

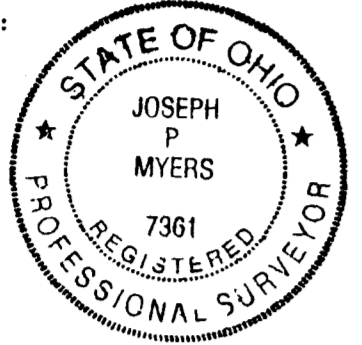
Survey of part of Outlots 35 and 36 of the City of Columbus, as the same are numbered and delineated upon the recorded plat thereof, of record in Deed Book "F", Page 332, Recorder's Office, Franklin County, Ohio, in the City of Columbus, Franklin County, Ohio.

SURVEYOR'S CERTIFICATION

I hereby certify to: Schmidt Enterprises Limited Partnership and/or Hummel Title Agency, Inc. and/or First American Title Insurance Company and/or Farm Bureau Life Insurance Company of Michigan that the survey prepared by me entitled "survey of part of Outlots..." was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; this survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", 1992.

Signature: *Albert J. Myers*
Joseph P. Myers, P.E. 7361

Surveyors Seal:



SCHMIDT ENTERPRISES LIMITED PARTNERSHIP
and / or
FIRST AMERICAN TITLE INSURANCE COMPANY
and / or
HUMMEL TITLE AGENCY, INC.
and / or
FARM BUREAU LIFE INSURANCE COMPANY OF MICHIGAN

E. RICH ST. 82.5'

REVISIONS:

DATE	REASON
September 6, 1988	locate utilities
September 20, 1988	change boundary, legal & certification
September 29, 1988	add easements, zoning requirements & legal
October 26, 1988	add bearings, area to #486 Cherry St.
October 2, 1990	update survey for refinancing per bank requirements
October 11, 1990	zoning and encroachment
April 24, 1996	update survey, add 0.1287 ac.

NOTES:

- 1. * Denotes approximate roof elevation from existing grade.
- 2. (CA) Denotes present City of Columbus zoning.
- 3. Waiver of 15 required parking spaces granted by George K. Holpe, Acting Administrator, City of Columbus Development Regulation Division as per letter dated August 1, 1988.
- 4. Subject tract is in Flood Zone "X" as per F.I.R. Map #390170-0255G.
- 5. (4) : number of parking spaces. There are 25 total marked parking spaces on subject tract.

PARCEL II Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being 85 feet off the South side of the following described premises:

Being a part of the West half of the East one-half of that part of Out Lot Number Thirty-six (36) in the City of Columbus, Ohio, which lies between Rich Street and Cherry Street, or Alley extended.

Beginning at the Northeast corner of the said West one-half and the Northwest corner of English property and thence running West along the South line of Rich Street 30 feet 9 inches to a point equidistant from said beginning and the Northwest corner of said West one-half, thence South on a line parallel with the west line of said West one-half to Cherry Street or Alley, extended, thence East along the north line of said Cherry Street or Alley, extended 30 feet 9 inches, more or less, to English's Southwest corner, thence North along the West line of said English property to the place of beginning.

PARCEL III Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being 85 feet off the South Side of the following described premises:

Being part of the West half of the East half of that part of Out Lot Thirty-six (36) which lies between Rich Street and Cherry Alley or Street extended:

Beginning at the Northwest corner of said West half; thence running East along the South line of Rich Street 30 feet 9 inches, more or less, to a point equidistant from the Northwest and Northeast corners of said West half and West line of said Jones and in a line parallel to the East Street or Alley, extended; thence West along the North line of Cherry Street or Alley so extended 30 feet 9 inches, more or less, to the Southwest corner of said West half; thence North along the West line of said West half to the place of beginning.

Existing description of record for parcels between Cherry St. and E. Main St.:

PARCEL I, (Schmidt Enterprises Limited Partnership, O.R.V. 10158 H-03)

Tract I: Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being part of Out Lot Number Thirty-six (36) in said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book "F", page 332, Recorder's Office, Franklin County, Ohio, bounded and described as follows:

Beginning at a stake in the South line of said Out Lot, 61.87 feet distant from the Southeast corner thereof; thence North 187-1/2 feet to the South line of Cherry Alley extended; thence West 61.87 feet to a stake in the line of said Cherry Alley extended; thence South 187-1/2 feet to a stake in the South line of said Out Lot; thence Easterly 61.87 feet on the South line of said Out Lot to the beginning.

Tract II: Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being the West half of the following premises on East Main Street:

Beginning at the South East Corner of Out Lot Thirty-six (36), thence North along the East line of said Out Lot to Cherry Street thence West on a line parallel with the South line of said Out Lot 62 feet to the Northeast corner of the premises formerly owned by John F. Ijames, thence South with the East line of said Ijames' Lot and parallel with the East line of said Out Lot to the South line thereof, thence East with the South line of said Out Lot to the beginning.

Tract III: Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being part of Out Lot Thirty-six (36) commencing in the south line of said Out Lot 125 feet 8 inches West of the Southeast corner of said Out Lot and at Southwest corner of a part of said Out Lot owned by John F. Ijames, thence North along said Ijames' West line in a line parallel with the East line of said Out Lot 187-1/2 feet to a stake, Northwest corner to said Ijames, thence West in a line parallel with South line of said Out Lot 30 feet 11 inches to a stake, thence South in a line parallel with the East line of said Out Lot to the South line of said Out Lot at a stake, thence Easterly along the South line of said Out Lot to the beginning.

(Schmidt Enterprises Limited Partnership, O.R.V. 12265 F15)

Being part of Outlot No. 36, in said City of Columbus, commencing at a point in the south line of said Outlot, 62 feet east of the southeast corner thereof; thence east along the south line of said Outlot, 31 feet to Phillip Twigg's southwest corner; thence north on a line parallel with the east and west lines of said Outlot, and along said Twigg's west line to Cherry Street; thence west along the south line of Cherry Street 31 feet to a point; thence south in a line parallel with the east and west lines of said Outlot to the place of beginning.

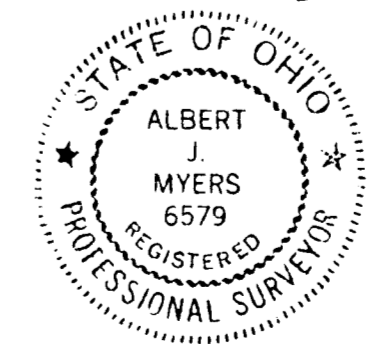
New description for above parcels between Cherry St. and E. Main St.

0.688 ACRES - East Main Street

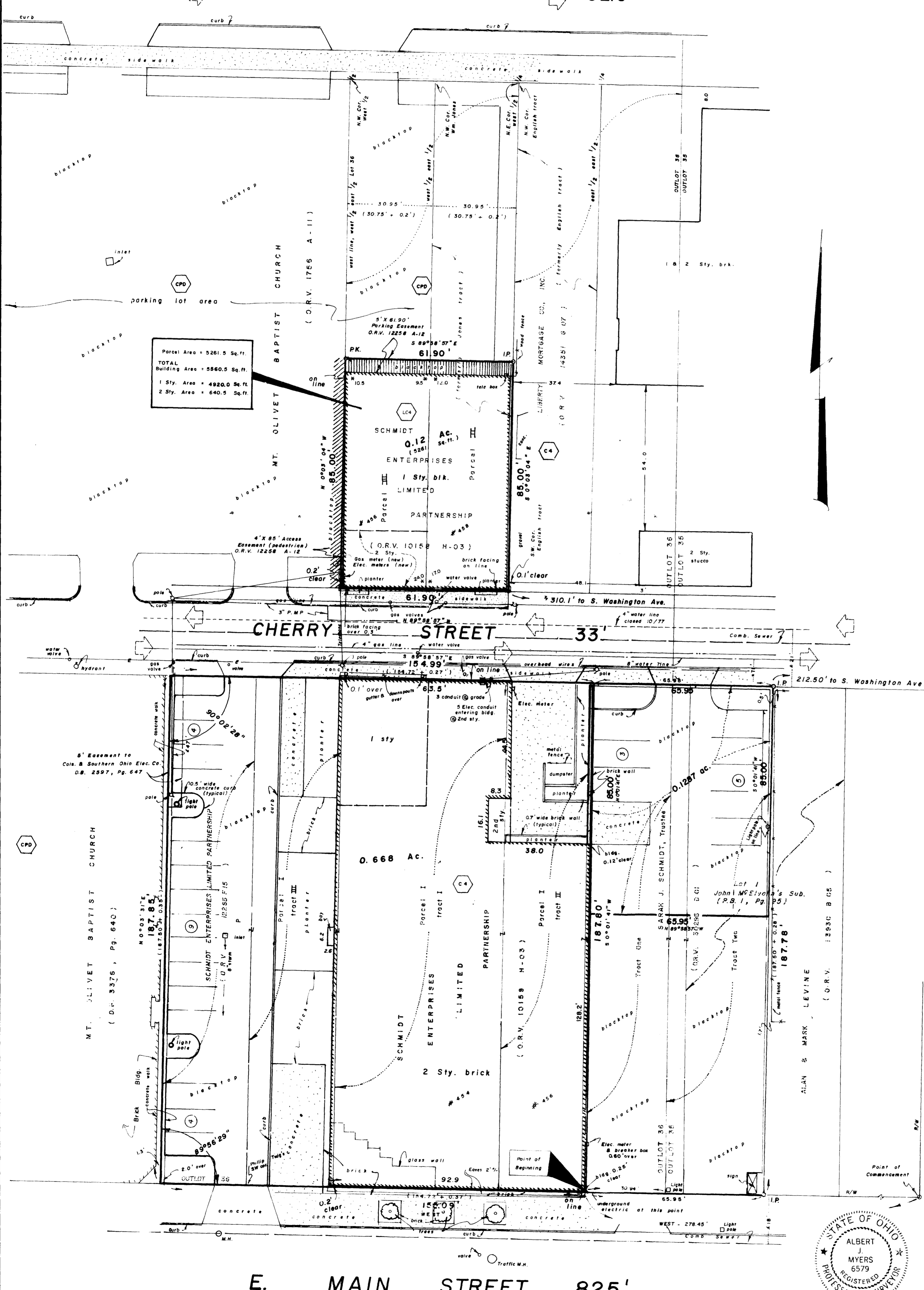
Situated in the State of Ohio, County of Franklin, City of Columbus and being part of City of Columbus Outlot 36 as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book "F", Page 332, Recorder's Office, Franklin County, Ohio and being all of the Schmidt Enterprises Limited Partnership tracts described as Parcel I, Tracts I, II and III of record in Official Records Volume 10158 H-03, said Recorder's Office and being all of the tract conveyed to Sarah J. Schmidt of record in Deed Book 448, Page 332, said Recorder's Office, and being more particularly described as follows:

Commencing at a found iron pipe at the intersection of the north line of East Main Street (82.5 feet wide) with the west line of S. Washington Avenue (49.50 feet wide); thence, along the north line of said East Main Street, WEST, 278.45 feet to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION, said point being the southeast corner of said Schmidt Enterprises Parcel I, Tract II, and the southwest corner of the Jack G. and Sarah J. Schmidt tract of record in Deed Book 2780, Page 484, said Recorder's Office and being also WEST, 30.84 feet from the east line of said Outlot 36; thence continuing along the north line of E. Main Street, south line of said Schmidt Enterprises Parcel I, and the south line of said Sarah J. Schmidt tract (Deed Book 1448, Page 332), WEST, 155.08 feet to a set iron pin at the southeast corner of a tract land now or formerly owned by the Mount Olivet Baptist Church (Deed Book 3376, Page 640); thence, along the easterly line of said Church tract, westerly line of said Schmidt tract, North 00 degrees 03 minutes 21 seconds East, 187.85 feet to a set P.K. nail in the south line of Cherry Street (33 feet wide); thence, along the northerly line of said Schmidt tract, and said Schmidt Enterprises Parcel I, the southerly line of said Cherry Street, South 89 degrees 58 minutes 57 seconds East, 184.89 feet to a point at the northeast corner of said Schmidt Enterprises Parcel I, Tract II; thence, along the easterly line of said Schmidt Enterprises tract, and westerly line of said Jack G. and Sarah J. Schmidt tract, South 00 degrees 01 minutes 41 seconds West, 187.80 feet to the point of beginning. CONTAINING 0.688 ACRES, subject however to all legal highways and easements of records and of records in the respective utility offices. This description was prepared from a survey of the premises performed by the undersigned on June 1, 1988. Basis of bearings is the north line of East Main Street assumed west for purposes of this description only. Set iron pins are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579".

We hereby certify that the foregoing plat was prepared from an actual survey of the premises in June of 1988 and is correct to the best of our knowledge. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579".



Albert J. Myers, Registered Professional Surveyor #6579



First American Title Insurance Company
Commitment No. FA-2786 Effective: April 2, 1996 @ 7:00 a.m.
Schedule B - Section II - Exceptions

Item 10 - Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2597, Page 643 (as to Parcel 1); Plotted.

Item 11 - Reciprocal Easement Agreement by and between Schmidt Enterprises Limited Partnership, an Ohio limited partnership and Mount Olivet Baptist Church, an Ohio non-for-profit corporation of record in Official Record Volume 12258, Page A-12 (as to Parcels 2 and 3); Plotted.

Myers Surveying COMPANY

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