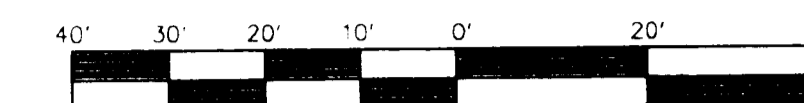


A Boundary Survey prepared for and certified to

Hummel Title Agency, Inc. and SD&J Realty, Inc.

REVISIONS:			
No.	Date	Description	By
1	November 1, 2000	Add 0.278 Ac.	mf

October 9, 2000

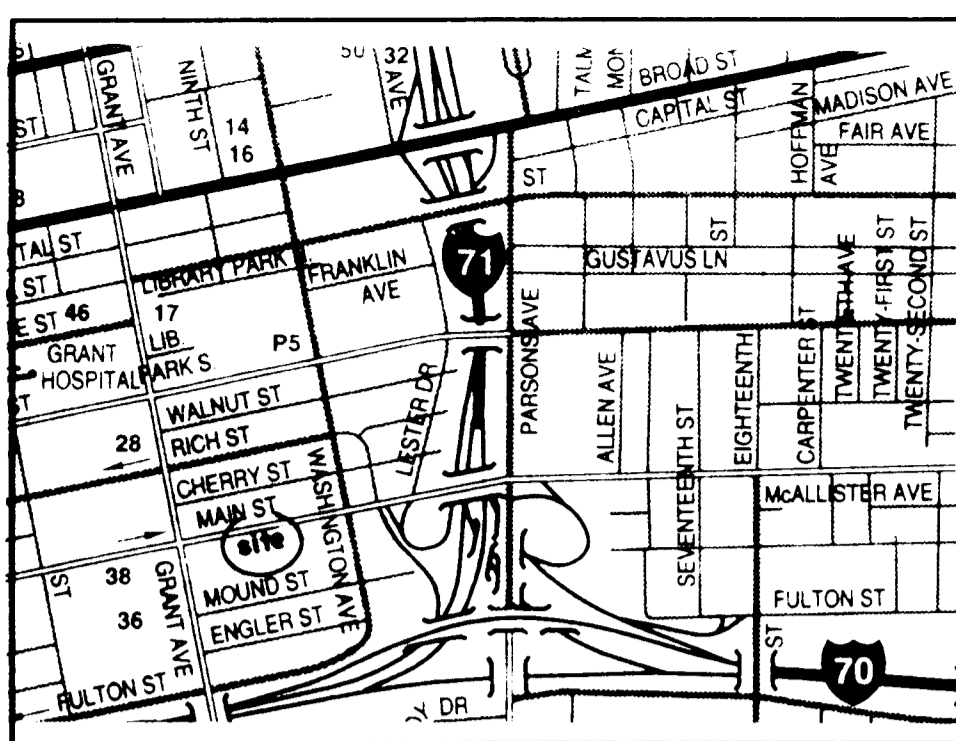


Scale 1" = 20'

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to First American Title Insurance Company, N.A., SD&J Realty, Inc., Strauss & Troy, a legal Professional Association, Hummel Title Agency, Inc. and First American Title Insurance Company's as follows:

- The drawing on which this certificate is contained which was prepared by the undersigned from a survey made on October 9, 2000 (herein the "Drawing"), is a true and accurate survey of the real estate described by metes and bounds description contained on said Drawing (the "Property") and each parcel identified thereon (the "Parcels").
- The boundaries of the Property and each Parcel as depicted on the Drawing were established by actual field measurements and the pins, monuments or other markers were set or found as shown thereon. The Drawing accurately sets forth the area of the Property and each Parcel in acres and square feet.
- The Property as surveyed and described in the Drawing is contiguous along its boundaries and is enclosed within the perimeters thereof.
- The Parcels are contiguous with one another and there are no gaps or gores between or among any of the Parcels.
- The right-of-way lines for East Main Street and East Noble Street are contiguous to the perimeter lines of the Property along the right-of-ways as shown on the Drawing.
- Each of the streets identified in paragraph 5, next above, is a fully dedicated public street, road or highway.
- Vehicle ingress and egress to and from the Property is afforded via the curb cuts shown on the Drawing.
- There are no observable encroachments, overlaps or overhangs by any improvements on the Property onto adjoining property or any easement of which the undersigned has been advised. There are no observable encroachments, overlaps or overhangs by any improvements on adjoining property on, over or across the Property.
- All observable buildings, drives, parking areas and other improvements located on the Property and existing on the date of this certification together with the size, location and type of improvements have been accurately depicted on the Drawing, including the dimensions thereof and the relationship thereof to the boundary lines of the Property. All such improvements are within the boundaries of the Property, except as shown hereon.
- There is no observable evidence of any ditches, streams, rivers, grave pits or other forms of excavation (active or inactive) or drilling (active or inactive) for minerals or gas apparent on the Property.
- A copy of First American Title Insurance Company's Commitment for Title Insurance No. HTA-5839 (the "Commitment") has been received and reviewed, and all easements and rights of way existing on the effective date of said Commitment affecting the Property are accurately depicted on the drawing with corresponding recording references to the instruments creating the easement or right of way.
- A physical examination of the Property reveals no apparent use of the Property for pathways, driveways or roadways for which there are no recorded easements.
- There are no overhead electric or telephone wires or structures or supports thereof, including poles, anchors or guy wires on or over the Property except as shown hereon.
- According to records obtained from the respective utility offices and/or visual inspection, storm sewer, sanitary sewer, electric service, telephone service, gas service and public water service are available on the Property and all of said services are provided via a public right of way or recorded permanent easements therefor (which easements are graphically depicted on the Drawing) as to lines for said services which are off the Property.
- The property is not located in a flood prone area, flood hazard area or in a flood plain or floodway district, including, but not limited to: (a) a flood prone area or flood hazard area as defined by the United States Department of Housing and Urban Development, the Flood Disaster Protection Act of 1973, or (b) within an area shown on maps entitled "Flood Insurance Rate Map", "Flood Hazard Floodway Boundary Map", "Flood Insurance Boundary Map", "Flood Boundary and Floodway Map" or any other map or listing published by the Federal Emergency Management Agency, the United States Department of Housing and Urban Development or the United States Army Corps of Engineers.
- The survey of the Property and Drawing reflected same have been made in accordance with Minimum Standard Detail Requirements for Land Surveyors' jointly established and adopted by the American Land Title Association and American Congress of Surveying and Mapping.
- The Property is located within the City of Columbus, County of Franklin, State of Ohio (surveyor).



Location Map:

Legal Description on 0.920 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of lots 1, 2, 3 and 4 of A.P. Kent's Subdivision, as same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 19, Recorder's Office, Franklin County, Ohio, being part of Lots 1 and 2 of Ehni's Subdivision as same are numbered and delineated upon the recorded plat thereof, of record in Deed Book 33, Page 404, said Recorder's Office, and a part of Marshall Alley, vacated by City of Columbus Ordinance No. 1020-61, and being more particularly described as follows:

Commencing at the northwest corner of Lot 1 of said Ehni's Subdivision in the south line of East Main Street (82.50 feet wide);

Thence, along the northerly line of said Lot 1 and the southerly line of said East Main Street, North 89 degrees 50 minutes 36 seconds East, 62.67 feet to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

Thence, continuing along said line, North 89 degrees 50 minutes 36 seconds East, 210.31 feet to a set P.N. nail at the northeast corner of said Lot 4 of Kent's Subdivision (northwest corner of said Lot 5 of Kent's Subdivision);

Thence, along the line common to said Lots 4 and 5, South 00 degrees 01 minutes 41 seconds East, 191.17 feet to the southeast corner of said Lot 4 (southwest corner of said Lot 5) and in the north line of said East Noble Street (33 feet wide);

Thence, along the south line of said Lots 4, 3, 2, and 1 (inclusive), southerly line of said vacated Marshall Alley, south line of said Lot 2 and part of the south line of said Lot 1 of Ehni's Subdivision, and along the northerly line of said East Noble Street, South 89 degrees 52 minutes 34 seconds West, 208.65 feet to a point (bearing North 89 degrees 52 minutes 43 seconds East, 64.50 from said point) and at the southwest corner of said Lot 1 of Ehni's Subdivision;

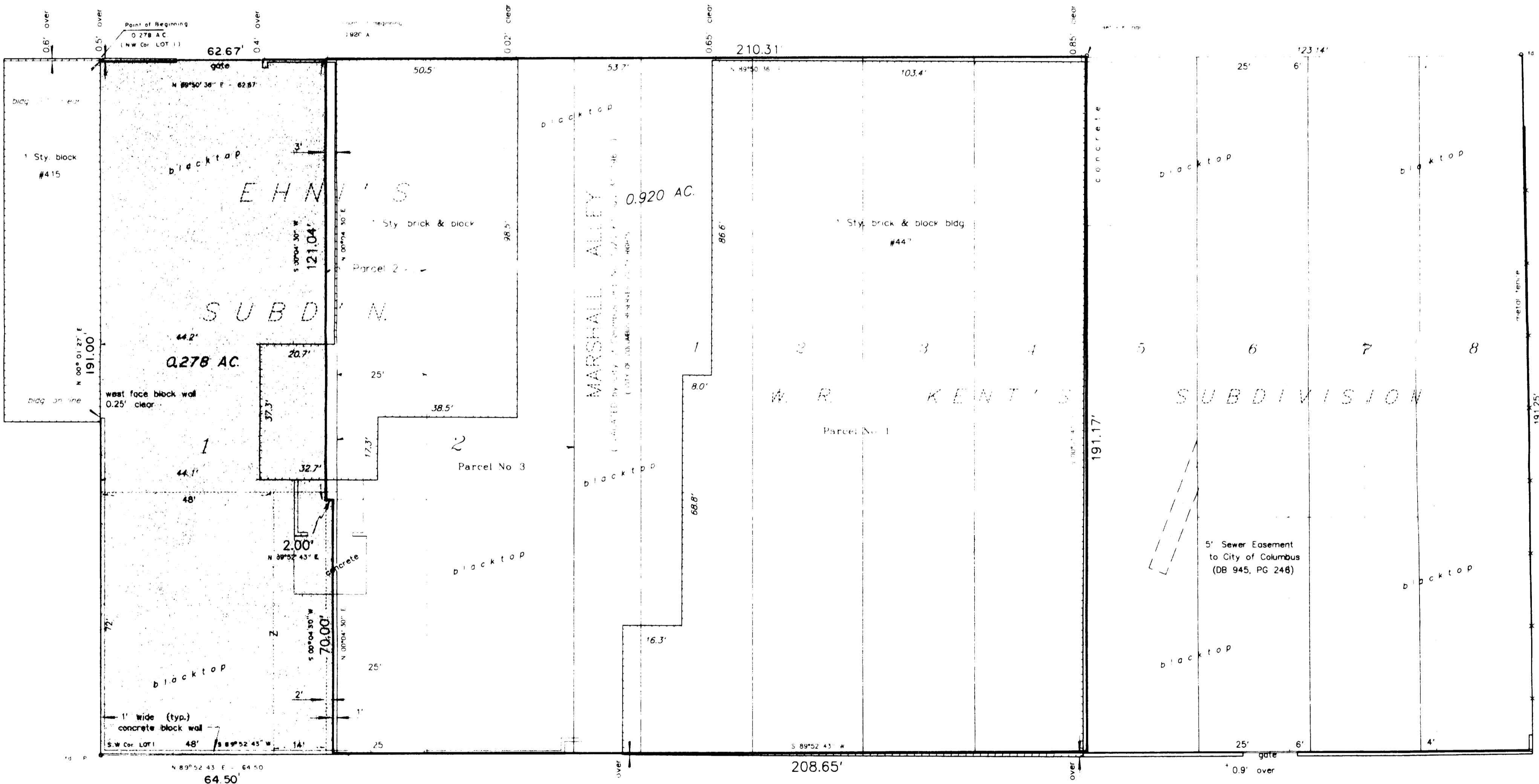
Thence, across said Lot 1 (partially with and one (1) foot westerly of the west line of said Lot 2) North 00 degrees 04 minutes 30 seconds East, 70.00 feet to a point;

Thence, continuing across said Lot 1, (partially with the north line of said East Noble Street) South 89 degrees 52 minutes 43 seconds West, 2.00 feet to a point;

Thence, continuing across said Lot 1 (partially with and three (3) feet westerly of the west line of said Lot 2), North 00 degrees 04 minutes 30 seconds East, 121.04 feet to the place of beginning CONTAINING 0.920 ACRES, subject however to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices (iron pipes set are 36" x 1" O.D. with orange plastic caps inscribed "P.S. 6579" unless otherwise noted. Basis of Bearings South line of East Main Street line as North 89 degrees 50 minutes 16 seconds East

The foregoing description is part of the Auditor's Parcel Map 010-1910.

E. MAIN ST. 82.5'



E. NOBLE ST. 33'

Easements:

First American Title Insurance Company
Commitment No. HTA-5839
SCHEDULE B - SECTION II

Item 11 Easement to the City of Columbus, of record in Deed Book 945, page 246.
DOES NOT AFFECT SUBJECT TRACT

Notes:

1) F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390170 0255 G.

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.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
THE UTILITIES PROTECTION SERVICE

BY: *Matthew D. Farley*
Matthew D. Farley, Professional Surveyor No. 7566



MyersSurveying
2740 East Main Street
Bexley, Ohio 43209-2577
(614) - 235 - 8677