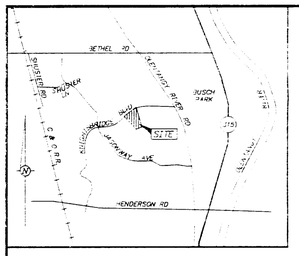


LOCATION MAP
NO SCALE

Utility services to the building(s), where shown, are from field investigation and service connections found. The most recent building plans were not furnished to the surveyor to accurately locate and/or verify service locations as depicted.

NOTE:

The locations of underground utilities as shown hereon are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

NOTE:

Electric pedestals, electric transformers and telephone closures may have been found during the field investigation. No field markings or utility drawings were provided to the surveyor depicting underground or overhead facilities that may connect to these services boxes.

LEGEND

	Sign		Gas Valve
Sign	Street Sign		Gas Service
	Bollard Light		Gas Meter
	Area Light		Gas Flag
	Light Pole		Gas Marker
	Light Pole w/Spr. or Pnd. Base		Clean Out
	Electric Guy		Catch Basin
	Electric Marker		Manhole w/Top of Casting Elev.
Elec. Trans.	Electric Transformer		Curb Inlet w/Top of Casting Elev.
E.M.	Electric Meter		Down Spout
M.H.	Electric Manhole		Roof Drain
T.C.	Telephone Closure		Antenna
	Telephone Pole		Mail Box
	Utility Pole		Flagpole
P.B.	Pull Box		
T.P.B.	Traffic Pull Box		
T.C.B.	Traffic Control Box	g	Existing Gas Line
	Traffic Signal	w	Existing Water Line
	Traffic Pole	uge	Existing Underground Electric Line
	Traffic Pole w/ Walk	ohe	Existing Overhead Electric Line
W.V.	Water Valve	ugt	Existing Underground Telephone Line
F.H.	Fire Hydrant	oht	Existing Overhead Telephone Line
W.M.	Water Meter	ohcatv	Existing Overhead Cable Television Line
W.S.	Water Service		Existing Fence Line
	Monitoring Well		

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. [illegible]
EFFECTIVE DATE: [illegible]

To: Fidelity National Title Insurance Company
Title First Agency, Inc.
American Equity Investment Life Insurance Company
Knightsbridge Professional Office Building Limited Partnership

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1,2,3,4,7,8,9,10,11 and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification) of an "Urban" survey.

Easement in Official Record 14644, Page C 11 refers to "underground cable and/or poles as installed".

Easement in Official Record 13776, Page B 14 and Official Record 2279, Page H 07 contains terms and conditions for Ingress/Egress easement east side of site between Knightsbridge Boulevard and Jasonway Avenue.

As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a guaranty or warranty, either expressed or implied.

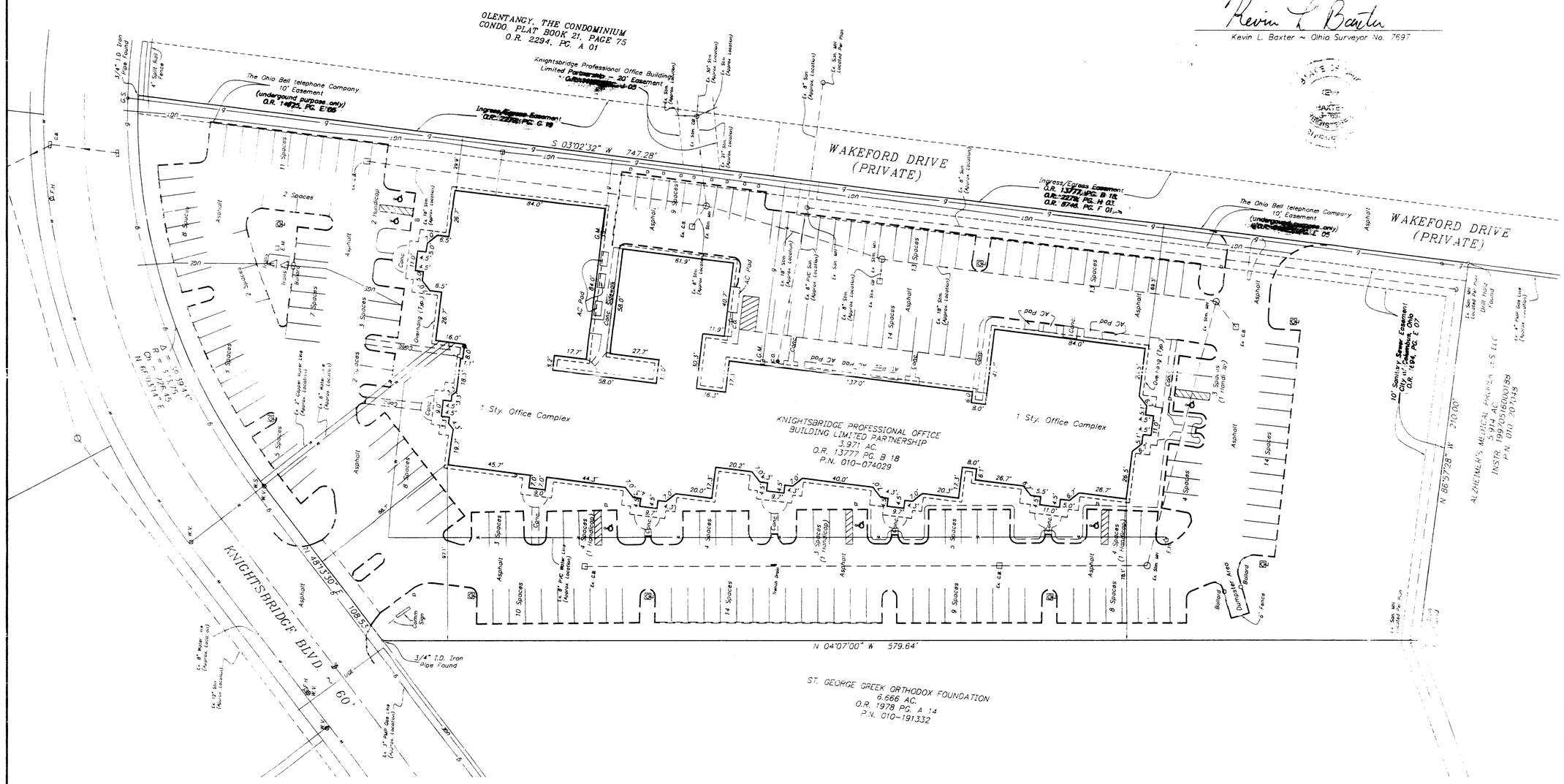
Violations of zoning ordinances, restrictions or other rules and regulations are determined and enforced by the zoning and planning boards of the community in which the property is located.

Kevin L. Baxter

Kevin L. Baxter ~ Ohio Surveyor No. 7697

STATE OF OHIO
KEVIN L. BAXTER
7697
REGISTERED
SURVEYOR

SCALE: 1" = 30'
0 30 60
GRAPHIC SCALE



Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 2, Township 1, Range 18 West, United States Military Lands and being a 3.971 acre tract of land conveyed to Knightsbridge Professional Office Building Limited Partnership by record in Official Record 13777, Page B 18, all of records being to the Recorder's Office, Franklin County, Ohio, bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe found in a curve in the southerly line of Knightsbridge Boulevard (60 feet wide) as shown upon the plat of Olentangy Commercial Condominium, of record in Plat Book 49, Page 5, at the northwesterly corner of said 3.971 acre tract and at the northeasterly corner of Olentangy, The Condominium, of record in Condominium Book 21, Pages 75 thru 148, inclusive;

thence S 3° 02' 32" W, along the east line of said 3.971 acre tract and along a portion of the west line of said Olentangy, The Condominium a distance of 747.28 feet to a drill hole found at the southeast corner of said 3.971 acre tract and at the northeast corner of a 5.914 acre tract of land conveyed to Alzheimer's Medical Properties, LLC, by deed of record in Instrument 199705160001393;

thence N 86° 57' 28" W along the south line of said 3.971 acre tract and along the north line of said 5.914 acre tract a distance of 210.00 feet to a 1" I.D. iron pipe found at the southwest corner of said 3.971 acre tract at the northwesterly corner of said 5.914 acre tract and at a 6.666 acre tract of land conveyed to St. George Greek Orthodox Foundation by deed of record in Official Record 1978,Page A 14;

thence N 4° 07' 00" W along the west line of said 3.971 acre tract and along the east line of said 6.666 acre tract a distance of 579.64 feet to a 3/4" I.D. iron pipe found in a curved southerly line of Knightsbridge Boulevard, at the northwest corner of said 3.971 acre tract and at the northeast corner of said 6.666 acre tract;

thence N 48° 13' 22" E along a southerly line of Knightsbridge Boulevard and along the northwest line of said 3.971 acre tract a distance of 108.53 feet to a point of curvature;

thence easterly along a portion of a curved southerly line of Knightsbridge Boulevard, along the curved northerly line of said 3.971 acre tract and with a curve to the left having of which is: radius = 333.75 feet, and delta = 38° 43', a chord distance of 226.45 feet bearing N 68° 03' 14" E to the place of beginning;

Containing 3.971 acres of land more or less and subject to all easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No.7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from actual field survey of said 3.971 acre tract, performed under his supervision, in May, 2001. Basis of bearings is the centerline of Knightsbridge Boulevard, being S 3° 02' 32" W as shown upon the plat of Olentangy Commercial Condominium of record in Plat Book 49, Page 5, Recorder's Office, Franklin County, Ohio.

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
5875 W. DUBLIN-GRANVILLE RD.
COLUMBUS, OHIO

BELLOWS & ASSOCIATES

ALTA/ACSM LAND TITLE SURVEY
AT 4830 KNIGHTSBRIDGE BOULEVARD
WEST OF PENNFAIR STREET
COLUMBUS, OHIO

SCALE: 1" = 30'			JOB NO.
DWN: LSL	CKD: KLB	JUNE 22, 2001	00-126

H:\JOBS\Land Projects\2000\126\dwg\Exhibits\4830_Knightsbridge_MLS.dwg 06/26/01 08:58:20 AM EDT