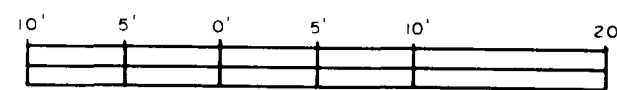


Easements

Buckeye Abstract & Title
Commitment No. N12414, dated December 21, 1990

Schedule B

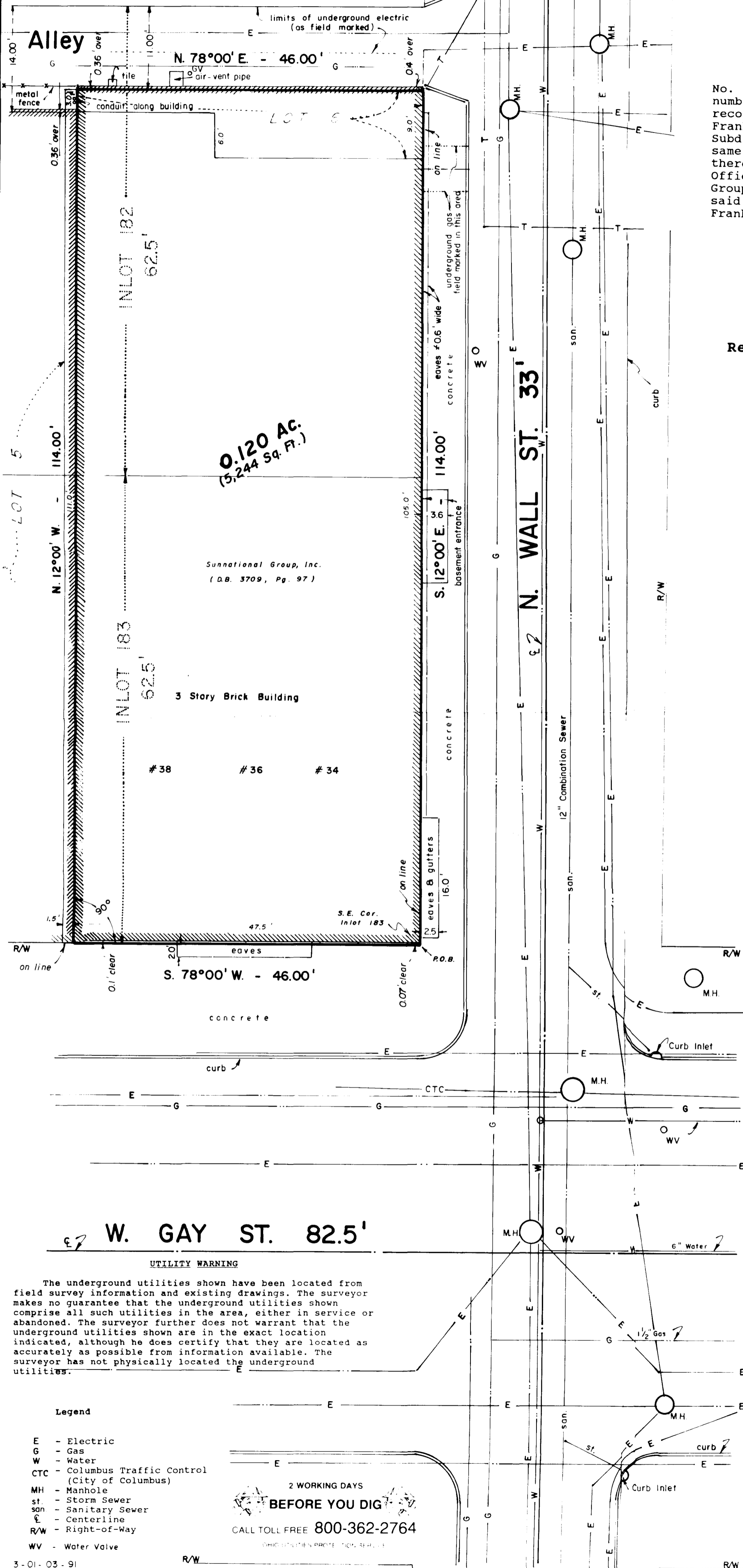
item 3. Official Record Volume 14758 J-07 is a right-of-entry agreement with Warner Cable Communications Inc. for access to install and maintain CATV systems, and cannot be plotted.



January 22, 1991

Scale 1" = 10'

Subject tract in flood zone "C" as per F.I.R.M. #390170-0063-B.



Boundary Survey of a 0.120 Acre tract, part of Inlots No. 182, and 183 in the City of Columbus, as said inlots are numbered and delineated upon the recorded plat thereof, of record in Deed Book "F", Page 332, Recorder's Office, Franklin County, Ohio, and part of Lot 6 of Mary Williams Subdivision as Administratrix of Lewis Williams Dec'd., as same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 154, said Recorder's Office, and being all of the tract conveyed to Sunnational Group, Inc. by deed of record in Deed Book 3709, Page 97, said Recorder's Office, located in the City of Columbus, Franklin County, Ohio.

for

Reserve Standard Company Limited Partnership

and / or

Title Insurance Company of Minnesota

and / or

Ravenna Savings & Loan Company

Legal Description

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Inlots No. 182 and 183 in the City of Columbus, as said inlots 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 part of Lot 6 of Mary Williams Subdivision as Administratrix of Lewis Williams Dec'd., as same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 154, said Recorder's Office, and being all of the tract conveyed to Sunnational Group, Inc. by deed of record in Deed Book 3709, Page 97, said recorder's Office, and being more particularly described as follows:

Beginning at the intersection of the north line of West Gay Street (82.5 feet wide) with the west line of North Wall Street (33 feet wide), said intersection being the southeast corner of said Inlot 183;

Thence, along the north line of said West Gay Street and the south line of said Inlot 183, South 78 degrees 00 minutes 00 seconds West, 46.00 feet to a point being 1.50 feet easterly of the southeast corner of Lot 5 of said Mary Williams Subdivision;

Thence, parallel with and 1.50 feet easterly of, as measured at right angles to, the east line of said Lot 5, across said Lot 6 and across said Inlots 183 and 182, North 12 degrees 00 minutes 00 seconds West, 114.00 feet to a point in the south line of an alley, (as said alley is delineated upon Plat Book 3, Page 154), said point being easterly 1.50 feet from the northwest corner of said Lot 6;

Thence, along part of the north line of said Lot 6 and the south line of said alley, and across said Inlot 182, North 78 degrees 00 minutes 00 seconds East, 46.00 feet to the northeast corner of said Lot 6, said corner being the intersection of the south line of said alley with said west line of North Wall Street, and in the east line of said Inlot 182;

Thence, along the east line of Lot 6, the west line of said North Wall Street and the east line of said Inlots 182 and 183, South 12 degrees 00 minutes 00 seconds East, 114.00 feet to the point of beginning, CONTAINING 0.120 ACRES (5,244 Square Feet) subject however, to all legal highways, easements, leases and restrictions of records, and of records in the respective utility offices.

The foregoing description was prepared from an actual survey of the premises made by Myers Surveying Company, Inc. in January 1991. Basis of bearings is the north line of West Gay Street held as South 78 degrees 00 minutes 00 seconds West.

Surveyor's Certification

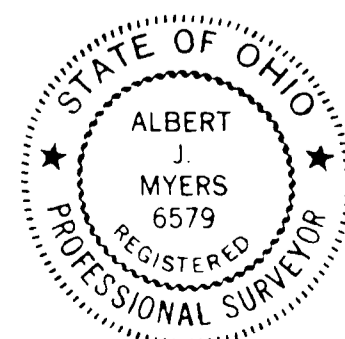
I hereby certify to :

Reserve Standard Company Limited Partnership
and/or
Title Insurance Company of Minnesota
and/or
Ravenna Savings & Loan Company

as of January 22, 1991 that this survey was actually made upon the ground; that it and the information, courses, and distances shown hereon are accurate; that the title lines and lines of actual possession are the same; that this survey correctly shows the location of all visible improvements on the subject property and their relation to the property lines; that there are no encroachments, overlaps or boundary line disputes apparent other than those shown; and that this survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1988, and meets the accuracy requirements of a Class "A" Survey, as defined therein.

Myers Surveying
COMPANY

2740 East Main Street
Bexley, Ohio 43209
(614) 235-8677



BY *Albert J. Myers*
Albert J. Myers, P.S. #6579