

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 33, Township 12, Range 21, Refugee Lands, and being Lot Number Two (2) of the "RESUBDIVISION OF PART OF BERWICK MANOR" as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 42, Page 28, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at an iron pin in the easterly right-of-way line of Coburg Road at the southwesterly corner of Lot Number One (1) of said "RESUBDIVISION OF PART OF BERWICK MANOR";

thence South 86° 03' 45" East, with the southerly line of said Lot Number One (1), a distance of 376.43 feet to an iron pin at the southeasterly corner of said Lot Number One (1), said iron pin also being in the westerly line of the 0.640 acre tract as described in a Ninety-Nine (99) year lease to Paiboon and Kyung M. Isra, of record in Deed Book 3723, Page 245;

thence South 3° 26' 35" West, with the westerly line of said 0.640 acre tract and with the westerly line of the 0.344 acre tract as conveyed to Paiboon and Kyung M. Isra, by deed of record in Deed Book 3723, Page 243, a distance of 108.19 feet to an iron pin at the southwesterly corner of said 0.344 acre tract;

thence South 86° 30' 00" East, with the southerly line of said 0.344 acre tract, a distance of 143.57 feet to an iron pin at a point of curvature;

thence northeasterly, with a southeasterly line of said 0.344 acre tract, the same being an arc of a curve to the left (Radius = 10.00 feet, Delta = 90° 03' 25"), the chord of which bears North 48° 28' 18" East, a chord distance of 14.15 feet to an iron pin in the westerly right-of-way line of Cunard Road;

thence South 3° 26' 35" West, with the westerly right-of-way line of said Cunard Road, a distance of 110.00 feet to an iron pin at the northeasterly corner of Lot Number Five (5) of said "RESUBDIVISION OF PART OF BERWICK MANOR";

thence North 86° 33' 25" West, with the northerly line of Lots Numbered Three (3), Four (4) and Five (5) and the northerly right-of-way line of Picard Road, a distance of 441.86 feet to an iron pin at the northwesterly corner of said Lot Number Three (3), said iron pin also being in a northeasterly line of Lot Number Twenty-Four (24) of "BERWICK MANOR", of record in Plat Book 28, Pages 10 and 11;

thence North 24° 26' 00" West, with a northeasterly line of said Lot Number Twenty-Four (24), a distance of 23.23 feet to an iron pin in the easterly right-of-way line of Coburg Road;

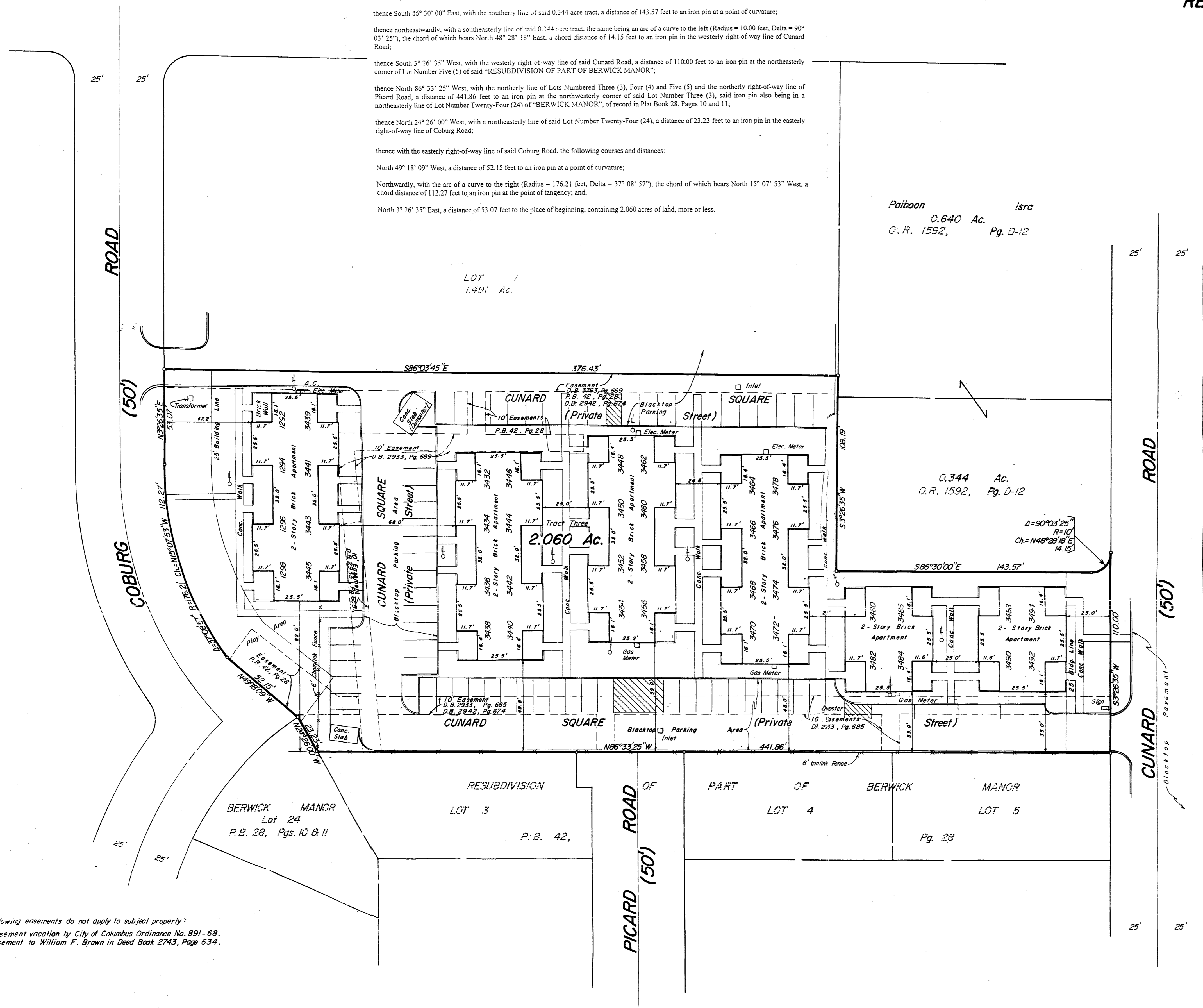
thence with the easterly right-of-way line of said Coburg Road, the following courses and distances:

North 49° 18' 09" West, a distance of 52.15 feet to an iron pin at a point of curvature;

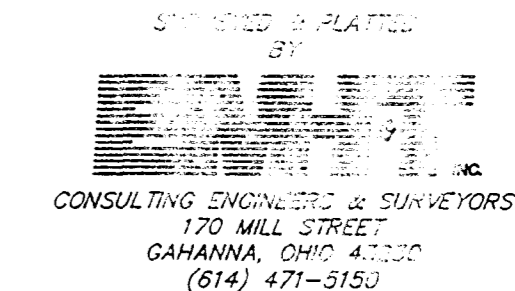
Northwardly, with the arc of a curve to the right (Radius = 176.21 feet, Delta = 37° 08' 57"), the chord of which bears North 15° 07' 53" West, a chord distance of 112.27 feet to an iron pin at the point of tangency; and,

North 3° 26' 35" East, a distance of 53.07 feet to the place of beginning, containing 2.060 acres of land, more or less.

LIVINGSTON AVENUE



"CUNARD SQUARE"
SURVEY OF LOT 2
"RESUBDIVISION OF PART OF BERWICK MANOR"
City of Columbus, Franklin County, Ohio



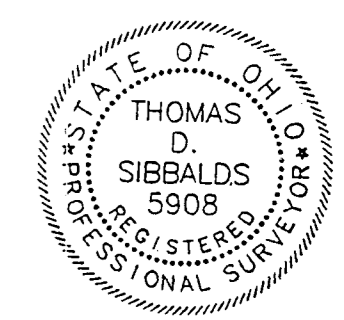
The undersigned, being a registered surveyor of the State of Ohio certifies to (i) ARCS Commercial Mortgage Co., L.P., a California limited partnership, (ii) Fannie Mae, its successors and assigns, and Commonwealth Land Title Insurance Co., as follows:

- This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1997 and this survey meets the requirements for an Urban Survey as defined therein.
- The survey was made on the ground on March 30, 2000 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
- Except as shown on the survey, there are no visible easements or rights-of-way of which the undersigned has been advised.
- Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right-of-way, servitude, and other matters affecting the subject property and listed in the title insurance commitment dated March 14, 2000 issued by Commonwealth Land Title Insurance Co. with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- The subject property has access to and from a duly dedicated and accepted public street or highway.
- Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. [The survey correctly indicates the zone designated of any area shown as being within a Special Hazard Area.]

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

By Thomas D. Sigalds
Professional Surveyor No. 5908

SCALE: 1" = 30' APRIL 4, 2000



The following easements do not apply to subject property:
- Easement vacation by City of Columbus Ordinance No. 891-68.
- Easement to William F. Brown in Deed Book 2743, Page 534.

