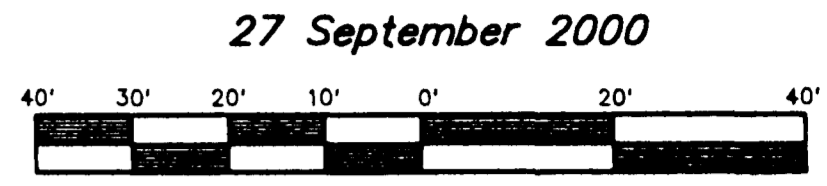


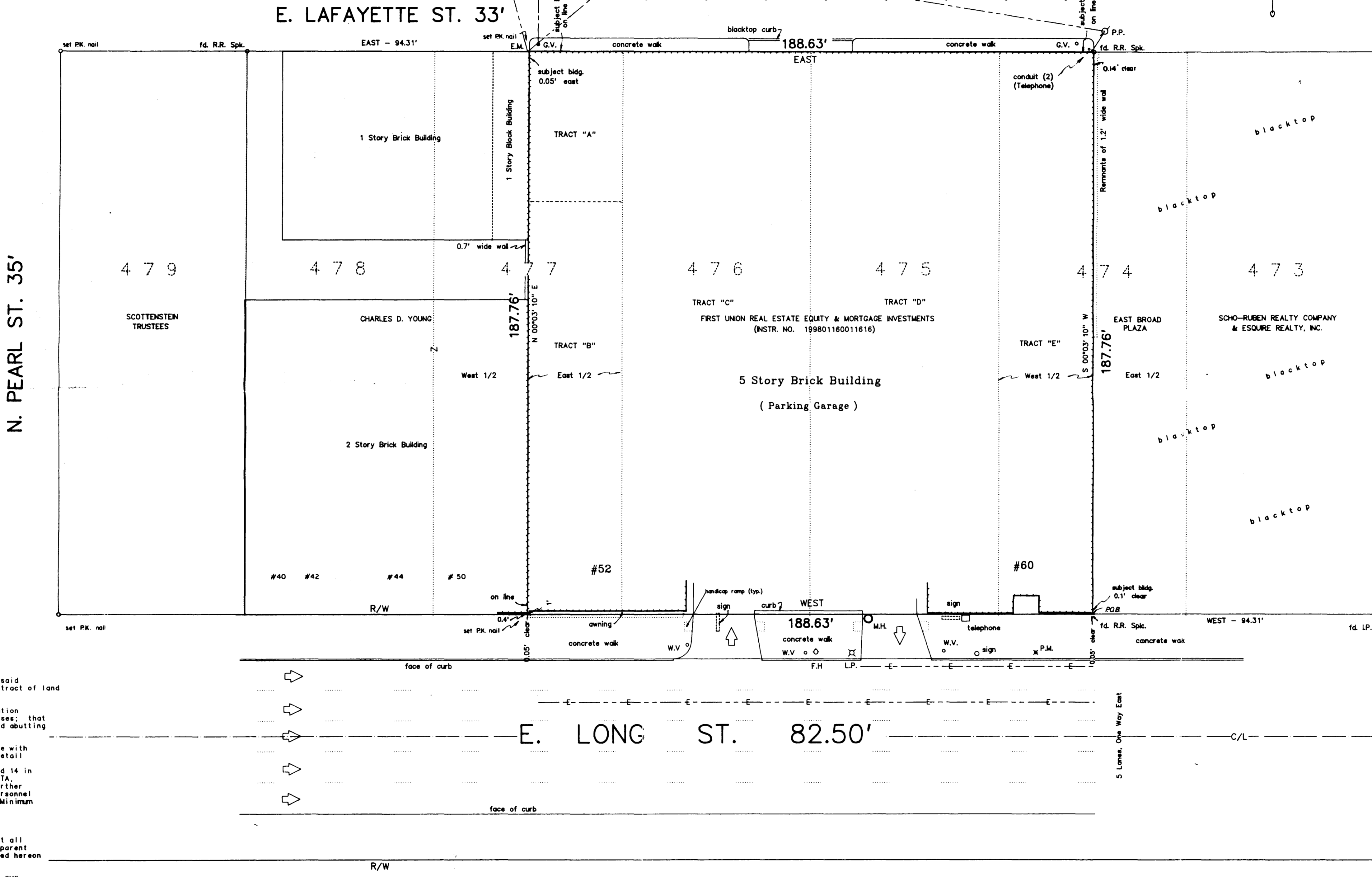


Vicinity Map

REVISIONS:			
No.	Date	Description	By
1	May 23, 2001	Updated per letter 5-16-01	mef



Scale 1" = 20'
 A.L.T.A. / A.C.S.M. Land Title Survey
 #52 - #60 E. Long St.
 Columbus, Ohio.



Legal Description:

0.813 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of inlots 475 and 476, and part of inlots 474 and 477 of the City of Columbus, as same are numbered and delineated upon the recorded plat thereof, of record in Deed Book "F", Page 332, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a railroad spike found at the southeast corner of the west half of said Inlot 474, in the north line of East Long Street (82.5 feet wide) and being WEST, 94.31 feet from a found iron pin at the intersection of said north line of East Long Street with the west line of North Third Street (82.5 feet wide), being the southeast corner of Inlot 475 of the City of Columbus;

Thence, along part of the south line of said Inlot 474, the south line of Inlots 475 and 476, part of the south line of said Inlot 477 and the north line of said East Long Street, WEST, 188.63 feet to a set P.K. nail;

Thence, across said Inlot 477, North 00 degrees 03 minutes 10 seconds East, 187.76 feet to set P.K. nail in the north line of said Inlot 477, and the south line of East Lafayette Street (33 feet wide) and being EAST, 94.31 feet from a found railroad spike at the northwest corner of Inlot 478 of the City of Columbus;

Thence, along part of the north line of said Inlot 477, north line of said Inlots 476 and 475, part of the north line of said Inlot 474 and the south line of said East Lafayette Street, EAST, 188.63 feet to a found railroad spike at the northeast corner of the west half of said Inlot 474;

Thence, along the east line of said west half of Inlot 474, South 00 degrees 03 minutes 10 seconds East, 187.76 feet to the place of beginning CONTAINING 0.813 ACRES subject however, to all legal highways, easements, leases, and restrictions of record, and of records in the respective utility offices.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company, Inc. in October 2000. Iron pins set are 3/8" x 1" O.D. with an orange plastic cap inscribed "P.S. - 6579" unless otherwise noted. Basis of bearings is the north line of East Long Street held as EAST.

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of:
 - Long Street Venture LLC.
 - Radiant Ventures, L.L.C.
 - Ocean and Hollywood Realty Corp. and its affiliates, nominees, successors and assigns.
 - Arter & Hodgen LLP - Susank, Sejal & Graff - D Ancona & Pflaum
 - Builders Bank and its affiliates, nominees, successors and assigns
 - Lawyers Title Insurance Corporation
 - Commonwealth Land Title Insurance Company

- Matthew D. Farley, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows: (See above legal description)
- I further certify:
 1. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon.
- This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Ohio, and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established by ALTA and ACSM in 1999 and includes items 1, 2, 3, 4, 6, 7(a), (b), (c), 8, 9, 10, 11(a) and 14 in Table A contained therein. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."
- The property described hereon is the same as the property described in Commitment No. 99-0341 with an effective date of April 23, 2001 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0255 G with a date identification of August 2, 1995, for Community No. 390170, in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to East Long Street, a dedicated public street.
- The total number of striped parking spaces on the subject property is 563.
- Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.



NOTE: Party Wall Agreement of record in Vol. 7, PG. 48 not plotted, no instrument provided.

BY: Matthew D. Farley
 Matthew D. Farley, Professional Surveyor No. 7566
 Dated: 5-23-01

Legend

- P.B. = Plat Book
- D.B. = Deed Book
- O.R.V. = Official Records Volume
- L.P. = Iron Pin
- RR Spk. = Railroad Spike
- C.P. = Centerline
- R/W = Right-of-Way
- L.A. = Limited Access Right-of-Way
- L.A. = Landscape Area
- M.C. = Manhole
- C.B. = Catch Basin
- G.I. = Gully Inlet
- F.H. = Fire Hydrant
- P.V.I. = Power Valve Indicator
- P.P. = Power Pole
- L.P. = Light Pole
- E. = Electric
- U.E. = Underground Electric
- E.M. = Electric Meter
- E.T. = Electric Transformer
- G. = Gas
- C.M. = Gas Meter
- G.V. = Gas Valve
- W. = Water
- W.M. = Water Meter
- W.V. = Water Valve
- T.P. = Telephone Pedestal
- O.B.T. = Ohio Bell Telephone
- Q.A.S. = Ohio & Southern Ohio Electric
- C.A.T.V. = Cable Television
- R.P. = Record Plan
- S.S. = Sanitary Sewer
- M.S. = Manhole Sewer
- C.S. = Combustion Sewer
- bl. = Blacktop
- conc. = concrete
- w.w. = window well
- c.w. = concrete walk
- c.s. = concrete stoop/steps
- d.s. = driveway
- p.m. = parking meter
- M.W. = manhole (w/ well)
- c.c. = c/cement



Utility Warning

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Myers Surveying
 COMPANY

2740 East Main Street
 Bexley, Ohio 43209-2577
 (614) - 235 - 8877

mo#32-09/20/00