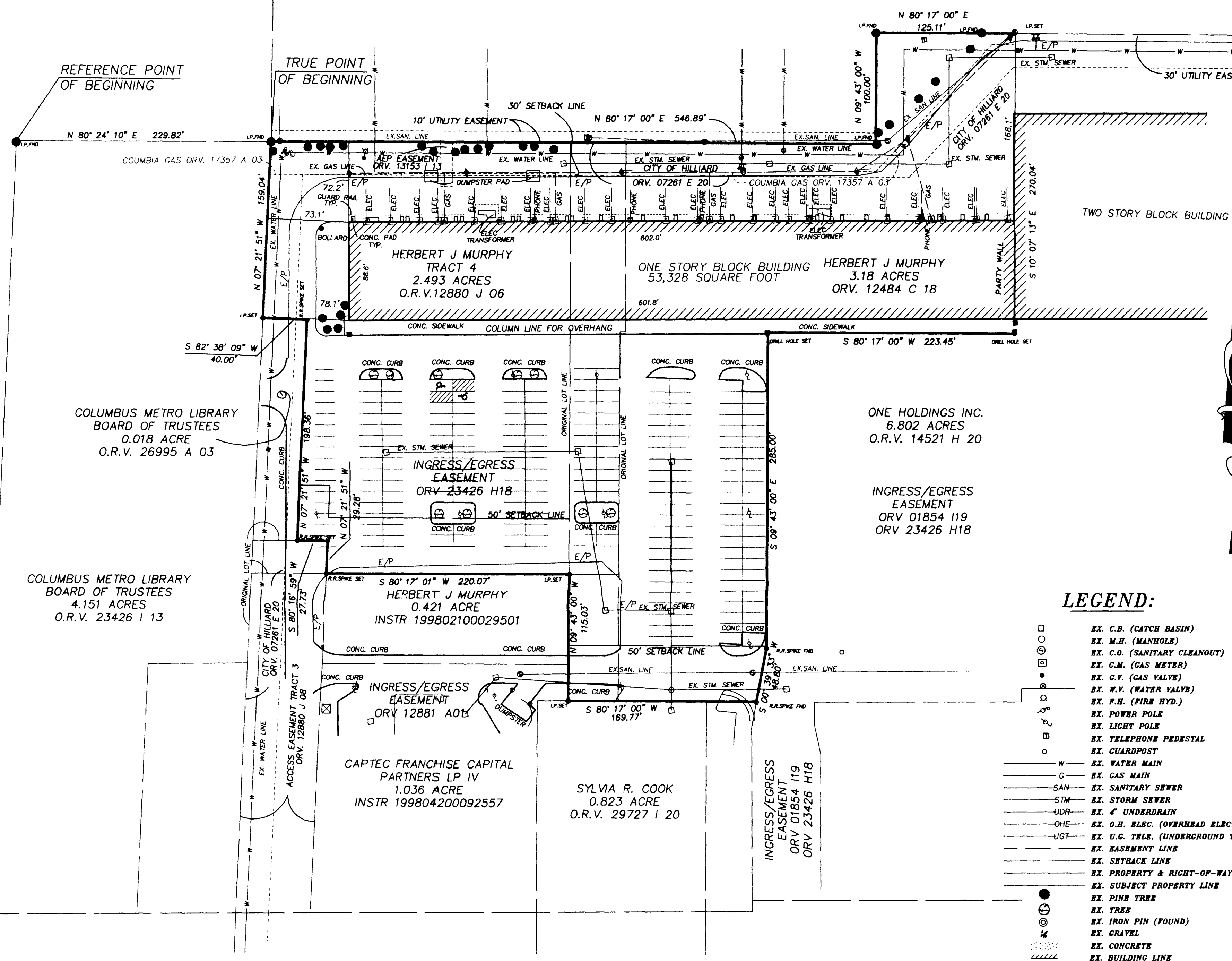
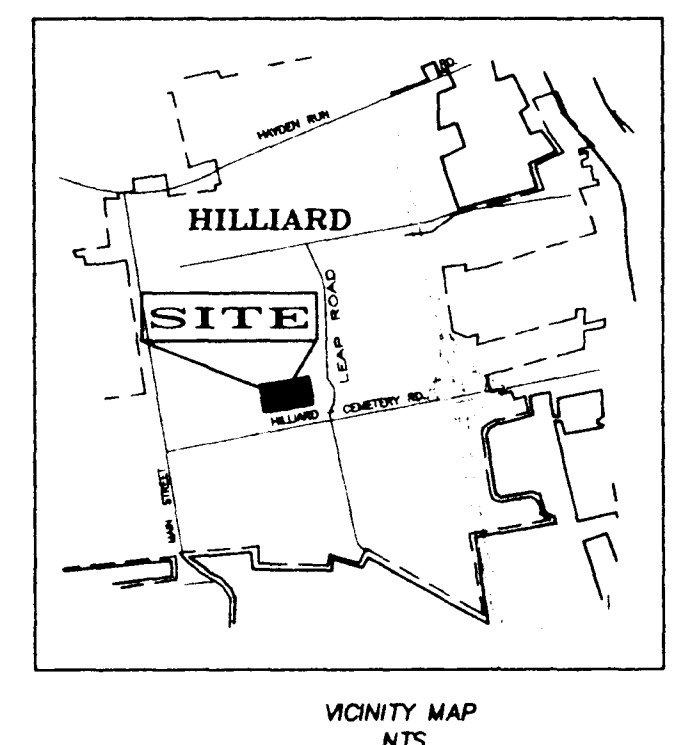
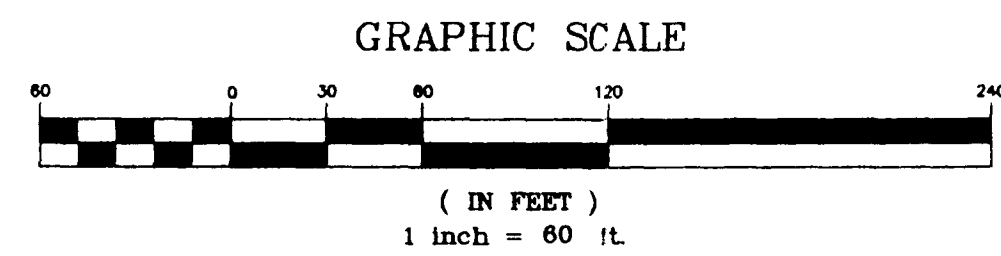


HILLIARD SQUARE APARTMENTS PARTNERSHIP
2.31 ACRES
O.R.V.13706 F 02

HILLIARD SQUARE APARTMENTS PARTNERSHIP
6.05 ACRES
O.R.V. 13706 F 02

HILLIARD SQUARE OFFICE CONDO AMENDED UNIT 2
O.R.V. 10527 C 04
PLAT BOOK 41 PAGE 5-31



LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Hilliard, Virginia Military Survey Number 1335 and 3002, and being part of the original 29.622 acre tract conveyed to Northwest Columbus Industrial Complex, Inc. by deed in Deed Book 2940, Page 225, also being part of a 2.493 acre tract, conveyed to Herbert J. Murphy by deed in Official Record 12880 J 06, and being part of a 3.18 acre tract conveyed to Herbert J. Murphy by deed in Official Record 12484 C 19, and also being part of a 0.421 acre tract conveyed to Herbert J. Murphy by deed in Instr. Number 199802100029501, all deed records can be found in the Records Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for Reference at a iron pin found at the northwesterly corner of a 4.151 acre tract conveyed to The Board of Trustees of Columbus Metropolitan Library by deed in Official Record 23426 Page 1 13, said point being in the westerly line of said 29.622 acre tract, said iron pin also being the southwest corner of a 2.31 acre tract conveyed to Hilliard Square Apartments Partnership, by deed in Official Record 13706 Page F 02;

Thence North 80° 24' 10" East, along the north line of said 4.151 acre tract, and the south line of said 2.31 acre tract, a distance of 229.82 feet to a iron pipe found at the northeasterly corner of said 4.151 acre tract, and being the northwesterly corner of said 2.493 acre tract, and being the southeasterly corner of said 2.31 acre tract, and also being the southwest corner of a 6.05 acre tract conveyed to Hilliard Square Apartments Partnership, by deed in Official Record 13706 Page F 02, and also being THE TRUE POINT OF BEGINNING of the herein described tract of land;

Thence North 80° 17' 00" East, along the north line of said 2.493 acre tract, and the south line of said 6.05 acre tract, a distance of 546.89 feet to a iron pipe found, at a northerly corner of said 3.18 acre tract;

Thence North 09° 43' 00" West, along a easterly line of said 3.18 acre tract, and along a westerly line of said 6.05 acre tract, a distance of 100.00 feet to a iron pipe found, at a northeasterly corner of said 3.18 acre tract;

Thence North 80° 17' 00" East, along a northerly line of said 3.18 acre tract, and along the south line of said 6.05 acre tract, a distance of 125.11 feet to a iron pipe set at the northeasterly corner of said 3.18 acre tract, and also being the northwesterly corner of a 6.802 acre tract conveyed to One Holdings Inc., by deed in Official Record 1452 H 20;

Thence South 10° 07' 13" East, along the easterly line of said 3.18 acre tract, and along a westerly line of said 6.802 acre tract, and along the party wall line of an existing building a distance of 270.04 feet to a drill hole set;

Thence South 80° 17' 00" West, along a northerly line of said 3.18 acre tract, and a northerly line of said 6.802 acre tract, a distance of 223.45 feet to a drill hole set;

Thence South 09° 43' 00" East, along a easterly line of said 3.18 acre tract, and a easterly line of said 6.802 acre tract, a distance of 285.00 feet to a railroad spike found;

Thence South 00° 39' 33" West, along an easterly line of said 3.18 acre tract, and a westerly line of said 6.802 acre tract, a distance of 48.80 feet to a railroad spike found at the southeasterly corner of said 3.18 acre tract, and the northeasterly corner of a 0.823 acre tract conveyed to Sylvia R. Cook by Official Record 29727 I 20;

Thence South 80° 17' 00" West, along a southerly line of said 3.18 acre tract, and along the northerly line of said 0.823 acre tract, a distance of 169.77 feet to a iron pipe set, at the southwest corner of said 3.18 acre tract, and being at a northeasterly corner of a 1.036 acre tract conveyed to Captec Franchise Capital Partners LP IV by instrument number 199804200092557;

Thence North 09° 43' 00" West, along a westerly line of said 3.18 acre tract, and the easterly line of said 1.036 acre tract, a distance of 115.03 feet to a iron pipe set at the northeasterly corner of a 0.421 acre tract conveyed to Herbert J. Murphy by Instr. Number 199802100029501, and at a southeasterly corner of said 2.493 acre tract;

Thence South 80° 17' 01" West, along the north line of said 0.421 acre tract, and the south line of said 2.493 acre tract, a distance of 220.07 feet to a railroad spike set, at the northwesterly corner of said 0.421 acre tract, and also being in the easterly line of said 4.151 acre tract;

Thence North 07° 21' 51" West, along a easterly line of said 4.151 acre tract, a distance of 29.28 feet to a iron pipe set, at a northeasterly corner of said 4.151 acre tract, and also being a southwest corner of said 2.493 acre tract;

Thence South 80° 16' 59" West, along a northerly line of said 4.151 acre tract, and a northerly line of said 2.493 acre tract, a distance of 27.73 feet to a iron pipe set, at the southeasterly corner of a 0.183 acre tract conveyed to the Board of Trustees of Columbus Metropolitan Library by deed in Official Record 26995 A 03;

Thence North 07° 21' 51" West, along a easterly line of said 0.183 acre tract, a distance of 198.36 feet to a iron pipe set at the northeasterly corner of said 0.183 acre tract;

Thence South 82° 38' 09" West, along the northerly line of said 0.183 acre tract a distance of 40.00 feet to a iron pipe set in the westerly line of said 2.493 acre tract, and being in a easterly line of said 4.151 acre tract, and also being the northwesterly corner of said 0.183 acre tract;

Thence North 07° 21' 51" West, along the westerly line of said 2.493 acre tract, and the easterly line of said 4.151 acre tract, a distance of 159.04 feet to the place of beginning and containing 5.479 acres of land more or less;

Bearings herein are based on South 80° 17' 01" West, for Hilliard-Cemetery Road (O.R.V. 23426 I 13)

Iron pins set consist of a 1" (O.D.) Iron pipe, 30" long with a plastic cap inscribed M-E Eng ENG/S-6872

Subject to the easements and restrictions as listed in ORVS 01854 I19, 12881 A01, and 23426 H18

- LEGEND:**
- EX. C.B. (CATCH BASIN)
 - EX. M.H. (MANHOLE)
 - EX. C.O. (SANITARY CLEANOUT)
 - EX. G.M. (GAS METER)
 - EX. G.V. (GAS VALVE)
 - EX. W.V. (WATER VALVE)
 - EX. P.H. (PIRE HYD.)
 - EX. POWER POLE
 - EX. LIGHT POLE
 - EX. TELEPHONE PEDESTAL
 - EX. GUARDPOST
 - EX. WATER MAIN
 - EX. GAS MAIN
 - SAN. EX. SANITARY SEWER
 - STIM. EX. STORM SEWER
 - UDR. EX. UNDERDRAIN
 - OHE. EX. O.H. ELEC. (OVERHEAD ELECTRIC)
 - UGT. EX. U.G. TEL. (UNDERGROUND TELEPHONE)
 - EX. EASEMENT LINE
 - EX. SETBACK LINE
 - EX. PROPERTY & RIGHT-OF-WAY LINE
 - EX. SUBJECT PROPERTY LINE
 - EX. PINE TREE
 - EX. TREE
 - EX. IRON PIN (FOUND)
 - EX. GRAVEL
 - EX. CONCRETE
 - EX. BUILDING LINE

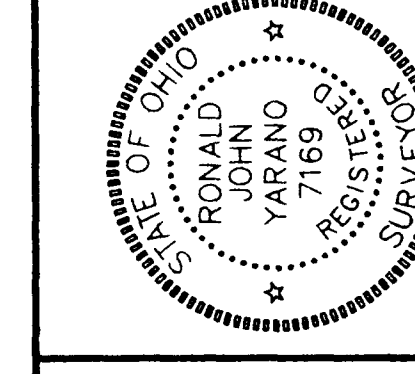
SURVEY CERTIFICATION

The undersigned hereby certifies as of December 18, 1998, to Prudential Mortgage Capital Company, LLC and its successors and assigns and First American Title Insurance Company, that he is a duly registered land surveyor of the State of Ohio; that this plat of survey is made in accordance with the minimum standards established by said state for surveys and land surveyors and with minimum detail requirements for land title surveys as adopted by the American Land Title Association and American Congress on Surveying and Mapping for urban surveys, including items no. 2,3,4,6,7(a), 7(b)(1),8,9,10,11 and 13 of Table A thereto; that this survey correctly shows the location of all buildings, structures and other improvements situated on the subject premises; and that, except as shown, there are no visible easements or right-of-ways across said premises or any other easements or right-of-ways of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises

NOTES:

- 1) The easements shown hereon are per the title binder provided by the First American Title Insurance Company, with File Number 75189972, and dated December 14, 1998
- 2) Subject to the Reservations, Conditions and Restrictions of record in Official record 1854 Page 1 19
- 3) Subject to a Columbus and Southern Ohio Electric Company Easement as recorded in Official Record 7247 Page F 19
- 4) Cannot plot the following easements due to insufficient information
Deed Book 1108 Page 485
Deed Book 1088 Page 302
Deed Book 3528 Page 472
- 5) Subject to the Cross-Easements Agreement of record in Official Record 1854 Page 1 19
- 6) Subject to the Declaration of Common Area, Ingress-Egress and Parking Easement of record in Official Record 12881 Page A 01
- 7) Subject to the Amendment and Supplement to Declaration of Common Area, Ingress-Egress and Parking Easement of record in Official Record 23426 Page H 18
- 8) THE CURRENT ZONING IS B-2
- 9) THE PROPERTY IS IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 39049C0117 G, ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN
- 10) THE SETBACKS ARE AS FOLLOWS FRONT YARD 50 FEET, 30 FOOT REAR YARD, AND NO SIDEYARD'S
- 11) ZONING CODE REQUIRES ONE SPACE PER EVERY 150 SQUARE FEET OF GROSS FLOOR AREA, WHICH EQUALS 356 SPACES, CURRENT NUMBER OF SPACES EQUALS 220 REGULAR SPACES AND 2 HANDICAP SPACES
- 12) THE CURRENT BUILDING HEIGHT IS 18 FEET, THE MAXIMUM BUILDING HEIGHT BY ZONING CODE IS 35 FEET
- 13) THE CURRENT ADDRESS FOR THE BUILDINGS ARE 4714 THOUGH 4740

REVISIONS	DATE	BY	DESCRIPTION
	12/31/98	r/j	per comments from Patricia Gafnar



M-E CIVIL ENGINEERING, INC.
635 BROOKSIDE BOULEVARD
WESTERVILLE, OHIO 43081
PHONE: (614) 818-4900
FAX: (614) 818-4902

ALTA/ ASCM LAND TITLE SURVEY
HILLIARD-SQUARE SHOPPING CENTER

FIELD	PM	DR
DJ	RW	R.
SCALE	HORIZ. 60	VERT.
JOB	983337-1-1-E	
DATE	DECEMBER, 1998	
SHEET NO.	1/1	
PRINT DATE		