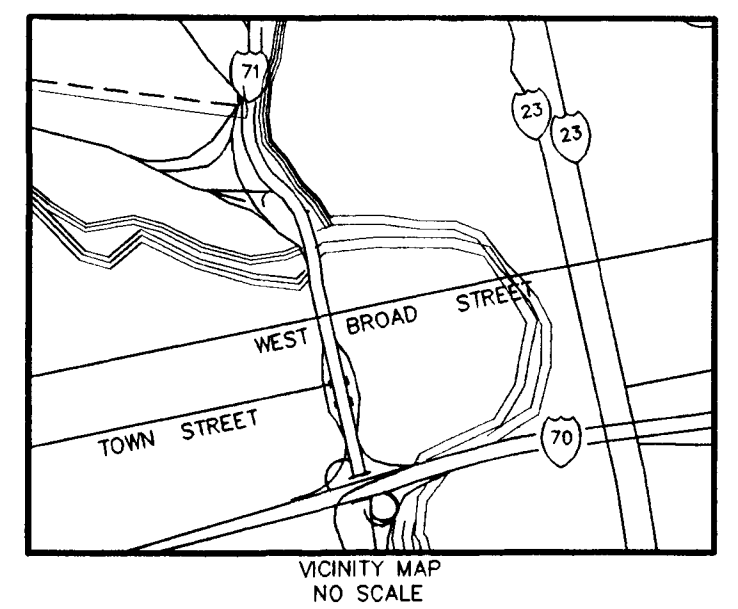


- LEGEND**
- ⊙ STORM MANHOLE
 - ☆ LIGHT POLE
 - SANITARY MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊥ SIGN
 - ⊕ UTILITY POLE
 - GUY WIRE
 - ⊗ WATER VALVE
 - IRON PIN SET



TO: JIMMY REA ELECTRONICS, INC.
CHICAGO TITLE INSURANCE CO.
CHARLES P. CONRAD

We do hereby certify that the foregoing "ALTA ACSM Survey" was prepared from an actual field survey of the premises; that this is a true and correct survey of the above described land and shows the true and correct location of the buildings, structures, and improvements situated on such land and easements, as provided by Chicago Title Insurance Company Commitment No. 96160453, rights-of-way, visible or otherwise known to me. The buildings and improvements do not overhang or encroach upon or rights-of-way of others, and there are no encroachments either way across the boundary lines of such land (other than shown), and that the site is located in Zone "AE" according to the Federal Emergency Management Agency Flood Insurance Rate Map No. 39049C0235G, effective date August 5, 1995; that this survey was prepared in accordance with "Minimum Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992; and (ii) pursuant to the Accuracy standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS

Frank C. Long 21 Nov. 96
FRANK C. LONG
PROFESSIONAL SURVEYOR NO. 6615

THERE ARE NO EASEMENTS AFFECTING EITHER OF SAID PARCELS ACCORDING TO THE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 96160453.

**DESCRIPTION OF A 0.065 ACRE TRACT
NORTH OF WEST BROAD STREET
WEST OF MILL STREET**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of lot 173, of the Town of Franklinton, (now within the City of Columbus), as the same as numbered and delineated upon the recorded plat thereof, of record in the Ross County Records, Page 44, Recorder's Office, Franklin County, Ohio, and being the tract of land conveyed to Jimmy Rea Electronics as recorded in Deed Volume 3537, Page 915 (all references to deeds and plats are those of record in the Franklin County Recorder's Office) and being more fully described as follows:

Beginning at an iron pin set at the southeast corner of said Lot 173, in the westerly right of way line of North Mill Street;

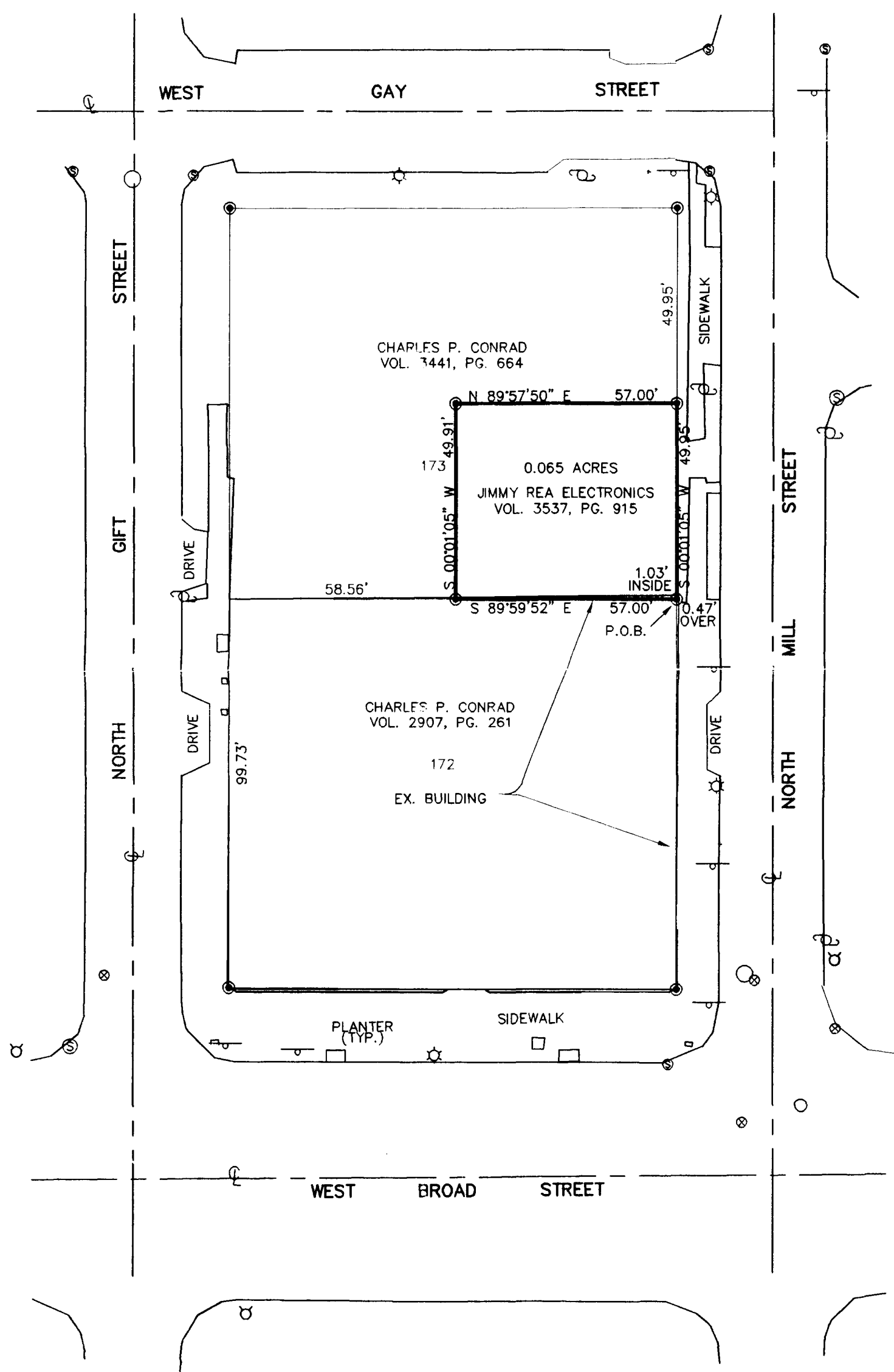
Thence North 89°59'52" West a distance of 57.00 feet along the southerly line of said Lot 173, the northerly line of said Lot 172 to an iron pin set;

Thence North 00°01'05" East a distance of 49.91 feet to an iron pin set;

Thence North 89°57'30" East a distance of 57.00 feet to an iron pin set in the easterly line of said Lot 173, the westerly right of way line of said North Mill Street;

Thence South 00°01'05" West a distance of 49.95 feet along the easterly line of said Lot 173, the westerly right of way line of said North Mill Street to the Point of Beginning containing 0.065 acres more or less according to an actual field survey of the premises made by Hockaden and Associates, Inc in October of 1996.

Bearings are based upon the easterly right of way of said North Gift Street as being North 00°01'05" East all other bearings then calculated from this meridian.



S:\SURVEY\40678_1\406781 Wed Nov 20 22:59:57 1996 HOCKADEN AND ASSOC. INC., (N.G.G.)

DESCRIPTION	ALTA/ACSM SURVEY			
LOCATION	550 WEST BROAD STREET WEST OF MILL STREET COLUMBUS, OHIO			
CLIENT	JEFFREY W. BRANTNER			
PREPARED BY:	HOCKADEN AND ASSOCIATES, INC. Consulting Engineers & Surveyors 853 North Cassady Avenue Columbus, Ohio 43219 Telephone: (614) 252-0893 Fax: (614) 252-0444			
DRAWN BY: N.G.G.	CHECKED BY: F.C.L.	ORDER No.	AREA No.	SHEET
SCALE: 1"=30'	DATE: 10-14-96	40678	36-1	1 OF 1